Pre-Submission Local Plan to 2046

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Section A:

What is this Local Plan?

A.1 Huntingdonshire's Pre-Submission Local Plan sets out the Council's approach to securing sustainable development from up to 2046 that meet our identified needs. This document is structured as follows:

Section A - What is this Local Plan

This section sets out:

- what the Local Plan is;
- how the plan has been prepared
- the evidence we have collected so far;
- the purpose of the local plan; and
- strategic policies and neighbourhood plans

Section B - Our Strategy for Huntingdonshire to 2046

This section sets out:

- the vision and objectives of the preferred options Local Plan;
- our route to climate resilience;
- the housing and jobs targets which the Local Plan aims to meet;
- the geographical distribution of future development in the district, focusing the highest levels of growth in locations with best access to services and facilities;
- our approach to green and blue infrastructure;
- placemaking for larger scale developments
- delivering healthy places;
- managing flood risk and water supplies;
- providing affordable homes
- renewable and low carbon energy;
- sustainable travel, transport and connectivity; and
- the Council's requirements for how development should contribute to infrastructure delivery and enable strategic infrastructure.

Section C - Our Development Management Policies

This section contains policies which set out the Council's detailed requirements for planning applications. It includes policies relating to:

- design and creating sustainable places;
- economy and employment;
- housing types and tenures;
- community;
- natural and historic environment.

Section D - Our Development Sites

This section identifies sites considered to be the most suitable for delivering the Local Plan's strategy for sustainable growth. The site allocation policies highlight the key issues for each site and criteria required to mitigate and overcome any issues.

Important Note

This plan should be read as a whole in conjunction with other relevant national and local planning policies.

Limited cross references between policies are provided and applicants should satisfy themselves that they have identified all the policies which are relevant to the development proposal. This includes where the development proposal is for a site included in here for allocation as policy requirements are not repeated individually through each allocation.

Maps

A.2 All maps are reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights 2025. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Ordnance Survey HDC 100022322.

Links to Websites

A.3 The Local Plan includes a range of links to websites providing supporting information, data or guidance. Every effort has been made to ensure that these links are up to date. As websites change these links can become invalid. In circumstances where links have become invalid please use a suitable search term for an internet search. Links to the latest supporting evidence and updated research can be found from the Council's Planning pages.

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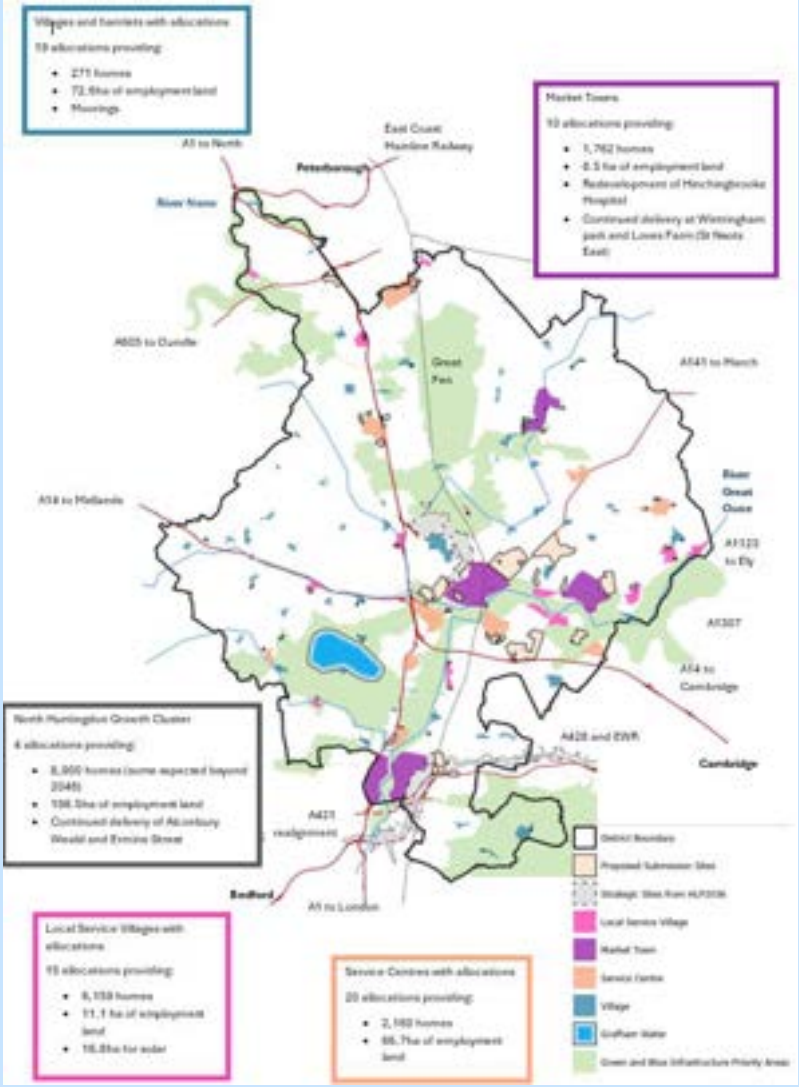
Chapter 1:

What is this Plan about?



What is the local plan?

1.1 The Local Plan is a positive vision shaping the future development of Huntingdonshire in a sustainable way that is guided by local communities. It contains policies which are used for decision-making on the development of land and buildings. It shapes how and where to meet needs for new homes and employment. It helps to ensure the provision of additional infrastructure to support our growing communities. It seeks to support actions to help mitigate and adapt to the impacts of our changing climate and to promote protection of our natural environment and heritage assets. Specific sites are allocated for particular uses to provide clarity and certainty on where planned growth will be.

1.2 Sustainable development forms the basis of the national plan-led system which aspires to balance economic, social and environmental objectives. The Local Plan provides the local expression of what sustainable development means for Huntingdonshire. Economic growth is also a priority to strengthen and diversify the local economy, boost the numbers of higher value local jobs, and maximise benefits from the district's strategic location within the wider Cambridgeshire area. The delivery of new homes continues to be a priority, particularly affordable homes that meet the needs of local people and adaptable and specialist homes to meet the needs of our increasing numbers of older residents. Environmental ambitions need to reflect both responses to global challenges of climate change and the local needs for green infrastructure, open space for leisure and to increase opportunities for biodiversity.

1.3 National legislation and policy set the context for the Local Plan but the policies within this document are intended to reflect the local character and priorities of Huntingdonshire. The Local Plan is supplemented by Neighbourhood Plans which are prepared by communities to provide additional guidance at the local level either a single parish or a small group of adjoining parishes.

1.4 The Local Plan's timeframe is 2021 to 2046 but it is recognised that individual large scale sites, such as major extensions to existing towns or new communities, will in all probability take longer than this to reach completion. Local plans are required by government to be reviewed and if necessary updated every five years so such sites may need to continue to be reflected in later local plans for the area.

How has this plan been prepared?

1.5 The table below summarises the preparation stages of the Local Plan so far. Full details are set out in the Statement of Consultation which includes details of comments received at each stage of public engagement and the actions that we have taken in response to them.

Preparation stage	Dates
Statement of Community Involvement	Public engagement - 1 February 2023 to 15 March 2023
Sustainability Appraisal Scoping Report	Public engagement - 1 February 2023 to 15 March 2023
Local Development Scheme March 2023	21 March 2023
Draft Settlement Hierarchy Methodology Draft Land Availability Assessment Methodology	Public engagement - 29 March 2023 to 10 May 2023
Call for Sites	Public engagement - 29 March 2023 to 7 June 2023
Issues Engagement Paper, Issues Paper Summary, and Easy Read Version	Public engagement - 26 April 2023 to 5 July 2023

Preparation stage	Dates
Further Issues and Options 2024	Public engagement - 18 September to 27 November 2024
Land Availability Assessments (LAA): • Northern Huntingdonshire • North Eastern Huntingdonshire • Northern Central Huntingdonshire • Western Huntingdonshire • Central Huntingdonshire • Eastern Huntingdonshire • Southern Huntingdonshire	Public engagement - 18 September to 27 November 2024
Sustainability Appraisal	Public engagement - 18 September to 27 November 2024
Additional Sites submitted 1 August 2024 to 31 January 2025 Land Availability Assessments Additional Sites submitted 1 August 2024 to 31 January 2025 Sustainability Appraisal	Public engagement - 23 April to 4 June 2025
Preferred Options draft Local Plan to 2046 Sustainability Appraisal of the Preferred Options draft Local Plan to 2046	Public engagement - 5 November to 17 December 2025
Additional sites Allocations for Local Plan to 2046	Public engagement - 13 May to 10 June 2026

What evidence do we have?

1.6 The National Planning Policy Framework (NPPF) (December 2024) provides advice in paragraph 32 on preparing and reviewing plans and states the following:

> 'The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.'

1.7 To support preparation of this Local Plan we have prepared and commissioned evidence on a range of issues to help inform development of the policies and site allocations. Other plans and strategies also influence its preparation with the main documents listed. A full list is set out in the Sustainability Appraisal. The table below summarises the evidence documents that support the Local Plan to 2046.

Evidence	Prepared by	Date
Huntingdonshire Futures Place Strategy	Prior + Partners for Huntingdonshire District Council	2023
Sustainability Appraisal Scoping Report	Huntingdonshire District Council (HDC)	October 2023

Evidence	Prepared by	Date
Sustainability Appraisal - this includes several linked reports: • Sustainability Appraisal of Options to support Further Issues and Options (2024) • Sustainability Appraisal of Sites (2024, 2025, updated 2026) • Preferred Options Sustainability Appraisal (2025) • Pre-Submission Local Plan Sustainability Appraisal (2026)	Huntingdonshire District Council (HDC)	2024, 2025, 2026
Land Availability Assessment Methodology	Huntingdonshire District Council (HDC)	October 2023
Land Availability Assessments	Huntingdonshire District Council (HDC)	Updated 2026
Sustainability of Settlements 2023	Huntingdonshire District Council (HDC)	February 2024
Equalities Impact Assessment for the Pre-Submission Local Plan	Huntingdonshire District Council (HDC)	2026
Integrated Water Management Strategy: • Stage 1 Water Cycle Study • Stage 2 Water Cycle Study	JBA Consulting for HDC	March 2024 February 2026
Integrated Water Management Strategy: Level 1 Strategic Flood Risk Assessment including: • Appendix A: Planning Policy and Flood Risk Management • Appendix B: Strategic Flood Risk Assessment • Appendix C: Development Site Assessment Spreadsheet • Appendix D: Functional Floodplain Delineation • Appendix E: Strategic Recommendations of the Proposed Sites • Appendix F: Huntingdonshire Level 1 SFRA User Guide • Appendix G: Catchment Level Assessment of Cumulative Impacts of Development on Flood Risk Strategic Flood Risk Assessments Level 1 and Level 2	JBA Consulting for HDC	March 2024 November 2025
Climate change evidence including: • Document A: Local Plan Climate Change	LUC with Aether for HDC	December 2024

Evidence	Prepared by	Date
• Document B: Position Statement and Analysis of Baseline and Forecast Future Emissions • Document C: The Contribution of Sustainable Design to achieving Net Zero • Document D: Assessment of Spatial Strategy Options • Document E: Renewable Energy Assessment • Document F: Offsetting and Sequestering Emissions		
Gypsy and Traveller, Travelling Showperson, Boat Dwellers and other Caravan Dwellers Accommodation Assessment	Arc[4] for HDC	December 2024
Local Nature Recovery Strategy for Cambridgeshire and Peterborough	Cambridgeshire and Peterborough Combined Authority	
Economic Growth Strategy	Partnering Regeneration Development (PRD) for HDC	June 2025
Economic and Employment Needs Assessment including: • Appendix B - Site Assessment Approach • Appendix C - Established Employment Area Assessment Portfolio • Economic and Employment Needs Assessment Addendum	Volterra for HDC	June 2025 & 2026
Local Housing Needs Assessment	Iceni Projects for HDC	August 2025
Heritage Note on Preferred Options Draft Local Plan Site Allocations	Huntingdonshire District Council (HDC)	November 2025
Heritage Impact Assessment	Huntingdonshire District Council (HDC)	June 2026
Habitats Regulations Assessment including: • HRA Scoping Report • Ecological Constraints Assessment • Preferred Options draft Local Plan Screening Report	Lepus Consulting for HDC	
Infrastructure Delivery Study Baseline Assessment (Stage 1)	DAC Planning for HDC	October 2025
Stage 2 Infrastructure Delivery Study	DAC Planning for HDC	June 2026
Whole Plan Viability Assessment (Stage 1)	HDH Planning for HDC	September 2025
Whole Plan Viability Assessment (Stage 2)	HDH Planning for HDC	June 2026

Evidence	Prepared by	Date
Strategic Transport Assessment including: • Accessibility Technical Note • Baseline Conditions Technical Note • Phase 1 Technical Note • Phase 1 Technical Note Appendices • Phase 1 Mitigation Log • Phase 2 Technical Note • Phase 2 Mitigation Log	Atkins Realis for HDC	June 2025 (phase 1) September 2025 (phase 2)
Indoor and Built Sports Facilities Strategy 2022	Knight, Kavanagh and Page for HDC	November 2022
Playing Pitch and Outdoor Sports Strategy	Knight, Kavanagh and Page for HDC	November 2022

What's the purpose of the local plan?

1.8 The Local Plan sets out a strategy for Huntingdonshire to meet our development needs up to 2046, to shape how the district will evolve. It includes details on the amount and type of housing that we need to provide, the level and nature of employment opportunities needed to support the local economy and provide jobs for local people; and the type and amount of infrastructure needed to support this growth. We want the Local Plan to reflect the aspirations and choices of our local communities. However, it must also comply with specific requirements set out in national planning legislation and guidance.

1.9 The Local Plan will be used to make decisions on planning applications. When this happens all relevant policies will be used. The Local Plan should be read as a whole so cross-referencing between policies is minimised to avoid repetition.

1.10 The layout for each policy is the same:

- a brief introduction explaining what we are seeking to achieve through the policy and how it will contribute to national policy aspirations
- a box containing the policy
- supporting text on how the preferred policy will be delivered
- a table showing how we will monitor delivery of the policy to check if it is achieving what it is meant to

Strategic policies and neighbourhood plans

1.11 As advised by the National Planning Policy framework this Local Plan distinguishes between strategic and non-strategic policies. Strategic policies are those which shape decisions on major issues or set an overall ambition for the Local Plan. Non-strategic policies typically provide more detailed guidance on specific aspects to help with decision-making. All policies in chapters 2 and 3 and are deemed to be strategic as are all site allocation policies in (D 'Our Development Sites').

Strategic Policies

Strategic policies are those which are essential to the delivery of the Local Plan strategy.

These include:

- All policies in Chapters 3 'How Huntingdonshire will grow and change' and 4 'How we will enable sustainable growth'of this Local Plan.
- All policies that allocate land for development in Section D: D 'Our Development Sites' as they are required to achieve the strategy. It is acknowledged that some of the sites are relatively small but they contribute positively to the strategic aspiration of diversifying housing development opportunities and supporting the provision of sites suitable for small and medium sized builders. This includes all site allocations set out in:
    - 9 'North Huntingdon Growth Cluster Opportunity Zone'
    - 10 'Market towns'
    - 11 'Service centres'
    - 12 'Local Service Villages'
    - 13 'Villages'

Neighbourhood Development Plans

1.12 The Localism Act 2011 empowers local communities to prepare their own neighbourhood development plan (commonly known as Neighbourhood Plans) to promote the types of development that they think are right for their area. Once a neighbourhood plan is completed and has successfully passed its referendum it is 'made' by the Council, which means that it will formally become part of the district's development plan for the area which it covers. In Huntingdonshire, town or parish councils can prepare a neighbourhood plan for land within their boundaries, or jointly prepare one for larger areas.

1.13 In the same way that the Local Plan translates national policy principles into a Huntingdonshire context, neighbourhood plans should aim to be complementary to the Local Plan, providing additional local policy detail. Revised guidance issued in March 2026 removed the requirement for neighbourhood plans to be in 'general conformity' with the strategic policies of the Local Plan. This was replaced by the requirement not to prevent housing development within the wider local plan area and not to result in a lower level of housing delivery than would have occurred in the absence of the plan.

1.14 The following neighbourhood plans have been formally 'made' in Huntingdonshire as at October 2025:

- Buckden Neighbourhood Plan
- Bury Neighbourhood Plan
- Godmanchester Neighbourhood Plan
- Grafham and Ellington Neighbourhood Plan
- Great Gransden Neighbourhood Plan
- Great Staughton Neighbourhood Plan
- Houghton and Wyton Neighbourhood Plan
- Huntingdon Neighbourhood Plan
- Sawtry Neighbourhood Plan
- St Neots Neighbourhood Plan
- The Stukeleys Neighbourhood Plan

1.15 Neighbourhood plans are not the only tool that can help achieve communities' aspirations. There are a range of community planning tools which may be more or less appropriate for different communities and the outcomes they want to achieve. Guidance on the approaches available can be found in the Neighbourhood and Community Planning Guide. Within the Local Plan, the 'Rural Exceptions Housing' policy in particular may be of use for communities who choose not to pursue the formal neighbourhood plan route.

1.16 The Council provides support to town and parish councils in relation to community and neighbourhood planning initiatives. Further information is available on the Council's website.

The East Inshore and East Offshore Marine Plans

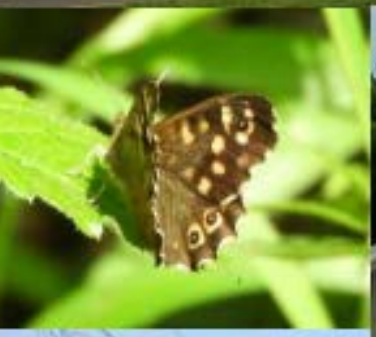
1.17 The Marine and Coastal Access Act 2009 established English Inshore and English Offshore marine planning regions; these regions have the power to create Marine Plans. Marine plans, together with the Marine Policy Statement represent a planning system for England's seas and tidal rivers.

1.18 Marine Plans are not part of Huntingdonshire's Development Plan as this Development Plan concerns strictly land-use based planning. However, the local authority has a legal duty to make planning decisions in accordance with them subject to material considerations.

1.19 The Marine Plans of relevance to Huntingdonshire include the East Inshore and East Offshore Marine Plans. Part of the River Great Ouse is included within these Plans. Further Information on where to find out more is included within the box below.

East Marine Plans

- East Marine Plans - GOV.UK - the East Inshore and East Offshore Marine Plans and supporting documents
- Explore marine plans - interactive Marine Plan map and policies
- East Marine Plans - background information - legislative context, using the plans, monitoring and assessments



Section B:

Our Strategy for Huntingdonshire to 2046

B.1 This section sets out the overarching vision and objectives for the Preferred Options Draft Local Plan to 2046 as well as a series of strategic policies that direct the distribution of future development in Huntingdonshire to meet in full the identified housing and employment needs of district for the period 2021 to 2046:

Section B - Our Strategy for Huntingdonshire to 2046

This section sets out:

- the vision and objectives of the the preferred options Local Plan;
- our route to climate resilience;
- the housing and jobs targets which the Local Plan aims to meet;
- the geographical distribution of future development in the district, focusing the highest levels of growth in locations with best access to services and facilities;
- our approach to green and blue infrastructure;
- placemaking for larger scale developments
- delivering healthy places;
- managing flood risk and water supplies;
- providing affordable homes
- renewable and low carbon energy;
- sustainable travel, transport and connectivity; and
- the Council's requirements for how development should contribute to infrastructure delivery and enable strategic infrastructure.

Chapter 2:

Our Vision and Approach to Climate Resilience

Introduction

2.1 This chapter sets the strategic context and approach to planning for growth up to 2046. It firstly starts with setting out the Vision and Objectives of this plan. The purpose of the Vision statement is to set clear priorities to help achieve these high level goals through setting out a clear picture of the sort of place we want Huntingdonshire to be by 2046 and beyond ensuring that all residents can benefit from climate resilient sustainable development balanced with strong environmental protection and enhancement. The Vision is complemented by a series of objectives to help achieve our Vision and set the context within which the policies will be delivered. These have been shaped by the ongoing Local Plan engagement so far and also have been informed by the Huntingdonshire Futures Place Strategy. The Huntingdonshire Futures Place Strategy (2023) sets out a shared vision for Huntingdonshire in 2050 which seeks to shape bold, long term plans and priorities for the district.

2.2 The Vision and Objectives of the Local Plan also set the framework within which it will significantly contribute to delivering two of Huntingdonshire's Corporate Plan 2023-2028 core priorities.

2.3 The Local Plan to 2046 is one of many delivery mechanisms that will help to deliver the aspirations of the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028 can work in tandem to help shape the Vision and Objectives of the Local Plan to 2046 so that in turn it can contribute to delivery of these high level aspirations.

2.4 Following the Vision and Objectives, the plan's strategic approach and aspirations towards climate change are set out. This identifies an aspiration of being net carbon zero by 2050 (in line with national targets) and building on the importance of climate change and a transition to net zero set within the Huntingdonshire Future Place Strategy. The route to net zero is supported by a suite of climate change evidence documents which explores Huntingdonshire's greenhouse gas emissions (GHG) and emission pathways to net zero in Huntingdonshire. The evidence base also informs a series of climate change policies within the Plan, such as an approach to renewable energy, energy efficiency, high quality climate adaptive design and carbon capture through nature. It also builds on the Council's Climate Strategy and Action Plan (2023) and its action plan.

Our Vision and Approach to Climate Resilience

2.5 The Local Plan gives an opportunity to establish a vision that encompasses key drivers for the continued success of the District. It also offers the opportunity to detail a plan that is unique to Huntingdonshire and seeks to address the mixed urban, village and rural nature of the district, but at the same time aligns with the requirements of national policy. The long-term spatial vision creates the framework for the development of the policies and proposals of the Local Plan. This vision emphasises local distinctiveness, with a focus upon delivery, in line with the context of positive growth that is put forward in the Government's National Planning Policy Framework (NPPF), wherein it is highlighted that sustainable development is about making economic, environmental and social progress for this and future generations.

2.6 NPPF paragraph 22 states that strategic policies should look forward at least 15 years from the date of adoption which would indicate planning until at least 2043. Huntingdonshire's Local Plan to 2036 was adopted in May 2019 so a 10-year roll forward for this Local Plan to 2046 is preferred to shape the core of the vision and strategy for this plan.

2.7 However, NPPF paragraph 22 continues to state 'Where larger-scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery'. As this Local Plan to 2046 contains proposals for three new communities, and continues to support two which are already in progress which fall within this category, the vision sets out long-term spatial aspirations which are appropriate for development of these sites over a longer timeframe and can help shape the future of Huntingdonshire well into the second half of the 2000s.

2.8 The National Planning Practice Guidance (NPPG) reference ID: 61-059-20190315 advises that the 'plan should also be realistic about what can be achieved and when'. The following paragraph (reference ID: 61-060-20190315) advises that 'In order to demonstrate that there is a reasonable prospect these large scale developments can come forward, strategic policy-making authorities are expected to make a realistic assessment about the prospect of sites being developed (and associated delivery rates)' and that 'It is recognised that these developments may have to extend outside of a single plan period'.

2.9 The core plan period for this document is 2021 to 2046. All anticipated housing and employment needs within that period are met in full by the proposed allocations in this plan. To plan effectively for the long term sustainable development of the district three new community have been included that are of such a scale that their delivery is expected to continue beyond 2046. Where this is expected it is clearly set out within the proposed allocation and the amounts of growth both within and beyond the plan period are shown.

2.10 We are very clear that significant new development cannot be accommodated within Huntingdonshire without significant investment in infrastructure and services. We welcome recognition of this by the Cambridgeshire and Peterborough Combined Authority and at a national and regional level among many delivery partners. Substantial investment is already being committed to projects that will support our area and help facilitate both new growth and improved conditions for existing residents and businesses. We will continue to work with partners, developers and landowners to deliver successful developments and to align this with essential infrastructure.

Huntingdonshire Futures Place Strategy

2.11 One of the main roles of the Local Plan to 2046 is to help deliver the aspirations of the Huntingdonshire Futures Place Strategy. This was prepared through 2022 and early 2023 based on extensive engagement with local residents, organisations and community service providers. Firstly it sought to establish understanding of local people's aspirations for the future of Huntingdonshire, on the themes of people, place, economy, and the environment, then it explored priorities for change and what actions could be taken to deliver it.

2.12 The Huntingdonshire Futures Place Strategy (2023) sets out a shared vision for Huntingdonshire in 2050 which seeks to shape bold, long term plans and priorities for the district. It is structured around 5 core elements, referred to as journeys:

- Pride in place
- Inclusive economy
- Health embedded
- Environmental innovation
- Travel transformed

2.13 The Local Plan to 2046 is one of many delivery mechanisms that will help to achieve these. The aspirations of the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028 can work in tandem to help shape the Vision and Objectives of the Local Plan to 2046 so that in turn it can contribute to delivery of these high level aspirations.

2.14 Each of these is supported by 5 'pathways' setting out more detailed priorities which will need different actions to achieve their aspirations and involve a wide range of people and organisations in their delivery. Many aspects that are raised in the Huntingdonshire Futures Place Strategy will involve land use planning in their achievement and the Local Plan to 2046 vision, objectives and the supporting policies may assist in their delivery. All based on the question 'What if?', the most clearly related pathways include:

- Our homes responded to our needs
- We built up the resilience of our communities
- Our high streets were the centre of social and cultural life

- We created a place where our businesses could flourish
- It was easier to live healthily
- This was a vibrant place for children and young people
- Zero carbon became the norm
- Our natural assets inspired a new infrastructure
- All our energy was produced within the district
- The car wasn't the first choice of transport

This Local Plan's Vision and Objectives in setting the context for the growth strategy, policies and site allocations will make a significant contribution to delivering the ambitions of the Huntingdonshire Futures Place Strategy.

Corporate Plan to 2028

2.15 Our Corporate Plan to 2028 aims to make sure Huntingdonshire is a place where people can thrive. It is made up of three key priorities:

1. Improving quality of life for local people
2. Creating a better Huntingdonshire for future generations
3. Doing our core work well

2.16 Building on core priority 1 are more detailed aspirations relating to improving the happiness and wellbeing of residents and keeping people out of crisis. Expanding on core priority two are aspirations relating to improving housing, forward thinking economic growth and lowering carbon emissions. The Local Plan to 2046 has a key role to play in delivering all of these for our communities through the growth strategy, policies and site allocations.

Our vision, aims and objectives

2.17 The Planning Acts require that each local planning authority must identify the strategic priorities for the development and use of land in the authority's area. The Huntingdonshire Futures Place Strategy expresses ambitions and aspirations for the district up to 2050. It seeks to guide future strategy and policy developments and help establish our ambitions, aspirations, and plans for our place, people, economy, and local environment to improve the lives of all of our residents, communities, and businesses.

2.18 The purpose of our vision, aims and objectives is to set clear priorities to help achieve these high level goals through setting out a clear picture of the sort of place we want Huntingdonshire to be by 2046 and going on towards the end of the century.

Vision

Our vision is for Huntingdonshire by 2046 and beyond to be a place which people have pride in, where the economy is inclusive, health is embedded in our systems and lifestyles, innovative approaches are transforming our relationships with the natural environmental and travel is transformed to promote choices and accessibility for all.

Aims and Objectives

Pride in place aims

People are proud to live in established and new attractive, inclusive communities that provide a high quality of life with housing and social infrastructure that meets people's needs through all stages of life. The distinct character and strong heritage of each established town and village is valued and enhanced. Towns, villages and new communities support local people to make sustainable choices for shopping, services and transport and are resilient to evolving expectations of retailers and consumers.

The North Huntingdon opportunity zone hosts vibrant new communities and employment destinations where new homes, jobs and infrastructure are aligned. It supports diverse housing and employment opportunities to meet the needs of a growing population fostering pride in place among residents and businesses.

Objectives:

1. All new development will be built to a high standard of sustainable design and construction to mitigate and adapt to the impacts of climate change and reduce energy use through improving energy efficiency and ensuring a 'fabric first' approach to reducing carbon emissions.
2. Built forms of strategic and local infrastructure are facilitated that support new sustainable and resilient growth and thriving communities through adequate water supply, waste water and flood management, energy infrastructure, transport and travel infrastructure and social infrastructure such as that for healthcare, education, and places of worship,
3. Green infrastructure is facilitated to provide open space, sport and leisure facilities and opportunities for nature to flourish.
4. High quality homes are delivered offering diverse tenures to meet national and local growth aspiration and provide homes that meet needs across all of Huntingdonshire's communities.
5. Members of our communities are actively involved in supporting each other with physical and digital infrastructure available to help them achieve this.

Inclusive economy aims

Our strong inclusive economy offers opportunities for all residents and businesses to thrive with rewarding jobs across traditional and innovative economic sectors. Business innovation and entrepreneurship are supported with a choice of flexible locations promoting sustainable operating practices. Our armed forces and defence sector are valued and supported. Our strong agricultural sector contributes to food security and our towns and villages help people to buy healthy locally produced food.

Objectives:

6. Promote the diversification of our rural and urban local economy to be competitive, resilient and create high value, inclusive, inspiring and accessible job and investment opportunities to contribute positively to the wider Cambridgeshire and Peterborough area.
7. The advantages offered by Huntingdonshire's strategic location are maximised to develop investment in sector specialisms and supply chains that complement local growth sectors.
8. Our high streets are vibrant, diverse places that can rapidly evolve to meet changing expectations so they attract and retain locals and visitors throughout the daytime and evenings.

Health embedded aims

The physical and mental health and happiness of people in Huntingdonshire is prioritised. High quality homes that meet people's needs are available and affordable. Open space is easily accessible local to homes and large scale natural space can be reached by walking, wheeling and cycling. Communities are active and engaged, and places support social interaction.

Objectives:

9. New development works towards creating sustainable, well-designed, distinctive places which facilitate improving health, wellbeing, and social interaction to reduce inequalities, promote inclusivity and support a sense of community.
10. Support is given to establish enough high quality new homes that meet their needs of all sectors of our community. They will enhance the well-being of residents through a choice of homes that are affordable to rent or buy, and different kinds of homes to meet the needs of our communities, including older people, those with care needs and younger people getting their first home.
11. Investment in new or improved healthcare, public open spaces, community buildings and active travel infrastructure makes healthier lifestyles achievable by all residents.

Environmental innovation aims

Working with nature is helping to achieve net zero carbon, boosting flooding resilience, supporting our rivers and flood meadows, and enhancing biodiversity. Innovative approaches are accelerating responses to climate challenges through diverse renewable energy generation, energy efficient low carbon buildings, reducing water demand and supporting rewilding schemes to maximise the role of the landscape as a carbon sink.

Objectives:

12. The natural, built and historic environment will be protected and enhanced, including biodiversity, landscape, green Infrastructure, waterways and heritage assets and their settings, by ensuring new development contributes to biodiversity and reflects local character and distinctiveness.
13. An extensive network of green infrastructure, green corridors, wildlife habitats and open spaces will exist, contributing to resilient towns, villages and countryside areas with enhanced biodiversity and improved connectivity to increase their value for people and wildlife.
14. Renewable energy generation is embedded through new developments, and innovative community and wider renewable energy production schemes are supported where they are complementary to agricultural practices.

Travel transformed aims

Active forms of travel and public transport options are people's first choices to get around. Infrastructure supporting active forms of travel links places people frequently want to go via safe attractive routes for both practical and leisure journeys. Public transport is accessible throughout our towns and villages, with reliable local services connecting to longer distance routes ensuring this is a realistic choice for people. Highway infrastructure is enhanced to support low carbon vehicles and reduce congestion hotspots to promote safe, reliable journeys where they need to be made.

Objectives:

15. Provision of high quality digital infrastructure and co-locating homes, jobs, and local services will reduce the need to travel.
16. Realistic alternatives to private car use will exist to encourage walking, cycling, wheeling and use of public transport.
17. Enhanced infrastructure to be available to support the shift to electric and low emission vehicles to accelerate reduction of greenhouse gas emissions from transport.
18. Any essential highway improvement schemes will support safe, reliable journeys and be accompanied by sustainable drainage and green infrastructure which supports biodiversity.

2.19 The vision, aims and objectives of the Local Plan also set the framework within which it will significantly contribute to delivering two of Huntingdonshire's Corporate Plan 2023-2028 core priorities. These are:

- Priority One - improving quality of life for local people
  - Improving the happiness and well-being of residents
  - Keeping people out of crisis
  - Helping people in crisis
- Priority Two - Creating a better Huntingdonshire for future generations
  - Improving housing
  - Forward-thinking economic growth
  - Lowering carbon emissions

2.20 Together the vision, aims and objectives seek to balance out the inherent conflicts that arise from new development: the Council's ambitions for growth, challenging net zero carbon aspirations and environmental improvements and improving people's quality of life and well-being. All the policies and site proposals will collectively help to deliver the vision, aims and objectives and deliver new development that achieves environmental, social and economic benefits for Huntingdonshire.

Promoting climate resilience

2.21 Climate change is impacting everyone. With a continuation of global warming, it can be expected that Huntingdonshire will experience more heatwaves during summer months which can lead to serious impacts on human health, environment, infrastructure and the economy. Increased flooding can also be expected as a result of increasing rainfall during the autumn and winter months. This is detailed in the Position statement and analysis of baseline and forecast future emissions (November 2024) document of our climate change evidence. The planning system and local plans have a key role to play in delivering meaningful action on to promote climate resilience and contribute towards reaching the UK government's committed target of being net zero carbon by the year 2050 compared to the 1990 baseline.

2.22 Section 182 of the Planning Act (2008) places a legal duty on local planning authorities to ensure that their development plan documents include policies designed to make sure that the development and use of land in the local planning authority's area contributes to the mitigation of, and adaptation to, climate change. Provisions in the Planning and Energy Act (2008) also enable local planning authorities to set requirements for carbon reduction and renewable energy provision.

2.23 The NPPF requires plans take a proactive approach to mitigating and adapting to climate change in line with the Climate Change Act 2008. It also states in paragraph 161 that *'the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute*

to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

2.24 The Local Plan plays an important role in setting out a pathway to being net carbon zero and ensuring new developments are not increasing emissions and are adapted and adaptable to the impacts of climate change. This is to promote increased climate resilience among our buildings and communities.

2.25 HDC's Climate Strategy and Action Plan (2023) and its action plan adopted the aspiration of a net carbon zero Council by 2040 and seeks to strongly influence district-wide action on emissions and biodiversity. The vision for this Local Plan, building from Huntingdonshire Future's Place Strategy emphasises the importance of climate action. The Position statement and analysis of baseline and forecast future emissions (November 2024) explores Huntingdonshire's greenhouse gas emissions and emission pathways to net zero in Huntingdonshire. It sets out the baseline emissions in the district, potential future emissions in a 'business as usual scenario' that accounts for national policies, and indicative decarbonisation pathways based on strategic GHG reduction measures.

2.26 The box below illustrates how Huntingdonshire aspires to contribute towards achieving the national target of being net zero by 2050.

Huntingdonshire net zero carbon aspirations

Huntingdonshire will have net zero carbon emissions by 2050. This will follow the national Climate Change Committee's 'Balanced pathway' approach.

To achieve net zero by 2050, emissions will have decreased by approximately 76% with the remaining emissions being removed through the use of carbon capture/ removal technologies.

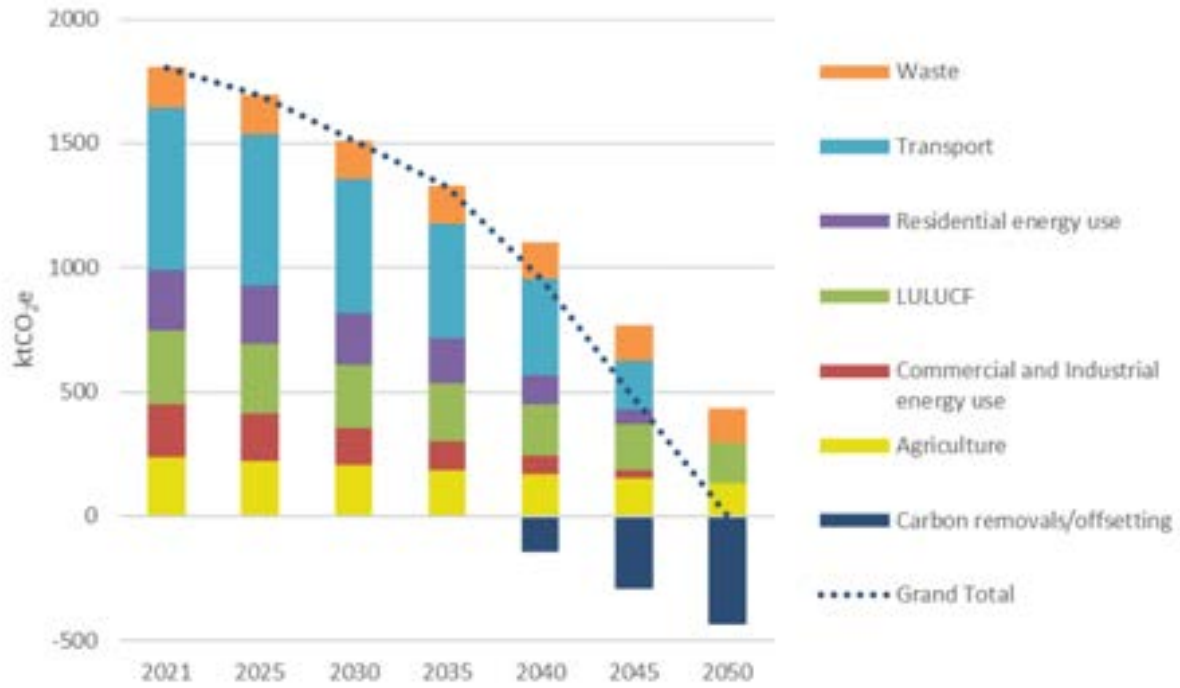
2.27 GHG emissions in Huntingdonshire as of 2021 were estimated to be 1,805 kt CO_2e (kilotonnes of carbon dioxide equivalent). Our biggest sector of emissions is transport, accounting for some 36% (1% from buses and rail; 20% from cars, light goods vehicles and motorbikes; and 15% from heavy goods vehicles). This largely because of the presence of several strategic road routes that run through the district such as the A1 and A14. Of the road transport emissions, 60% are generated on 'A' roads, 21% on motorway traffic (the A1(M) from Huntingdon to Peterborough) and 19% is generated on minor roads. Emissions from the land use and agricultural sectors are also notable within Huntingdonshire, comprising 16% and 13% of emissions respectively. Waste emissions account for 9%, while residential buildings and use account for 14% and commercial buildings and use account for 12%.

2.28 Some emissions are associated with energy use in buildings and transport, for which there are already intervention measures and policy approaches such as energy efficiency, behavioural change and new technologies, that can reduce the environmental impact. These include enhanced building standards for energy efficiency, renewable energy and electric vehicles. However, other emissions are harder to mitigate, including those from agriculture, land use (especially emissions from drained peatland that is used for crops or grazing), waste, and heavy goods vehicles. These emissions are considered 'hard to abate', either because they rely on large-scale changes in land use, agricultural practices, and dietary change; or because they rely on green hydrogen, carbon capture or other technologies which are not yet commercially available. Considering the significance of these sectors within Huntingdonshire, they pose a significant challenge for the decarbonisation of the district.

2.29 By 2050, if no further changes were made to decrease emissions above those already in the pipeline nationally, our emissions would only decrease by approximately 17%. Therefore, to promote climate resilience and to reach net zero carbon by 2050 more action needs to be taken to reduce emissions and ensure energy is sourced from clean and renewable sources as well as reducing the demand for energy as much as possible.

2.30 The graph below shows future emissions if Huntingdonshire broadly follows the recommendations set out in the Climate Change Committee's 'Balanced Pathway', which underpins national GHG reduction targets. Emissions for transport and for commercial and industrial energy use each fall to around 1 $ktCO_2e$ by 2050 and so do not show up on the graph due to the scale.

Figure 2.1 Huntingdonshire's decarbonisation trajectory in line with the Climate Change Committee's 'Balanced Pathway'



2.31 The graph shows that, even if all available mitigation measures were implemented, Huntingdonshire can only reach net zero if carbon removal technologies or some other form of offsetting becomes available. Carbon removal technologies include carbon capture, usage and storage which takes emissions for industrial processes and other sources to prevent them entering the atmosphere with the captured carbon dioxide either being reused in other industrial processes or permanently stored deep underground and a range of nature based solutions which rely on woodlands, wetlands and other natural environments to absorb and store carbon over time. The graph shows that by 2050 emissions can be reduced by 76% with net zero then achieved through the use of carbon capture/ removal technologies. These technologies are only factored in to calculations after 2040 as it is likely they will be more established and widely available by this point. Therefore, if such technologies become more mainstream sooner then net zero could potentially be achieved earlier than 2050.

2.32 It is important to recognise that this is not a ceiling but a minimum target to work towards as emissions may be reduced at a quicker rate if there are more rapid changes in behaviour, more widespread access to innovative technologies or introduction of mandatory net zero building standards etc.

2.33 To reach this aspiration, this Local Plan sets out a series of policies that are focused on accelerating GHG reductions associated with development by:

- reducing emissions from existing buildings and new buildings
- supporting renewable energy and low carbon energy schemes including large scale renewables and community led initiatives
- promoting sustainable and active modes of travel and reducing the demand for private car transport where realistic alternatives are available
- supporting the shift to EVs and low emission vehicles

2.34 The above are policies that directly reduce GHG emissions. Across this plan are other policies that also shape our climate actions in mitigating and adapting to climate change and its impacts such as those that address delivering healthy places, location of development, flood risk, water efficiency, carbon sequestration and offsetting.

Further information

2.35 To support our approach to addressing and mitigating climate change within the Preferred Options Draft Local Plan to 2046, a suite of climate change evidence documents have been prepared which are listed below:

- **Document A - The role of the Local Plan Update in responding to climate change (November 2024)** - this is an introductory document explaining what is meant by net zero carbon and the context in which the Preferred Options Draft Local Plan to 2046 will respond to climate change.
- **Document B - Position statement and analysis of baseline and forecast future emissions (November 2024)** - this sets out the district's current position including an emissions profile to explain the current baseline which the Preferred Options Draft Local Plan to 2046 will operate within and seek to influence.
- **Document C - The contribution of sustainable design to achieving Net Zero (November 2024)** - this document provides specific policy advice on achieving net zero carbon development in Huntingdonshire.
- **Document D - Assessment of spatial strategy options (December 2024)** - this assesses some initial spatial strategy options and their carbon impact, recommending the most effective spatial strategy from a climate change perspective for the Preferred Options Draft Local Plan to 2046.
- **Document E - Renewable Energy Assessment (November 2024)** - this analyses the contribution of renewable energy in reaching net zero and the technical potential for renewable energy across Huntingdonshire.
- **Document F - Offsetting and Sequestering Emissions (November 2024)** - this assesses the role of sequestration and provides policy recommendations to support Huntingdonshire in delivering sequestration of carbon emissions and their offsetting where necessary and appropriate.

Chapter 3:

How Huntingdonshire will grow and change

Introduction

Huntingdonshire Futures Place Strategy

3.1 The Huntingdonshire Futures Place Strategy suggests Huntingdonshire is a place with untapped potential including rich heritage and remarkable landscapes. It acknowledges that local residents love our wide open fens and parklands, rolling claylands, and the picturesque Ouse Valley. It also recognises that there is much to enjoy about our market towns and villages. The Huntingdonshire Futures Place Strategy recognises the district as a place which could offer a high quality of life in picturesque market towns and villages with incredible character and landscapes that can inspire the creation of beautiful new places. It aspires for Huntingdonshire to be a place which leads in the provision of high quality, affordable, adaptable and energy efficient housing which blends with the rich local character. A place where housing responds to the residents' needs and is served by essential social infrastructure and where new developments form integrated communities within their surrounding areas.

3.2 Huntingdonshire Futures Place Strategy has strong economic and employment aspirations for the district to be a place where businesses choose to locate and grow thanks to strategies and infrastructure that attract inward investment and high value jobs. It aims for start-ups and established industries to be supported by the right affordable spaces, whether that be in innovative incubators or large-scale environmentally friendly developments.

3.3 It also sets out strong aspirations for the district's green and blue infrastructure. It is ambitious for Huntingdonshire to contain an extensive network of nature-based infrastructure which mimics or incorporates natural processes to create resilient urban and natural environments with enhanced biodiversity. It seeks to achieve this through wetlands, water meadows, green roofs, rain gardens and natural water filtration so that we work in step with nature instead of against it.

3.4 Huntingdonshire Futures Place Strategy sets out the aspiration in journey 3 'Health embedded' that by 2050 Huntingdonshire will value happiness and health above all else, supporting a good quality of life for all people at all stages of life. This Local Plan seeks to contribute towards the delivery of opportunities to support people's physical and mental well-being. It aspires to make healthy living easier through planning for healthy new places, encouraging active travel and addressing economic security and social isolation.

3.5 Huntingdonshire Futures Place Strategy posed the question 'what if all our energy was produced in the district?'. It promotes the idea that new and innovative approaches to renewable energy generation should be encouraged where appropriate. Community led energy generation is advocated with local people owning the processes and reaping the benefits. It also recognises that the appropriate renewable energy generation technique would be dependent on the local context and scale of the schemes.

3.6 Journey 5 of Huntingdonshire Futures Place Strategy informs our strategic approach to transport, travel and connectivity. This aspires to 'the future of travel in Huntingdonshire transitioning away from the car. To achieve this it seeks to support effective public transport, boost on-demand travel options, promote sustainable distribution of goods and locally produced food and encourage an attractive cycling and walking network.' At the same time, it recognises the necessity for upgrades to key elements of highway infrastructure to reduce congestion and improve the reliability and safety of journeys. Connectivity includes digital communications on which many residents and businesses are reliant for accessing services, employment, leisure and their customers and partners. Demand for effective connectivity is high to maximise efficiency and opportunities throughout the district.

3.7 Provision of infrastructure is critical to the success of communities and to support effective and attractive growth. Within journey 2 of the Huntingdonshire Futures Place Strategy, there is a strong focus on education and skills development. This promotes provision of training and education in both physical and digital classrooms requiring both traditional built educational infrastructure but also reflecting the need for high quality digital infrastructure to support delivery of these. Journey 3 focuses on health and inequalities and seeks to direct investment in health services particularly in low income neighbourhoods and rural communities.

Huntingdonshire's Corporate Plan 2023-2028

3.8 Huntingdonshire's Corporate Plan 2023-2028 complements this through its priority 1 which focuses on improving quality of life for local people. To do this it seeks to improve the happiness and wellbeing of residents to achieve the highest possible quality of life for the people of Huntingdonshire. It aims for the district to be a place which attracts employers and visitors and is somewhere residents are proud to call home. Priority 2 is to create a better Huntingdonshire for future generations. This sets out aspirations for safe, high quality energy efficient homes for all residents to allow people to live healthy and prosperous lives. It encourages sustainable travel, and aims to increase biodiversity across Huntingdonshire. Priority 2 also focuses on forward thinking economic growth and wants to be a place where businesses chose to start-up, grow and invest in high-value jobs so they and our residents and high streets can flourish and thrive.

How the strategic policy approaches will help to deliver these aspirations

3.9 This chapter starts by explaining the overall amount of growth we expect to need both of homes and of employment establishments and job opportunities. It recognises the diversity of towns, villages and the rural parts of Huntingdonshire by putting forward a settlement hierarchy which puts different places into different categories. The categories in the settlement hierarchy are then used to support differing types and scales of growth in different places to balance both the need to support and promote the sustainability of our settlements as places to live and work and the need to retain their character, attractiveness and environmental assets.

3.10 Our strategy for change seeks to focus most new development into the district's larger places which have best service provision to support people in living more sustainable lifestyles. This more concentrated approach also helps to reduce the impact of new development on smaller villages and our countryside.

3.11 Employment and business opportunities in Huntingdonshire can be found across the district, within our settlements, established employment areas and as part of our wider rural economy. Protecting and enhancing employment opportunities for our communities and enabling economic growth is important to sustaining a strong and competitive economy in the district. This means providing opportunity to protect and enhance our established employment areas. Sustaining and enabling our rural economy will also be important to ensure that rural areas are not left behind, allowing them to become economically resilient, whilst supporting the farming community through opportunities for diversification. The emergence of Growth along the Ox-Cam Arc also presents unique opportunities to support the wider economy and enhance skills upskilling our existing labour force to meet changes in economic circumstances in sustainable and appropriate locations. Through the policies set out in chapter 6 ‘How we will support a strong local economy’ and employment and mixed use allocations the Local Plan works towards facilitating these objectives by proving opportunity for 14,400 new jobs over the plan period.

3.12 Protecting, enhancing and promoting our blue and green infrastructure also forms a vital part of our strategy for growth and change. River valleys have shaped much of our landscape with the Great Ouse corridor forming a key feature through St Neots, Huntingdon and St Ives as well as multiple villages and the River Nene corridor forming the north-western boundary of the district. Our blue and green infrastructure is very important for our landscape character, biodiversity, recreational use and physical and mental well-being and our policies seek to protect and enhance this. Flooding, managing flood risk and water supply and disposal for developments are all crucial aspects of this Local Plan Update with many local residents expressing strong concerns over these. Whilst strategic policies are set out in this chapter, more detailed policies follow in Section C: Development Management.

3.13 Renewable energy provision forms a key part of our climate change response to ensure that greenhouse gas (GHG) emissions fall to meet our net zero carbon aspirations whilst residents, businesses and infrastructure receive the power supplies needed to live and operate effectively. Our policy seeks to maintain a balance between boosting renewable energy production yet protecting our landscape, environmental and heritage assets and local character.

3.14 Transport, travel and connectivity are key parts of daily life for many residents and businesses. Travel patterns have changed considerably since the previous Local Plan was prepared and transport is responsible for the highest category of GHG emissions across the district. Reducing the need to travel is an ambition set out in the National Planning Policy Framework (NPPF) and our approach through the strategy for change and transport, travel and connectivity policies set the strategic approach for how we intend to achieve this through both allocated and unallocated development. Provision of infrastructure to meet the needs arising from new development is a key part of the planning system. Our approach to achieving this will be achieved through a blend of Community Infrastructure Levy (CIL) payments and direct provision through Section 106 agreements.

How much development do we expect?

3.15 Ensuring that adequate provision is made for housing and employment growth is a key function of a local plan. This policy reflects the growth aspirations of Huntingdonshire informed by the national standard methodology for calculating housing need and locally evidenced economic growth forecasting which justifies provides a moderate-high growth scenario.

3.16 The starting point for calculating the number of new homes needed in Huntingdonshire is the national standard methodology. This is informed by inputs specified in national guidance. Identifying precise amounts of land needed for economic growth is more complex as this is influenced by many factors including existing employment and economic land and buildings, recent patterns and trends in employment land supply and losses, market demand and broader economic conditions particularly involving diversification and innovation. Future needs are based on many factors including sectoral and employment forecasts that consider the anticipated demand of businesses for labour, the likely local labour supply based on projected housing growth, local and national trends in employment land take-up and anticipated property market requirements and analysis of changing business models and practices such as growth in demand for logistics to meet the needs for home deliveries of goods.

Policy LP 1

How much development do we expect?

To meet Huntingdonshire's future housing needs in the period 2021 to 2046 provision will be made for at least 32,200 new homes across a range of tenures.

Between 2021/22 and 2024/25 4,402 homes were counted as completed within the government's standard methodology inputs.

From 2025/26 to 2045/46 the standard method requirement is 1,237 homes per year, totalling 25,977. An uplift of just over 5% is applied to allow some flexibility resulting in a total requirement of 27,300.

The delivery of these will be phased through a stepped approach to the housing trajectory reflecting the need for infrastructure provision to support new homes. Homes are expected to be phased as:

- at least 5,250 homes in 2025/26 to 2029/30 with an annual average of 1,050 homes
- at least 6,250 homes in 2030/31 to 2034/35 with an annual average of 1,250 homes
- at least 16,300 homes in 2035/36 to 2045/46 with an annual average of 1,482 homes

To meet Huntingdonshire's future employment needs to 2046 provision will be made for about 15,400 additional jobs (FTE) within the office, research & development, light industrial, general industrial and storage & distribution use classes.

3.17 This Local Plan contains sufficient allocations to meet the identified needs for both housing and employment land up to 2046. Some flexibility is built into the allocations to allow for changing circumstances. Policies LP6-LP10 provide guidance on the circumstances where unallocated growth may be supported.

Housing growth

3.18 The government's standard methodology for housing need was revised in December 2024 resulting in a 50% growth compared to the annual housing target set in Huntingdonshire's Local Plan to 2036. The December 2024 approach places more emphasis on responding to affordability challenges and encourages additional housing provision in areas such as Huntingdonshire where many local residents struggle to afford suitable homes.

3.19 Inputs to the calculation are updated annually. The baseline housing stock figures published in May 2026 are based on the existing housing stock as of 2025. The 5 year average median workplace-based affordability ratios published in March 2026 are based on data 2021 to 2025. Although the plan period runs from 2021, the first four years of housing completions are known and accounted for within the standard methodology baseline housing stock. This accounts for the delivery of 4,402 homes.

3.20 The standard methodology starts with a baseline of 0.8% of the existing housing stock which at March 2025 was 674. This is then multiplied by an adjustment factor reflecting median workplace-based affordability ratios. For Huntingdonshire, the 5 year average affordability ratio has been 9.4 which means the average resident needs to find 9.4 times their annual earnings to buy an average priced home within the district. This is relatively high compared to the ratio of 5 below which the government do not considerit necessary to apply an uplift to promote affordability. This requires the baseline of 674 to be multiplied by 1.836 resulting in an annual housing figure from 2025/26 onwards of 1,237. For 2025/26 to 2045/46 this totals a need for 25,977 new homes. An uplift of just over 5% is added to this figure to build in some resilience. This is to allow for changes to the standard methodology outcomes and changes in circumstances of sites owners/ promoters where a site does not come forward as expected.

3.21 NPPG Paragraph: 012 Reference ID: 68-021-20190722 allows for inclusion of a stepped housing trajectory in particular circumstances including where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. This approach recognises that housing delivery may not be evenly distributed annually throughout the plan period. A stepped housing trajectory is included in this plan reflecting the need to allow an adequate lead-in time for achieving planning permission for three new communities along with planning, funding and construction of infrastructure necessary to support their initial delivery. This will also allow additional time for planning, funding and construction of improvements to water recycling centres across the district where these are a constraint to growth.

3.22 A housing trajectory is set out in Appendix 7. Over 11,300 homes already have planning permission or are under construction as at 31 March 2026. A further 1,702 are forecast to be completed in 2026/27 to 2027/28 with the slowdown in annual delivery reflecting local challenges over waste water recycling capacity and wider geopolitical circumstances. This illustrates the anticipated number of homes in each year of the plan period from 2021/22 to 2045/46. An assessment is also set out in Appendix 7 of the anticipated five year housing land supply for the post adoption period beginning 1 April 2028 through to 31 March 2033.

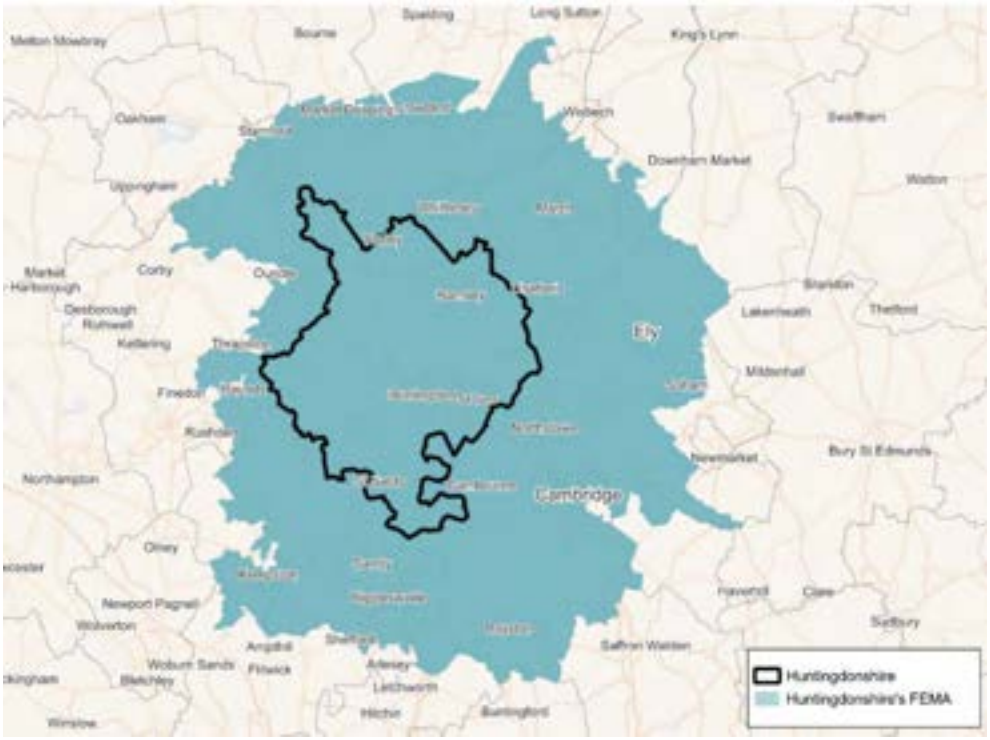
3.23 The ability to demonstrate a five year supply of land for housing is important in the decision making process. The allocation of sites through this local plan seeks to ensure that a five year supply can be maintained on a long-term basis.

Employment growth

3.24 The NPPG states that plan-making authorities need to prepare an evidence base to understand existing business needs that reflect local circumstances and market conditions [(1)]. Our evidence takes into account a variety of factors including the functional economic market area that Huntingdonshire sits within, existing stock, evidence of market demand, wider market signals, impact of infrastructure and requirements of key sectors.

3.25 Huntingdonshire's Functional Economic Market Area demonstrates relationships with the wider areas of Peterborough, Fenland, East Cambridgeshire, South Cambridgeshire, South Cambridgeshire, Cambridge, Bedford, as well as smaller portions of North Northamptonshire, Central Bedfordshire, North Hertfordshire, South Kesteven and South Holland. This geography presents an opportunity to develop niche clusters: for instance, agri-tech (as a result of rural connections and proximity to research clusters), and advanced manufacturing/R&D (building on existing expertise and spillovers from Cambridge's tech cluster). The Alconbury Enterprise Zone was intended to be central to this strategy. Alconbury's success to date has been modest but it remains a critical asset for attracting inward investment. However, it must not be forgotten that our market towns provide sustainable locations for employment hubs and the district's Established Employment Areas support not only our main urban centres of population but also provide opportunities for business development and expansion, benefitting some of our rural economies.

Figure 3.1 Huntingdonshire's Functional Economic Market Area



3.26 Much of Huntingdonshire's business stock requires upgrades to make sure that they can keep up with the UK government's Minimum Energy Efficiency Standards (MEEs). In addition it is important to ensure that a certain amount of property vacancy is available to allow for movement, expansion and choice within the market, which is currently not at optimum levels for certain use types. Our employment need forecasts indicate that there is significant demand for certain sector uses, for example office-based and R&D sectors

1 Paragraph: 025 Reference ID: 2a-025-20190220

are expected to grow, and storage and distribution demand is expected to continue to be strong. Although future demand for general industrial space demand is found to be more uncertain past trends in Huntingdonshire demonstrate that the general industrial growth has outperformed forecast expectations.

3.27 Infrastructure upgrades are also expected to drive more transformational growth in Huntingdonshire. Improved east-west connections as a result of the A14 improvements already benefit our businesses and residents by enhancing connectivity, this is expected to continue with the dualling of the A428 dualling. St Neots will gain better connections to Cambridge, Bedford and Milton Keynes, making it more attractive for logistics, light industry and office development. The East West Rail project, with a new station at Tempsford may contribute to improved rail access and the potential for a A141 bypass could also ease congestion around Huntingdon and unlock development at RAF Wyton.

3.28 Huntingdonshire's economic growth forecast therefore provides a moderate-high growth scenario which exceeds baseline forecasts but reflects a reasonable target in the context of what has previously been achieved, market expectations and the opportunities opening up through enhanced connectivity, infrastructure and through the Ox-Cam Arc growth corridor. This results in floorspace requirements totalling 955,000sqm of employment which generates 15,400 jobs (Full time equivalent) over the plan period. This approach supports sustainable and resilient growth allowing Huntingdonshire to provide land for business investment to encourage higher-skilled jobs, and ensure balanced growth between homes and employment. Jobs and floorspace on sites completed between 1 April 2021 to 31 March 2025 are already accounted for, so the 15,400 jobs and 955,000sqm floorspace target is additional to these, ensuring the whole plan period (2021 to 2046) is accounted for. The jobs figure of 15,400 only includes employment within the categories specified in the policy (use classes E(g), B2 and B8). Jobs in sectors such as retail, services, healthcare, education, and construction are additional to this.

Table 1 Employment floorspace targets

Employment use	**Floorspace target (sqm)**
Office - use class E(g)(i)	121,000
Research and development - use class E(g)(ii)	47,000
Light industrial - use class E(g)(iii)	113,000
General industrial - use class B2	242,000
Storage and distribution - use class B8	433,000
Total	**955,000**

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers, registered providers
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period

Monitoring indicators	• Number of additional homes completed within the district • Amount of additional employment floorspace completed within the district

Our strategy for change

3.29 The strategy aspires to meet our needs for growth in full to ensure choice and diversity in the markets for both residential and employment properties. The purpose of this policy is to set out the overall strategic approach to growth and its distribution to support our towns, villages and countryside in having long term sustainable futures.

Policy LP 2

Our Strategy for Change

The strategy for change in Huntingdonshire is to:

- Concentrate development in places which already provide a range of infrastructure, services and facilities to meet the needs of local residents and businesses and contribute to attractive, healthy and successful communities, or where future provision for infrastructure, services and facilities is established through a masterplan
- Support all our settlements to be thriving, active communities that provide a good quality of life for residents through place-making that supports high quality diverse housing and locally accessible jobs and facilitates good physical and mental health
- Promote the growth and diversification of the local economy and contribute to the delivery of the priority growth sectors set out in the Cambridgeshire and Peterborough Local Growth Plan to provide more diverse, inclusive higher value local employment opportunities, and maximise the opportunities arising from sector specialisms and supply chains that complement local growth sectors
- Support our RAF bases at Wyton, Alconbury and Molesworth to ensure their operational needs are not adversely affected by other development, and the contribution to the local economy of them and the wider defence sector is maximised
- Encourage and support our town and local centres and other retail services to respond positively to changes in retailing, leisure and services to promote thriving, attractive centres that attract residents and visitors
- Support a thriving rural economy that promotes the contribution of our extensive agricultural sector to food security and protects grade 1 agricultural land from built development
- Conserve and enhance the special qualities of our internationally and nationally protected landscapes, enhance our blue and green infrastructure and biodiversity to boost recreational opportunities and nature conservation, and conserve our designated and non-designated heritage assets
- Align our responses to climate change to national standards to meet the Climate Change Commission's balanced pathway approach to net zero by 2050
- Boost flood resilience and efficient use of water in recognition of the high vulnerability of parts of the district to a variety of flooding sources and our status as part of an area at serious water stress

3.30 As set out in chapter 3 one of the main roles of the Local Plan is to help deliver the aspirations of the Huntingdonshire Futures Place Strategy. Our strategy for change is a focal element in setting the broad policy context for this. The Vision and Objectives highlight the importance of looking at Huntingdonshire's strategy for change over a long timeframe to ensure that the growth patterns established through this Local Plan are sustainable in the long term. They have the opportunity to set the foundations for resilient development that can help our residents, businesses and environment thrive as we face the climate change and economic challenges of the future. Our strategy for change aims to create homes, jobs,

services and infrastructure which will improve the conditions in which people live, work, travel and take leisure alongside balancing the needs of the natural environment for protection, adaptation and enhanced resilience.

3.31 The strategy for change in Huntingdonshire looks to deliver ambitions to boost housing and economic growth while balancing this with broader social, economic and environmental priorities. Social and economic priorities have influenced the growth strategy through concentrating most growth in areas accessible to services, facilities and employment opportunities or where these will form an integral part of what is delivered. Place-making is a key element of the strategy for change. This is reflected through the promotion of three new communities which will each develop their own character and sense of identify over time.

3.32 The Local Growth Plan sets highly aspirational targets for economic growth. Huntingdonshire has a strong military heritage with three active RAF bases remaining. The strategy seeks to build on these established relationships by supporting expansion of the defence sector within the local economy. The Local Growth Plan recognises the importance of several priority growth sectors within Huntingdonshire including life sciences, advanced manufacturing, digital and defence and energy and green tech. The strategy for change seeks to support growth in all of these to facilitate opportunities for diverse and high quality jobs for the district's residents without the need for longer distance commuting. However, half of all employment and two thirds of businesses are located within rural Huntingdonshire with agriculture, forestry and fishing industries dominating the land use. A large portion of the district is classified as grade 1, 2 or 3 agricultural land and it is recognised that there is insufficient previously developed land available to meet our identified development needs. Therefore, the strategy seeks in particular to protect grade 1 agricultural land from built development.

3.33 The impact of development on the environment is an important factor in establishing an appropriate strategy for growth in the district. The Habitats Regulations Assessment identifies areas of nature conservation value within the district and those that may be impacted in neighbouring areas. The strategy for change set out in this policy seeks to balance growth aspirations with infrastructure capacity, impacts on local communities, and potential impacts on the natural and historic environments. Environmental priorities have influenced the strategy through factors such as re-using previously developed land where it is sustainably located and through avoidance of grade 1 agricultural land.

3.34 The purpose of the spatial strategy is to set out the overall approach to protecting and enhancing the natural, built and historic environment and providing new homes, employment provision, community services and facilities and supporting infrastructure. It sets the broad strategy for managing development in the district to 2046, reflecting the overall vision and strategic objectives of the plan.

3.35 Allocations for a wide range of uses are set out in D 'Our Development Sites' to promote the delivery of our strategy for growth. These are complemented by a series of policies that will guide the location of unallocated schemes that contribute to the diversity and flexibility of new growth.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, infrastructure and service providers
Delivery mechanism	Through the determination of planning applications, supplementary planning documents (SPDs), master plans, design codes, Infrastructure Delivery Study (IDS), community infrastructure levy (CIL), and Section 106 agreements (S106)
Timescale	Throughout the plan period
Monitoring indicators	• Amount and % of completed retail, office and leisure development in town centres

	• Amount and type of employment land available • Number and % of housing completions by settlement and tenure type (including the North Huntingdon Growth Cluster) • Amount and % of employment development by settlement type • CIL receipts/expenditure monitoring • Gross number and % new dwellings on previously developed land • Amount and % of employment floorspace developed on previously developed land • Progress on neighbourhood plans

Distribution of growth

3.36 The purpose of this policy is to set out the distribution of growth that will help to deliver the strategic approach to secure a sustainable development pattern across the district. It includes guidance on Neighbourhood Plans, including the provision of the minimum housing requirement for each as required by the NPPF.

Policy LP 3

Distribution of Growth

The plan makes provision for identified development needs and supporting infrastructure up to 2046. It promotes a sustainable pattern of development that focuses over 80% of housing growth in and around our market towns, new communities and service centres which are the most sustainable places. It also supports limited growth within our local service villages and our other villages to help maintain the sustainability of their communities.

Sufficient site allocations are included within this Local Plan to meet the district's housing and employment needs in full. A proposal for additional development may be supported where it is in a sustainable location in accordance with other policies of this plan and of a scale that can be successfully integrated into the local community.

The North Huntingdon Growth Cluster Opportunity Zone is identified in Cambridgeshire and Peterborough Combined Authority's Local Growth Plan. Development proposals in accordance with the allocations set out in chapter 9 'North Huntingdon Growth Cluster Opportunity Zone' will be supported. Proposals in this growth cluster will be expected demonstrate how they are working collaboratively to support delivery of the infrastructure necessary to deliver development and to manage the cumulative impacts of growth. Other proposals within this growth cluster may be supported where evidence indicates that they can be successfully delivered without giving rise to significant detrimental impacts on local communities, infrastructure capacity and the natural and historic environments.

Neighbourhood Plans

Preparation of Neighbourhood Plans is actively supported by the Council. Those that propose additional growth to that allocated within this Local Plan will be supported where local infrastructure and service provision is able to accommodate the extra growth proposed or it can be delivered as part of the proposals.

For designated neighbourhood plan areas the minimum housing requirement will be determined on the basis of the local plan allocations, existing commitments and estimated windfall at the time of designation of a Neighbourhood Area or initiation of an update or replacement Neighbourhood Plan.

3.37 The ageing of the local population is a particular issue in many of Huntingdonshire's villages with the average age of residents expected to increase and average household size reduce. Young people who have grown up in villages often struggle to find suitable homes locally in which to live independently within their established communities. The average size of households is expected to continue to decline leaving less residents to support local services and facilities. The approach to the distribution of growth seeks to support the continued evolution of our communities, particularly our local service villages and villages to ensure they benefit from sufficient growth to maintain their current levels of population to support local services, facilities and community activities to reduce the risk of their loss.

3.38 9 'North Huntingdon Growth Cluster Opportunity Zone' illustrates how this element of the growth strategy was first established through designation of the Alconbury Weald enterprise zone in 2011 and the strategic scale new community that is being developed around this which the first people moved into in 2016. Huntingdonshire's local plan to 2036 expanded on this with further housing allocations either side of Ermine Street on the northern edge of Huntingdon which are expected to deliver just over 1,600 new homes. Outline planning permission was granted in April 2026 subject to a S106 agreement for the Hinchingbrooke Logistics Park situated between Huntingdon Racecourse and the Ermine Street housing scheme allowing for just over 200,000sqm of floorspace for logistics and manufacturing with a new roundabout and underpass on the A141, a new bus depot and enhanced cycling and pedestrian routes to aid connectivity.

3.39 The CPCA's Local Growth Plan (2025) has significantly shaped the distribution of growth as it provides a significant opportunity for growth around one of the district's two most sustainable towns.

3.40 The A14 rerouting was completed in 2020 followed by detrunking and enhancements to the A1307 which was formerly the A14. The Lattenburys new community is situated between the A1307 and the A14 and has direct frontage to the A1198 providing opportunities to utilise the existing highway network for vehicular access after junction improvements are completed.

3.41 Proposals for East West Rail are advancing with future stations expected to be located at Tempsford and Cambourne. The line itself is expected to run broadly parallel to the south eastern edge of St Neots in line with the A428 (A421) upgrade. The section of railway line from Bedford to Cambridge requires new railway track with western elements scheduled to start running in the early 2030s and the eastern end of the line to start services in the mid to late 2030s. Given the timeframe for opening the section of East West Rail that directly passes through Huntingdonshire and the nearest two new stations the strategy of this local plan does not depend on it for delivery of growth. The impacts of East West Rail on a future growth strategy are likely to be taken into account in the next iteration of this plan reflecting both its coverage post local government reorganisation and progress in delivery of the rail project.

3.42 NPPF advises that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. For Huntingdonshire the neighbourhood housing figure will be calculated from the Local Plan allocations and commitments within the designated area plus a figure for small site windfall anticipated over the plan period at the time the Neighbourhood Area is designated or an updated or replacement Neighbourhood Plan is initiated. Indicative figures are set out in 'Appendix 1: Neighbourhood Plan housing requirement figures' showing completions and commitments from 1 April 2021 to 31 March 2025, proposed allocations and the total of these which forms an indicative housing requirement figure for designated Neighbourhood Areas that accords with the proposed strategy of this Local Plan. Within the scope of available resources, HDC will continue to provide support to groups updating existing or preparing new Neighbourhood Plans tailored to their individual needs.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, infrastructure and service providers

Delivery mechanism	Through the determination of planning applications, supplementary planning documents (SPDs), master plans, design codes, Infrastructure Delivery Study (IDS), community infrastructure levy (CIL), and Section 106 agreements (S106)
Timescale	Throughout the plan period
Monitoring indicators	• Amount and % of completed retail, office and leisure development in town centres • Amount and type of employment land available • Number and % of housing completions by settlement and tenure type (including the North Huntingdon Growth Cluster) • Amount and % of employment development by settlement type • CIL receipts/expenditure monitoring • Gross number and % new dwellings on previously developed land • Amount and % of employment floorspace developed on previously developed land • Progress on neighbourhood plans

Green and Blue Infrastructure Priority Areas

3.43 The purpose of this policy is to identify green and blue infrastructure priority areas across Huntingdonshire identified in the Local Nature Recovery Strategy for Cambridgeshire and Peterborough and Huntingdonshire Nature Recovery Network Report. The policy recognises the role that provision and enhancement of strategic green and blue infrastructure has in achieving the strategy and balancing built development. It works alongside the policy 'Promoting green and blue infrastructure'.

3.44 Green infrastructure is defined within the NPPF as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'. This can be refined to classify green infrastructure as natural and semi-natural places including parks, open spaces, playing fields, and woodlands with sustainable drainage systems (SuDS), rivers, streams, canals and other water bodies sometimes called ‘blue infrastructure’.

Policy LP 4

Green and Blue Infrastructure Priority Areas

Several Green and Blue Infrastructure Priority Areas have been identified, as indicated on "Key diagram" and shown on the Policies Map. These nature corridors have been identified in the Huntingdonshire Nature Recovery Network Report (2024) and have the potential to consolidate and link important habitats, facilitate biodiversity net gain opportunities and access improvements:

- Fen-edge Woodlands
- Folksworth-Elton-Ashton Wold
- Grafham-Brampton-River Kym
- Great Fen
- Great Ouse Valley
- Hail Weston-Bushmead
- Holme-Conington
- West Cambridgeshire Hundreds

- Nene Valley
- River Corridors (Kym, Alconbury Brook, Ellington Brook & Fen Rivers)

A proposal within, partially within or immediately adjoining a Priority Area will be supported where it contributes to the conservation priorities set out within the Huntingdonshire Nature Recovery Network Report (2024) or successor document.

Additionally, within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Master Plan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area, but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (2017) or successor documents and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.

Within the Nene Valley, a proposal will also be supported where it can be demonstrated that it is also compatible with the objectives of the Nene Valley Nature Improvement Area and where possible enables identified habitat opportunities to be realised.

3.45 The NPPF requires local authorities to set out a strategic approach for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Additionally, the UK Government has set ambitious targets related to climate change and through the Defra sponsored 25 Year Environment Plan has committed to reversing the loss of biodiversity. The Environment Act 2021 introduced a requirement to prepare Local Nature Recovery Strategies and a requirement for mandatory biodiversity net gain through the land use planning system. This policy sets the strategic approach and is supported by 'Promoting green and blue infrastructure', 'Protecting our nature conservation sites'; 'Enhancing biodiversity and geodiversity'; and 'Protecting our trees, orchards, woodlands, hedges and hedgerows'.

3.46 The district has numerous areas of green and blue infrastructure. The Huntingdonshire Nature Recovery Network Report (NRN) (January 2024) identifies several priority areas across the district. This document has been prepared by the Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire and provides an overview of each of these areas, the important habitats and species they are home to, any protected nature conservation sites within their boundaries and a series of objectives and management practices. It also provides local context for securing biodiversity net gain across Huntingdonshire. The outputs of the NRN have informed the statutory county-wide Local Nature Recovery Strategy for Cambridgeshire and Peterborough (LNRS). The NRN is also key in delivering the ambitions of Huntingdonshire Futures in particular the goal of Pride in Place and Environmental Innovation.

3.47 The Green and Blue Infrastructure Priority Areas identified in the LRNS and NRN are those designated in this policy and indicated on the "Key diagram" and shown on the Policies Map. An overview of each priority area and their conservation objectives are provided below to support the policy but the NRN and LRNS should also be read when preparing applications within these areas. These areas are also on the Policies Map:

3.48 **Fen-edge Woodlands** priority area is located north of Huntingdon and Alconbury Weald and extends west to Sawtry and east to Warboys, with the fens forming the northern boundary. The conservation priorities in this area are the restoration and better management of the ancient woodlands, along with buffering and better connecting them through woodland creation, creating woodland stepping stones and

enhancing hedgerow networks. The creation of complementary meadow and pond habitats would be highly beneficial close to the ancient woodlands and particularly around Upwood Meadows national nature reserve.

3.49 **Folksworth-Elton-Ashton Wold** priority area runs from Elton Park to Folksworth and onto Ashton Wold and forms another wooded farmland priority area. Conservation priorities in this area are the restoration and better management of the ancient woodlands, as well as buffering them through more nature friendly farming or habitat creation. Enhanced landscape connectivity for wildlife would be best served by enlarging smaller woodlands or creating new woodland stepping stones. Fields are generally large but there is also scope to enhance landscape connectivity for wildlife through nature friendly farming involving an enhanced hedgerow network and use of uncropped field margins and headlands. The creation of new habitats along the upper reaches of the Holme and Billing Brooks would further contribute to a more connected nature network (NNR)

3.50 **Grafham-Brampton-River Kym** priority area encompasses Grafham Water and the surrounding land from Brampton Wood in the north-east to the River Kym to the south. Grafham Water is the third largest reservoir in England by area, covering some 600 hectares and attracts significant recreational visitor numbers. There are opportunities to improve the links between Grafham Water and areas of woodland such as Brampton Wood, although care must be taken to ensure that improvements to public access do not impact adversely on areas of ancient woodland. The conservation priorities in this priority area are the restoration and better management of the ancient woodlands, along with buffering and better connecting them through woodland creation, enhancement of hedgerow networks and creation of complementary meadow and pond habitats. The area around Southoe provides a particular focus for species-rich grassland creation. Grafham Water is designated for its waterbird populations and functionally linked to the Great Ouse Valley gravel pits. Wetland bird conservation is the priority at this site.

3.51 The **Great Fen** priority area is a strategically important project with a long-term vision to create a landscape for wildlife and people, covering the remaining deep peat soils around and connecting Woodwalton Fen and Holme Fen. The conservation priorities in the north of the area are the creation of lowland fen priority habitat and other wetland mosaics. In the southern portion, the priorities are the creation of lowland meadow priority habitat, and other complementary habitats such as hedgerow networks, ponds and small-scale woodland planting, to complement areas where farming might continue. Within parts of the Great Fen area, it is recognised that farming will continue to be a long term and important feature of the area. However, there is growing recognition and support in the farming community to adapt farming practices so that thriving and viable farming can continue to take place, while integrating land management methods that support nature recovery. Alternative approaches to farming also have the potential to make a major contribution to reducing greenhouse gas emissions from agriculture in this area.

3.52 The policy in respect of the Great Fen and its Landscape and Visual Setting, relates to the Great Fen Master Plan (2010), which has been endorsed as planning guidance and a material consideration for development management purposes by the Council. The Master Plan contains detailed advice on preferred proposals within the area that balance tourism and nature conservation requirements. The primary aim of the Landscape and Visual Setting is to protect the tranquillity of the Great Fen itself, particularly from visual intrusion (including obtrusive light) and noise intrusion from major structures such as wind turbines, telecommunications masts and any other development located in the landscape and visual setting. Beyond this boundary major structures, although potentially visible from the Great Fen area, are less likely to impact on the setting of the Great Fen.

3.53 The **Great Ouse Valley** priority area encompasses the River Great Ouse and its floodplain, it includes a number of remnant lowland floodplain meadows, with Portholme being the largest in England. The conservation priorities include the management and restoration of species-rich lowland floodplain meadows from St Neots to Holywell, and the management of the network of lakes and associated wetlands for breeding and wintering birds and other specialist aquatic plants and invertebrates. The River Great Ouse and its tributaries flow in part into the Ouse Washes, an important area for birds and many other species, recognised through its designation as a Site of Special Scientific Interest (SSSI), Special Area of

Conservation (SAC), Special Protection Area (SPA) and a Ramsar site. Where possible proposals within the Great Ouse Valley should seek to contribute to wildlife value, as required by the policy, through the inclusion of green and blue infrastructure, sustainable drainage systems and other measures that can store water in the catchment and contribute to alleviating this pressure on the site.

3.54 Throughout the twentieth century large parts of the valley were dug for sand and gravel and some of these gravel pits have now been restored for conservation uses. An area of particular importance within the Great Ouse area is Paxton Pits. This is a complex of gravel workings of varying ages, including some areas yet to be worked, extraction is due to finish in 2029. In 2007 a County planning application (H/05007/03/CM) was approved to expand the nature reserve from 78 hectares to 285 hectares and a reserve management strategy put in place and the development of a Nature Reserve Management Plan (2017). In September 2025, HDC's Cabinet approved to execute new leases for the land adjacent to the current nature reserve allowing for an extension of Paxton Pits Nature Reserve following the completion of gravel extraction operations and agreed restoration works. This is expected to be implemented within the Local Plan timeframe and will include extra lakes and islands, and wildflower rich grassland, together with 27km of new footpaths and 8.4km of cycleways alongside new bird hides and viewpoints. The boundaries of the enlarged area are similar to that shown on the green infrastructure diagram as a SSSI.

3.55 Another important site within the Great Ouse Valley is Hinchingbrooke Country Park. It covers 150 acres of open grasslands, mature woodland and lakes and since 2018 has held the Green Flag Award, which recognises and rewards the best parks and green spaces internationally.

3.56 **Hail Weston-Bushmead** is a small priority area comprising a number of ancient woodlands and grasslands across the Huntingdonshire / Bedfordshire border. The conservation priorities are the restoration and better management of the ancient woodlands, along with buffering and better connecting them through woodland creation, creating woodland stepping stones and enhancing hedgerow networks. The creation of complementary meadow and pond habitats would be highly beneficial close to the ancient woodlands.

3.57 **Holme-Conington** is a small priority area and lies west of Holme Fen on the other side of the East Coast mainline railway and covers the land around Holme and Conington Villages. Conservation priorities include a range of more nature friendly farming to create better connectivity between the remnant woods and grasslands of Holmewood and Conington Halls and there is potential to create a continuous habitat corridor along the Holme Brook. Restoration of species-rich grassland is possible at both Holmewood Park and on and around the ridge and furrow grasslands at Conington Park. On the peat soils north of Holme, the priority is to conserve the peat and reduce the loss of carbon, which could be achieved in a number of ways including alternative forms of farming, grassland creation or even small areas of wetland creation

3.58 **West Cambridgeshire Hundreds** is a strategic project focused on ancient woodlands mainly within South Cambridgeshire but including woodland in the southeast of the district, near Great Gransden. The higher ground in the south-east of the district includes a small part of the West Cambridgeshire Hundreds priority area, though most is in South Cambridgeshire. The conservation priorities in the West Cambridgeshire Hundreds are the restoration and better management of the ancient woodlands, along with buffering and better connecting them through woodland creation, enhancement of hedgerow networks and creation of complementary meadow and pond habitats.

3.59 The **Nene Valley** priority area includes the River Nene which forms the north-western boundary of Huntingdonshire with Northamptonshire and Peterborough. The River Nene is a priority area for its floodplain meadows in Peterborough and for wetland bird populations in Northamptonshire. The area of floodplain within Huntingdonshire is limited, with most recognised nature conservation sites within neighbouring districts. However, there are remnant flood meadows and other wetland mosaics at Water Newton, Sibson and Stibbington. The conservation priorities in these locations are the management and restoration of lowland species-rich flood meadow. Additionally, the Nene Valley Nature Improvement Area (NIA) was established in 2012. The NIA covers the area around the Nene river and its tributaries, largely

within Northamptonshire, but including the most northerly parts of Huntingdonshire. Development proposals within this area will be expected to be compatible with the objectives of the NIA and where possible enable identified habitat opportunities to be realised.

3.60 The **River Corridors** include the tributaries of the Great Ouse including River Kym, Ellington Brook, Alconbury Brook and smaller watercourses such as Diddington Brook, Stirtloe Brook, Hen Brook, Wintringham Brook and Abbotsley Brook which form a set of linear habitat corridors throughout the district. There are few significant wetlands associated with these watercourses, however many of them have the potential to benefit from river restoration works. The adoption of natural flood management measures across the wider farmed catchments could support improved flood risk management and water quality as some of the watercourses are known to be subject to flash flooding, e.g. the Alconbury Brook. The adoption of natural flood management across the catchment is arguably a higher conservation priority than river restoration and wetland creation. In addition, the Fen Rivers provide connectivity from the Great Fen eastwards to the other internationally important wetlands in the fens including Ouse Washes and Nene Washes.

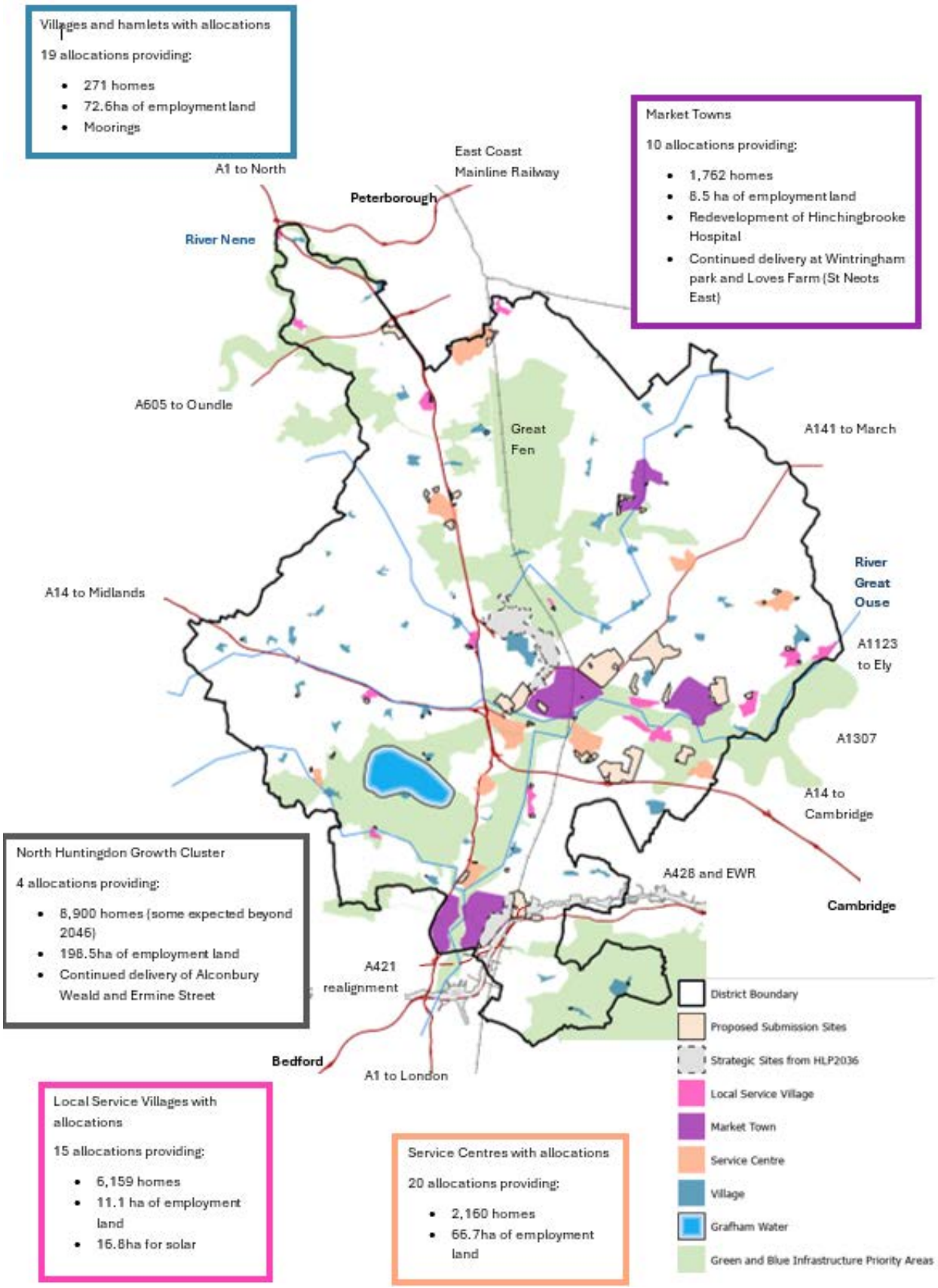
3.61 Where public rights of way are part of green infrastructure affected by a proposal, enhancement should include provision for the widest possible range of non-motorised users wherever possible and support delivery of the Cambridgeshire Rights of Way Improvement Plan (2016) or successor documents.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Losses to biodiversity habitat in hectares • Additions to biodiversity habitat in hectares • Total change in biodiversity habitat in hectares

Key diagram

3.62 The Key Diagram illustrates in a broad-brush way the key elements of the strategy. It identifies the settlements with allocations proposed within the North Huntingdon Growth Cluster, Market Towns, Service Centres, Local Service Villages and Villages. It also indicates the amount of development from allocations. For an accurate geographic view of allocations please see the individual location plans within each allocation policy and the Policies Map.


Villages and hamlets with allocations
19 allocations providing:
271 homes
72.6ha of employment land
Moorings
Market Towns
10 allocations providing:
1,762 homes
8.5 ha of employment land
Redevelopment of Hinchingbrooke Hospital
Continued delivery at Wintringham park and Loves Farm (St Neots East)
A1 to North
East Coast Mainline Railway
Peterborough
River Nene
A605 to Oundle
Great Fen
A141 to March
A14 to Midlands
River Great Ouse
A1123 to Ely
A1307
A14 to Cambridge
A428 and EWR
Cambridge
North Huntingdon Growth Cluster
4 allocations providing:
8,900 homes (some expected beyond 2046)
198.5ha of employment land
Continued delivery of Alconbury Weald and Ermine Street
A421 realignment
Bedford
A1 to London
District Boundary
Proposed Submission Sites
Strategic Sites from HLP2036
Local Service Village
Market Town
Service Centre
Village
Grafham Water
Green and Blue Infrastructure Priority Areas
Local Service Villages with allocations
15 allocations providing:
6,159 homes
11.1 ha of employment land
16.8ha for solar
Service Centres with allocations
20 allocations providing:
2,160 homes
66.7ha of employment land

Settlement Hierarchy

3.63 Huntingdonshire is a mixed semi-rural district with a wide range of market towns, large and small villages, hamlets and countryside. The purpose of this settlement hierarchy is to reflect the sustainability of different places in terms of their long-established roles, availability of services and community facilities, access to public transport and communications infrastructure, and the accessibility of local employment opportunities. The precise combination of services and facilities that inform each settlement's position in the hierarchy varies. However, the categories reflect both the sustainability of each place and its context and whether the services and facilities available there would draw people from other places in to use them. It is based on settlements not parish boundaries.

3.64 The settlement hierarchy indicates the relative sustainability of our places but position in the settlement hierarchy is no reflection of the physical capability of the place to accommodate further development. The policy is primarily intended to assist with application of the development strategy and other policies relating to the acceptable scale and type of development in specific places. It is presented separately for ease of interpretation.

3.65 It is recognised that the average number of people living in each household is gradually shrinking. This means that over time, the same number of homes are occupied by less people resulting in less people in that place to support local services.

3.66 All settlements in Huntingdonshire were assessed against a range of sustainability indicators covering: health, education, retail and services, community facilities, public transport, communications and employment. The outcomes of this assessment have helped to shape this settlement hierarchy, and can be found at: Sustainability of Settlements assessment The assessment recognises that services and facilities are used by different groups of residents and with differing frequencies; these are reflected in the weighting used to measure the overall sustainability of each place.

Policy LP 5

Settlement Hierarchy

All proposals for development will be expected to have regard to the position of the site within the settlement hierarchy set out below.

Market Towns

St Neots	Huntingdon and Lodge Farm new community	St Ives	Ramsey and Bury

Service Centres

Alconbury Weald	Brampton	Buckden	Fenstanton
Godmanchester	Kimbolton	Little Paxton	Sawtry
Somersham	Warboys	Wyton Airfield new community	Yaxley

Local Service Villages

Abbots Ripton	Alconbury	Bluntisham	Earith
Elton	Farcet	Great Staughton	Hemingford Abbots and Hemingford Grey
Houghton and Wyton	Needingworth	Offord D'Arcy and Offord Cluny	Spaldwick
Stilton	The Lattenburys new community	Wansford	

Villages

Abbotsley	Alconbury Weston	Alwalton	Brington
Broughton	Buckworth	Bythorn	Catworth
Chesterton	Colne	Conington	Diddington
Easton	Ellington	Folksworth	Glatton
Grafham	Great Gidding	Great Gransden	Great Paxton
Great Raveley	Great Stukeley	Hail Weston	Hamerton
Hilton	Holme	Holywell	Keyston
Kings Ripton	Leighton Bromswold	Little Stukeley	Molesworth
Old Hurst	Old Weston	Perry	Pidley
Pondersbridge	Ramsey Forty Foot	Ramsey Heights	Ramsey Mereside
Ramsey St Mary's	Southoe	Stibbington	Stonely
Stow Longa	Tilbrook	Toseland	Upton
Upwood	Waresley	Water Newton	Winwick
Wistow	Woodhurst	Woodwalton	Wyton on the Hill
Yelling			

Hamlets and Countryside:

The countryside contains small hamlets with no local service provision, other than in some instances a church. It comprises all land outside the places identified above and includes the hamlets of Barham, Caldecote, Coppingford, Denton, Fenton, Haddon, Little Gidding, Little Raveley, Midloe, Morborne, Sibson, Steeple Gidding, Stirtloe, Tetworth, Washingley, Wennington and Wooley.

3.67 Huntingdonshire's market towns offer the highest levels of sustainability in Huntingdonshire as all provide major services and facilities for both their own residents and members of the wider community. Services available in all of them include health, education, retail, community facilities and social meeting places, public transport services and employment opportunities. They provide the greatest scope for residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car.

3.68 There are 101 villages and hamlets dispersed throughout the district, some of which form joint parishes, while other parishes have multiple villages and hamlets of very differing sizes. Their population sizes vary considerably from the smallest with 18 residents in Little Gidding to the largest with 9,409 residents in Yaxley (2021 Census populations). The level of services and facilities varies correspondingly. Beyond the market towns the largest places typically provide residents with access to a GP surgery, primary school, foodstore, other shops and services, cultural and social meeting places, sports and leisure facilities, daily bus services and local employment opportunities. Such places can function as destinations for residents in surrounding smaller villages to access such services and facilities more locally or more easily than the market towns. Other villages offer a smaller but still useful range of services and facilities to their residents and to those of other villages with few or no services or facilities of their own. Such villages are classified as being a 'Local Service Village'. At the very least each offers a foodstore, a primary school, some other shop or local service such as a takeaway or hairdressers, and a social meeting place which is most commonly a public house. Some offer slightly more services and facilities than others but all provide some basic services to support the sustainability of their residents.

3.69 A large group of villages offer their communities a limited range of local services with some supporting uses such as a foodstore, a public house, a cafe/ restaurant/ takeaway, a place of worship and a playing field. Other villages have very limited provision with just a public house or a place of worship helping to meet some social needs of the local community. The less services and facilities the village has the less sustainable it tends to be and the less likely residents of other villages are to rely on them although some have particular benefits which may attract people in, for instance public houses with strong reputations for dining. Some villages no longer offer any services or facilities at all minimising their current sustainability due to the need to travel to access most services and facilities. However, technological advancements in service provision, the increase in remote working and increased availability of delivery services for many goods is reducing the need to travel for many and enhancing the sustainability of village life.

3.70 Hamlets are classified as clusters of less than 30 homes based on Council Tax records in summer 2023. None offer any commercial services with an active frontage (ie a shop or public house) to their residents although four retain a place of worship and four have some bus service. The district's hamlets are classified together with the countryside as they have equally limited levels of sustainability.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, developers
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Distribution of planning permissions across the district

How we will decide where a built up area boundary is

3.71 The fundamental purpose of defining the built up area boundaries is to help answer the question ‘does a specific parcel of land on the edge of a town or village relate more to the built form of that place in its use, form, character and connectivity or does it relate more to the surrounding countryside? Most places have

a combination of hard and soft edges forming the transition to the surrounding countryside. Trees, hedgerows and soft landscaping generally contribute to a more gentle transition between settled places and the adjoining countryside.

3.72 The distinction between towns, villages and areas of countryside is vital to the interpretation of the policies shaping unallocated growth in our market towns, service centres, local service villages, villages and our hamlets and countryside. A criteria based definition is promoted as, among other benefits, it avoids the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed. This is undesirable as it could damage the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements. The concept was first introduced in the Core Strategy 2009 as the 'built up area definition' and has been used consistently across Huntingdonshire since then to help decide the appropriate Local Plan policies to use to determine planning applications.

3.73 Three guiding principles have been used to help define where the built up area boundary of a settlement falls:

- A settlement does not need to be a single contiguous area; distinct areas of development may exist that are separated by stretches of countryside;
- A minimum of 30 homes is needed to merit determination of a built up area boundary; clusters smaller than this are deemed to comprise a hamlet or isolated or sporadic development within the countryside; and
- A built up area may extend across more than one parish; in such cases it will be considered as a single entity

The built up area of a settlement definition

A built up area of a settlement is considered to be a distinct group of buildings that includes 30 or more homes of fixed and permanent construction. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area of the settlement. A settlement may comprise more than one built up areas. Land which is allocated for development in this plan will be considered to form part of the built up area of the relevant settlement once the development scheme is under construction.

3.74 A few hamlets fall below this 30 dwelling threshold; however, these typically have a relatively dispersed settlement pattern comprising farms and one or more small groups of houses. No built up area boundary is recognised for these and they are considered to form an integral part of the countryside.

3.75 The built up area definition should be used to apply the 'Market towns', 'Service centres', 'Local service villages', 'Villages', and 'Hamlets and the countryside' policies.

3.76 The following table provides guidance on interpretation of frequently arising situations.

Principle	Implementation guidance
A built up area will include:	
Residential, community, retail and employment buildings which are predominantly surrounded by other buildings.	The majority of buildings within the settlement boundary will fall within this category. It is included for the sake of completeness as most attention is paid to determining where the edges of the settlement lie.

Principle	Implementation guidance
Buildings on the edge of settlements which relate closely to the economic or social function of the settlement but excluding sports and recreational facilities addressed below.	Industrial, commercial and community buildings such as garages, places of worship and village halls are an integral part of the social and economic success of a settlement and are considered as much part of the built-up area as residential properties. The buildings, and any associated hardstanding such as surfaced car parking, are part of the settlement.
Open space, sports and recreational facilities, allotments, caravan sites, churchyard and cemeteries which are predominantly surrounded by, and integral to, the built up area of the settlement and defined by strong boundary features.	Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the settlement and its character. These must have buildings on at least two sides and have a clear physical and visual relationship with the built form of the settlement rather than any adjoining countryside. Examples of strong boundary features include a mature tree belt or high hedgerow or substantial stone or brick wall.
Existing commitments and allocations for residential, community, retail and employment uses on sites which are physically/functionally related to the settlement.	Where development for residential, community, retail or employment use has commenced or has a valid planning permission the principle of development has been approved. The precise boundary around such sites is determined with regard to the detailed guidance within this table.
Well contained open land and paddocks which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions below.	Areas of undeveloped land exist in some locations which relate well to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is sufficiently influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements. The settlement will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.
A built up area will exclude:	
Open spaces and sports and recreational facilities, allotments, caravan sites, churchyards and cemeteries which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character.	Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built-up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides and not well contained by other strong boundary features.
Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.	To protect the character of a settlement, and maintain the integral relationship between the settlement and its countryside context, land which enables people to see and understand the visual connections between designated heritage assets and their countryside setting is excluded from the built form of the settlement to protect its role in providing a transition between the settlement and the countryside.

Principle	Implementation guidance
Isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form by land outside their own curtilage.	Properties which are physically and visually detached by land that does not form part of the curtilage of the property should be excluded to avoid areas of intervening countryside being included within the settlement boundary.
Farmyards and associated agricultural buildings which extend into the countryside and primarily relate to the countryside in their use, form, character or connectivity.	Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes and so should be considered as falling outside the settlement boundary. However, if the building(s) are long standing, traditionally built structures and well-related in terms of scale and positioning to eligible properties with a clear boundary providing separation from the wider countryside beyond it/they may be included within the settlement boundary where reuse under permitted development rights is likely to be acceptable in principle.
Areas of agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.	These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built form of the settlement with its rural context. Large curtilages (typically in excess of 2 ha) with grounds stretching away from the rest of the built form of the settlement are excluded to prevent sub-division of the plot for new development. The settlement will exclude those parts with a more natural, rural character.

Market towns

3.77 The purpose of this policy is to set out the Council's approach to development proposals on sites in addition to those allocated in this plan where they are within or adjacent to the designated Market Towns. These are the highest level in the settlement hierarchy reflecting their long established roles as focal service points for the local community and they are now considered to be the most sustainable places in Huntingdonshire due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan in each of the Market Towns. Further sustainable development in and adjoining the Market Towns can contribute to the social and economic sustainability of these settlements and support surrounding settlements and the local economy.

Policy LP 6

Market Towns

Each Market Town to which this policy applies is identified in policy LP5 'Settlement Hierarchy'

Development proposals within the built up area

A proposal for the following types of development on a site which is additional to those allocated in this plan will be supported where it is located within the built up area of a Market Town where it fulfils the following requirements and is in accordance with other policies:

Residential Development

A proposal for residential development within class C3, a residential institution within class C2 or a house in multiple occupation within class C4 will be supported where it is of a scale and form that does not have a detrimental impact on the character of the immediate locality.

Commercial, Business and Service Development

A proposal for a hotel or guest house within class C1 will be supported within the defined Town Centre of a Market Town or within 800m walking distance of a railway station or bus interchange to maximise accessibility by sustainable travel options.

A proposal for a commercial, business or service use within class E will be supported within the defined Town Centre of a Market Town or within any defined Local Centre of a Market Town. A proposal for these uses outside of a defined Town Centre involving more than 600m^2 of net internal floorspace may also be supported in an appropriate location elsewhere within the settlement boundary of a Market Town subject to application of the sequential approach as set out in national policy and provision of a proportionate and locally appropriate impact assessment to demonstrate that it will not have a significant adverse impact.

A proposal for a commercial, business or service use within class E(d), (e), or (f) will be supported within the settlement boundary of a Market Town subject to demonstrating that it will not have a significant adverse impact on the locality.

A proposal for a commercial, business or service use within class E(g) will be supported within a defined Town Centre of a Market Town or within an Established Employment Area or on land well-related and capable of being integrated into an Established Employment Area within a Market Town.

Local Community and Learning and Non-residential Institutional Development

A proposal for local community use within class F2 and learning and non-residential institutional uses within class F1(a), (e) and (f) will be supported within the settlement boundary of a Market Town where it is of an appropriate scale to serve the local community.

A proposal for learning and non-residential use institutional within class F1(b), (c), (d) or (g) will be supported within the defined Town Centre of a Market Town to maximise accessibility by sustainable and active travel options.

Mixed Use Development

A proposal which includes a mix of the uses identified in this policy will be supported where each use accords with the applicable requirements detailed above.

Development proposals well-related land outside the built up area

A proposal for development of a learning or non-residential institutional use class F1, F2(b), (c) and (d) may be supported on land well-related to the settlement but situated outside the built up area where it accords with the specific opportunities allowed for through other policies of this plan.

3.78 The 'Settlement Hierarchy' recognises that the range of services and facilities available in the district's Market Towns meet many residents' needs and help support the sustainability of other parts of Huntingdonshire. Market Towns play the primary role in meeting the development needs of the district through a series of allocations for development in St Neots, Huntingdon, St Ives and Ramsey and Bury.

3.79 This policy provides guidance on the locations, scale and nature of planning applications for the wide range of non-allocated potential development. Beyond the growth of sites allocated in this Local Plan, appropriate development may be supported on sites within the settlement boundary of a Market Town where it can be successfully integrated into the immediate locality. This could include redevelopment

opportunities, intensification of existing uses and development of underused parcels of land. Further development is encouraged within the built up area of each Market Town where there are suitable redevelopment opportunities or vacant plots to maximise the potential for development in locations where people may be able to access services, facilities and employment locally and so reduce the need to travel.

3.80 In addition to allocated sites, residential proposals of any scale may be acceptable within the existing built up area of a Market Town where it can be successfully integrated into the immediate locality. Residential developments should provide diverse types, sizes and tenures of properties to help meet the needs of all sectors of the community.

3.81 Proposals for commercial, business and service uses are encouraged within Market Towns to support their roles as thriving centres within the district. Investment is encouraged that will help to strengthen and diversify the local economy.

3.82 Town Centres are defined on the Policies Map and are expected to form the focus for developments that attract large numbers of visitors such as retail shops, commercial leisure premises, places to eat and drink and professional services. Local Centres within Market Towns can also offer similar services targeted at the more localised markets of their surrounding neighbourhoods. To reinforce the distinctive role of Town Centres, retail development proposals of any scale will be supported within a defined Town Centre. Outside any defined Town Centre an upper threshold of 600m^2 of net retail floorspace is set based on analysis of local retail unit sizes. This means that any scheme proposing more than 600m^2 net retail floorspace will be required to conduct a retail impact assessment which is proportionate to the scale of development proposed to ensure the proposed scheme would not detrimentally impact on established Town Centre retail businesses.

3.83 A proposal for office development is encouraged to focus within a defined Town Centre as they provide accessible locations for people travelling in to work or visit, or within Established Employment Areas where a cluster of similar uses can promote local economic networks.

3.84 Non-residential institutions and local community uses may be dispersed throughout a Market Town reflecting their greater overall level of sustainability and the role of such uses in meeting the needs of local neighbourhoods within a Market Town. Locations which facilitate good access by active travel modes will be encouraged to reduce the need to travel.

3.85 In addition, proposals for learning and non-residential uses within class F1 or local community uses within class F2(b), (c) may be supported on land outside the built up area that is well-related to the existing settlement in recognition of the extensive nature of some such uses. Any location should be, or be capable of being, safely accessed by active travel modes.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanisms	Through decision-making on planning permissions, Neighbourhood Plans, masterplans, Supplementary planning documents and design codes
Timescale	Throughout the plan period

Monitoring indicators	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type

Service centres

3.86 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within or adjacent to the designated Service Centres. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan. Further sustainable development at Service Centres can contribute to the social and economic sustainability of these settlements and support surrounding settlements and the local economy.

Policy LP 7

Service Centres

Service Centres

Each Service Centre to which this policy applies is identified in policy LP5 'Settlement Hierarchy'

Development proposals within the built up area

A proposal for the following types of development on a site which is additional to those allocated in this plan will be supported where it is located within the built up area of a Service Centre where it fulfils the following requirements and is in accordance with other policies:

Residential Development

A proposal for residential development within class C3, or a residential institution within class C2 or a house in multiple occupation within class C4 will be supported where it is of a scale and form that does not have a detrimental impact on the character of the immediate locality.

Commercial, Business and Service Development

A proposal for a hotel or guest house within class C1 may be supported within a defined local centre of a Service Centre.

A proposal for a commercial, business or service use within class E(a), (b), (c), (d) or (g) will be supported within a defined local centre of a Service Centre where the scale of the proposed use is proportionate to the locality. A proposal for a use in class E(a) involving more than 600m2 of net internal floorspace will only be supported subject to application of the sequential approach as set out in national policy and provision of a proportionate and locally appropriate impact assessment to demonstrate that it will not have a significant adverse impact on nearby the defined town centre of any nearby Market Town.

A proposal for a commercial, business or service use within class E(e) or (f) will be supported within the settlement boundary of a Service Centre subject to demonstrating that it will not have a significant adverse impact on the locality.

A proposal for a commercial, business or service use within class E(g) will also be supported within an established employment area.

Local Community and Learning and Non-residential Institutional Development

A proposal for learning and non-residential institutional use within class F1 or local community use within class F2 will be supported within the settlement boundary of a Service Centre where it is of a scale to serve the local community.

Mixed Use Development

A proposal which includes a mix of the uses identified in this policy will be supported where each use accords with the applicable requirements detailed above.

Development proposals well-related land outside the built up area

A proposal for a learning or non-residential institutional use in class F1, F2(b), (c) or (d) may be supported on well-related land outside the built up area where it is of a scale to serve the local community and does not give rise to significantly detrimental impacts on the adjoining countryside.

A proposal for a rural exceptions housing scheme of no more than 50 new homes may be supported on well-related land outside the built up area where it is in accordance with policy LP47 'Promoting rural exceptions housing' .

A proposal for other development on land well-related to the settlement but situated outside the built up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

3.87 The 'Settlement Hierarchy' recognises the range of services and facilities available in Service Centres that meet many of the day to day needs of residents and help support the sustainability of other nearby settlements. Service Centres have a role in meeting the development needs of the district through a series of allocations for development at these settlements reflecting their relative sustainability. The strategy also sets out a role for further sustainable development at Service Centres in contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the place concerned.

3.88 Beyond the planned for growth of sites allocated in this Local Plan, development will be usually supported on sites within the relevant built up area. This may include redevelopment opportunities, intensification of existing uses and development of underused parcels of land. In addition, development for schemes which are of direct benefit to the local community may be supported on peripheral land which relates better to the existing settlement than the surrounding countryside based on interpretation of the guidance set out in 'How we will decide where a built up area boundary is'. Potentially acceptable proposals will be limited to those in accordance with policies 'Shaping new businesses in the countryside', 'Helping tourism and recreation in the countryside' , 'Promoting rural exceptions housing', 'Promoting green and blue infrastructure', 'Supporting carbon capture through nature', 'Supporting renewable energy schemes'. This is to support the sustainability of the Service Centres and allow for ongoing organic growth of settlements to maintain local demand for services and facilities in the longer term as the average number of residents in each household is expected to continue to gradually decline. In service centres these are limited to small and medium scale schemes of up to 50 new homes to promote effective integration with the existing community.

3.89 In addition, proposals for learning and non-residential uses within class F1 or local community uses within class F2 (b), (c), or (d) may be supported on land outside the built up area that is well-related to the existing settlement in recognition of the extensive nature of some such uses. Any location should be, or be capable of being, safely accessed by active travel modes.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanisms	Through decision-making on planning permissions, Neighbourhood Plans, masterplans, Supplementary planning documents and design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type

Local service villages

3.90 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the designated Local Service Villages. These are the next level in the settlement hierarchy after the Service Centres and each is considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they offer. This is reflected in the allocation of sites for development in this plan in some of these villages. Further sustainable development at Local Service Villages can contribute to their social and economic sustainability and support nearby villages and hamlets as well as the local economy.

Policy LP 8

Local Service Villages

Each Local Service Village to which this policy applies is identified in policy LP5 'Settlement Hierarchy'

Development proposals within the built up area

A proposal for residential development within class C3 or a residential institution within class C2 on a site which is additional to those allocated in this plan, will be supported where it is located within the built up area of a Local Service Village and is of a scale and form that does not have a detrimental impact on the character of the immediate locality.

A proposal for a commercial, business or service use within class E or class F will be supported within the built up area of a Local Service Village where the scale of the proposed use is proportionate to the locality and is of a scale and form that does not have a detrimental impact on the character of the immediate locality.

Development proposals well-related land outside the built up area

A proposal on land well-related to the settlement but situated outside the built up area may be supported where:

a. the development proposal is for a local community use in class F2(b), (c) or (d) and does not give rise to significantly detrimental impacts on the adjoining countryside
b. the development proposal is for a rural exceptions housing scheme of no more than 30 new homes on no more than 1 hectare of land in accordance with 'Promoting rural exceptions housing' .
c. the development proposal is for other uses which accord with the specific opportunities allowed for through policies in the plan.

3.91 The 'Settlement Hierarchy' recognises that Local Service Villages offer a limited but valuable the range of services and facilities that help to meet some of the day to day needs of residents and can help provide local services and facilities for residents of nearby villages and hamlets. Local Service Villages have a role in meeting the development needs of the district through allocations for development at some of these settlements reflecting their relative sustainability. The strategy also sets out a lesser role for further sustainable development than at Service Centres focused primarily on supporting local needs and small scale organic growth. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the place concerned.

3.92 Beyond the planned for growth of sites allocated in this Local Plan, development will be supported on sites within the relevant settlement boundary where they are of an appropriate scale and form to meet local needs provided the scheme can be appropriately integrated into the locality. This may include redevelopment opportunities, intensification of existing uses and development of underused parcels of land. In addition, development for schemes which are of direct benefit to the local community may be supported on peripheral land which relates better to the existing settlement than the surrounding countryside based on interpretation of the guidance set out in 'How we will decide where a built up area boundary is'. Potentially acceptable proposals will be limited to those in accordance with policies 'Expansion and diversification of rural businesses', 'Helping tourism and recreation in the countryside', 'Promoting rural exceptions housing', 'Promoting green and blue infrastructure', 'Supporting carbon capture through nature', 'Supporting renewable energy schemes'. This is to allow for ongoing organic growth of settlements to maintain local demand for services and facilities in the longer term as the average number of residents in each household is expected to continue to gradually decline. To promote provision of additional affordable housing to meet the needs of local residents schemes for rural exceptions homes may be permitted where they meet the more detailed requirements in policy LP46 'Promoting rural exceptions housing' . In local service villages these are limited to schemes of no more than 30 new homes to promote effective integration with the existing community.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanisms	Through decision-making on planning permissions, Neighbourhood Plans, masterplans, Supplementary planning documents and design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type

Villages

3.93 The purpose of this policy is to set out the Council's approach for development proposals on unallocated sites in or adjacent to the designated Villages. These are the largest group in the settlement hierarchy with some offering a small amount of services and facilities primarily targeted at local residents but some having very limited or no local services and facilities. Their sustainability is variable with the influence of proximity to larger villages and towns significantly impacting on their overall sustainability as places to live, work and visit.

Policy LP 9

Villages

Each village to which this policy applies is identified in policy LP5 'Settlement Hierarchy'

Development proposals within the built up area

A proposal for development on a site which is located within the built up area of a Village will be supported where the amount and location of development proposed is sustainable in relation to the:

a. level of services and facilities within the village
b. availability of opportunities for users of the proposed development to access day to day services and facilities by active travel or public transport
c. impact on the character of the immediate locality and the village as a whole

Development proposals well-related land outside the built up area

A proposal on land well-related to the settlement but situated outside the built up area may be supported where:

d. the development proposal is of a minor scale and accords with the specific opportunities allowed for through policies in the plan
e. the development proposal is for a rural exceptions housing scheme of no more homes than the equivalent of a 5% growth in the number of homes in the parish in which the village is situated in accordance with policy LP47 'Promoting rural exceptions housing'

3.94 The 'Settlement Hierarchy'recognises that Local Services Villages offer a limited but valuable the range of services and facilities that help to meet some of the day to day needs of residents and can help provide local services and facilities for residents of nearby villages and hamlets. Local Services Villages have a role in meeting the development needs of the district through allocations for development at some of these settlements reflecting their relative sustainability. The strategy also sets out a lesser role for further sustainable development than at Service Centres focused primarily on supporting local needs and small scale organic growth. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the place concerned.

3.95 Beyond the planned for growth of sites allocated in this Local Plan, development will be supported on sites within the relevant built up area of the village. This may include redevelopment opportunities, intensification of existing uses and development of underused parcels of land. In addition, development for minor scale schemes may be supported on peripheral land which relates better to the existing settlement than the surrounding countryside based on interpretation of the guidance set out in 'How we will decide where a built up area boundary is' Potentially acceptable proposals will be limited to those in accordance with policies policies 'Expansion and diversification of rural businesses', 'Helping tourism and recreation in the countryside' , 'Promoting rural exceptions housing','Promoting green and blue infrastructure', 'Supporting carbon capture through nature', 'Supporting renewable energy schemes'. This is to allow for ongoing organic growth of villages to maintain local demand for services and facilities in the longer term as the average number of residents in each household is expected to continue to gradually decline.

3.96 To promote provision of additional affordable housing to meet the needs of local residents schemes for this may be permitted where they do not exceed the equivalent of a 5% growth of the number of homes in the parish at the time a planning application is submitted. The size thresholds set for the size of any rural exception scheme is to ensure that they are of an appropriate scale to comprise a sustainable addition to the village.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanisms	Through decision-making on planning permissions, Neighbourhood Plans, masterplans, Supplementary planning documents and design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type

Hamlets and the countryside

3.97 The purpose of this policy is to set out the Council's approach for development proposals on unallocated sites within hamlets and the countryside. Such areas generally offer no local services and so have relatively low sustainability making them inappropriate for most forms of development.

Policy LP 10

Hamlets and the Countryside

A proposal may be supported for development in a hamlet or the countryside which:

a. is demonstrably essential to the effective operation of agriculture, horticulture, horsiculture, forestry, transport or utility services, the delivery of infrastructure, renewable energy generation, or minerals or waste development in accordance with the adopted Minerals and Waste Local Plan
b. is for replacement of an existing lawful permanent dwelling that has not been abandoned
c. is for a home for a rural worker who is or will be mainly employed at an economically viable agricultural or other land or water based rural business of which it is demonstrated that the proper functioning is physically dependent on a person being on site
d. is for a property of exceptional design quality in accordance with the NPPF specification
e. would facilitate the optimal viable use of a heritage asset or provide enabling development to do so
f. is for ancillary development to an existing property incidental to its enjoyment for sui generis uses including, but not limited to:

    i. ancillary stables, tractor sheds and outbuildings
    ii. garden extensions and paddocks

Any such proposal for built development must demonstrate how it will:

g. avoid grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of the economic and other benefits of the agricultural land
h. minimise the use of other best and most versatile agricultural land (grade 2 to 3a) and will use the least agriculturally valuable land where possible

Other unallocated development within hamlets and the countryside will be restricted to the limited and specific opportunities provided for in other policies of this plan.

3.98 Over 90% of Huntingdonshire is countryside. Some 15% of the district's agricultural land is classified as grade 1 and most falls within the best and most versatile agricultural land classification. Hamlets and the countryside are home to numerous businesses many of which are dependent on their rural setting to operate effectively. Farming and food production are a vital part of the rural economy the protection of which is essential to contribute to national food security.

3.99 It is important to manage development in the countryside, but it is also recognised that some new development will help to support the rural economy and sustain rural communities including supporting the provision of essential development required by utility companies to fulfil their statutory obligations. A balance needs to be struck between supporting a thriving rural economy, providing opportunities for local residents, protecting the character of the countryside setting of our towns and villages and protecting the character and biodiversity value of the countryside.

3.100 This policy seeks to support a limited range of business and development projects that require a rural location for their effective operation. The continued operation of agricultural and other land based businesses is supported as well as their diversification into other economic uses that provide supplementary employment and income generating opportunities.

3.101 A limited range of ancillary development and changes of use of land within hamlets or immediately surrounding our towns and villages may be supported where this is incidental to the main use and enjoyment of the property and of an appropriate scale to remain an ancillary use to the main purpose of the property. Where this involves use of land for keeping horses or other non-agricultural animals these should only be of a scale which the available land is capable of supporting the proposed animals in conditions that at least meet established welfare practices such as those set out in the British Horse Society's Code of Practice for the Welfare of Horses, Ponies Donkeys and their Hybrids or relevant equivalent. The layout of any such use should contribute to an attractive transition between the built form of the settlement and the wider surrounding countryside.

3.102 In accordance with NPPF paragraph 84 a property of exceptional design quality may also be supported where it is truly outstanding reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

3.103 Our hamlets and countryside also contain heritage assets that do not have a viable use. Support may be given to a carefully designed, well located, sensitive proposal which helps to secure a long-term future for such a property or site.

3.104 Best and most versatile agricultural land is land in grades 1, 2 and 3a of the agricultural land classification as set out in the NPPF. Once best and most versatile agricultural land is used for built development, it is difficult to mitigate for its loss. Where proposals involve the loss of best and most versatile agricultural land to development, detailed field assessments in accordance with technical advice or information from Natural England may be required to demonstrate that land of the lowest agricultural land available is proposed for be built on.

3.105 A limited range of other opportunities may be supported where they are located and designed appropriately to minimise adverse impacts or even benefit the countryside. The policies in this Local Plan which support this aim are:

- 'Promoting green and blue infrastructure'
- 'Supporting renewable energy schemes'
- 'Supporting carbon capture through nature'
- 'Expansion and diversification of rural businesses'
- 'Helping tourism and recreation in the countryside'
- 'Promoting rural exceptions housing'
- 'Supporting water related development'
- 'Supporting sites for Gypsies, Travellers and Travelling Showpeople'

3.106 Any development proposal within a hamlet or the countryside should seek to minimise its potential impact on the countryside and respect its intrinsic character through high quality design and careful location. A proposal should not adversely affect the character and tranquillity of the countryside and should ensure that it will not give rise to impacts that would reduce opportunities for others to use and enjoy the countryside, including for wildlife. In particular, a proposal should not create artificial light in an area with a potentially high impact on wildlife or intrinsically dark landscapes such as the Great Fen. Guidance on the characteristics of Huntingdonshire's countryside can be found in Huntingdonshire Landscape and Townscape SPD 2022.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, developers
Delivery mechanisms	Through determination of planning applications and Neighbourhood Plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted on unallocated sites on grade 1 and 2 agricultural land

Placemaking for larger scale developments

3.107 Creating a sense of place helps to integrate new development with adjoining development and is especially important for larger development proposals such as large extensions to villages and towns, new community proposals and larger scale employment developments.

3.108 The purpose of this policy is to set out the placemaking process for development proposals of 50 or more homes, 2,500m2 of floorspace (for all other uses) or where the number of residential units or floorspace is not given, on a site area of 2 hectares or more. The purpose of this policy is to set out the mechanisms for achieving placemaking in larger development proposals where new communities are being created. This policy will also be required to apply policies 'Design context and character' and 'Creating high quality places and spaces'.

Policy LP 11

Placemaking for larger scale developments

A development proposal should demonstrate through the design and access statement how the scheme will successfully contribute to creating an attractive and functional place.

Large scale developments

A proposal for large scale development (defined in the "Glossary"), will be expected to be supported by a masterplanning process proportionate to the scale and complexity of the site and development proposed. The masterplanning process should include identification of options and objective reasoning for arriving at the selected approach. Outputs from the process should include a strategy for how good design is to be achieved, including the general layout, mix and scale of all uses proposed as part of the development and the design principles that will need to be applied. The key design principles arising from the master planning process should be clearly expressed through a parameter plan, which will guide future detailed design and subsequent planning applications.

Large scale major developments

A proposal for large scale major development (defined in the "Glossary") will be required to provide a proportionate:

a. masterplan
b. design code - this will also be required where it is known from the outset that the site will be developed in more than one phase or by more than one developer, and
c. parameter plan setting out the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement (including corridors for active and sustainable travel) and other key structuring and placemaking components

An applicant should be prepared to engage positively with independent design review at an early stage if requested to do so by the Council. Applicants will be expected to implement recommendations from the process.

3.109 Placemaking and creating a sense of place within new developments is an important part of sustainable planning. It creates places that are well thought out, integrated with surrounding areas and creates places that people are proud to live and work in as well as visit. This supports the fundamental principles of the Huntingdonshire Future's Place Strategy and the visions and objectives of this Local Plan. Placemaking applies to all scales of development but is particularly important for medium and largescale developments due to their scale. Design and Access Statements, masterplans, parameter plans and design codes are key ways in which placemaking principles can be set out.

3.110 A masterplan is a strategy for development in a defined area. Master planning includes both the process by which organisations undertake analysis and prepare strategies, and the proposals forming the outputs from that process, which set out proposals for buildings, spaces, movement strategy and land use. The nature of the master planning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. Consultation may be beneficial to inform the master planning process.

3.111 The objectives of a master plan are to:

- understand the site constraints and opportunities
- set out a clear vision and development objectives
- encourage the creation of high-quality placemaking such that spaces, buildings and travel routes combine to provide attractive inclusive environments
- ensure safe and suitable access is provided to the development by a range of travel modes
- set out a clear delivery plan of the anticipated phasing of development, timescales, delivery approach, funding and key stakeholders and delivery partners expected to be involved

3.112 A parameter plan will also be required to set out the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key placemaking components. Parameter plans should be used in a way that does not inhibit the evolution of detailed proposals, this can be achieved by setting maximum building heights which allow flexibility at the detailed design phase. The incorporation of the principles from Sports England's Active Design Guide is encouraged when designing active and sustainable travel routes.

3.113 In addition to the above, the masterplanning for all large scale major development proposals should be supported by a proportionate masterplan which will be produced by the landowners/promoters of the site in partnership with the Council and relevant stakeholders. Engagement with the local community should be undertaken, including relevant Town and Parish Councils, infrastructure providers and statutory consultees. This should include early engagement to inform option development, and public consultation on the draft masterplan before it is finalised for submission as part of a planning application. For particularly large developments such as strategic urban extensions or new communities, the principles of Garden Cities or 15 or 20 minute neighbourhoods could also be applied.

3.114 A proportionate design code should form an integrated part of the masterplanning process for large scale major developments. The use of design codes will be applied where a site will be developed in more than one phase or by more than one developer.. While the masterplanning process establishes the vision and design principles for the development, the design code should supplement this providing illustrated design requirements that set specific, detailed parameters for the physical development of a site or area accompanied by written explanation. The NPPG contains useful advice and guidance on design codes.

3.115 The Council offers a pre-application advice service, this service is particularly important for refining larger development proposals before a planning application is made supporting a collaborative approach between the applicant and Council. This can assist with establishing the key issues likely to influence the decision making process for a particular development proposal. Detailed design aspects can also be considered and revisions suggested that may be necessary to make a scheme acceptable. The process can also provide an indication of the likelihood of support being forthcoming if the proposal is brought forward as a planning application.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Landowners, Parish Councils, developers
Delivery mechanisms	Through the determination of planning applications, SPDs, Master Plans, Design Guides and Codes, Neighbourhood Plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning applications granted for large scale development supported by a masterplan and parameter plan • Number of planning applications for large scale major development supported by a masterplan and parameter plan

Chapter 4:

How we will enable sustainable growth

How infrastructure will be provided

4.1 Provision of appropriate infrastructure to support new development is of key importance to our communities to ensure quality of life is not adversely impacted by new growth. Infrastructure is delivered by a diverse range of partners and collaboration to ensure timely delivery of new or improved infrastructure is crucial to provision of sustainable development.

Policy LP 12

How will infrastructure be provided

A development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact. This must be delivered alongside it at the appropriate time to ensure new growth does not result in a short-term adverse impact on the existing community while waiting for new infrastructure and facilities to be provided. Existing infrastructure and facilities may also need to be retained or enhanced depending on the scale of the development proposal.

A development proposal will need to demonstrate how it will:

a. Assess the infrastructure requirements arising from their development and reflect any infrastructure requirements identified through the Infrastructure Delivery Study
b. Coordinate with relevant service providers and local authorities to ensure efficient and effective infrastructure delivery which ensures that adequate capacity can be provided to service future phases/parcels without the need for retrofitting
c. Ensure the timely and phased delivery of infrastructure to serve development, especially where new development is dependent on this infrastructure
d. Deliver the necessary on-site infrastructure requirements and where appropriate off-site infrastructure requirements directly and/or provide a financial contribution which will be secured through a legal agreement prior to, or in conjunction with delivery of the new development.
e. Protect and enhance services and facilities including bus corridors, telecommunications equipment, electricity power lines, high pressure gas mains, educational facilities, health facilities, flood protection measures, water treatment infrastructure, wastewater treatment works and waste collection and management services
f. Ensure the design and siting of new infrastructure respects the character and appearance of the local area
g. Provide a suitable mechanism to ensure the appropriate and sustainable long-term governance, stewardship, maintenance and management of infrastructure including blue and green infrastructure, integrated water management infrastructure, the public realm, and community facilities, for example through a financial contribution and supporting statement or a management plan.

4.2 The NPPF identifies that all plans should align growth and infrastructure, and strategic policies should make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and community facilities (such as health, education and cultural infrastructure).

4.3 While desirable, it is not always practicable to deliver all the planned infrastructure upfront before development starts. However, it is important that the infrastructure and facilities needed to support new development is delivered at the appropriate time alongside development to mitigate its direct and cumulative impacts. This is to ensure that new growth minimises any potential for adverse impacts on the existing community and support Huntingdonshire in providing effective, engaged communities where people's needs are met and the infrastructure necessary to improve quality of life is available.

4.4 This strategy aims to ensure that development is permitted only where either there is sufficient capacity in the existing local infrastructure to meet the demands arising from that development, or any necessary new or improved facilities will be provided at the time they are needed. By requiring developers to contribute to infrastructure needs the policy ensures that the cost of supporting growth does not fall disproportionately on existing communities.

4.5 The Council will work with infrastructure providers, statutory consultees and organisations, the Cambridgeshire and Peterborough Combined Authority (CPCA), Cambridgeshire County Council (CCC) and other local authorities to take account of the impacts on infrastructure demands of cumulative and residual growth. It will seek to safeguard, protect and ensure provision, resilience and enhancement of infrastructure and services to meet the current and planned future needs of residents, businesses and communities in Huntingdonshire are delivered in a timely manner.

4.6 The delivery or the capacity of essential infrastructure must be confirmed by the provider or acceptable mitigation provided. Where this is not possible, development may be phased by condition of a planning permission or by prior agreement with the developer to ensure the delivery of infrastructure at the appropriate time. On large strategic developments that are being delivered in phases provision and enhancement of infrastructure and the phasing of its delivery must be addressed in the masterplan. This requirement also applies to future phases of a development where reserved matters planning applications is required.

4.7 Where the proposal forms a sub-division of a larger developable area, such as an identified large scale major development, to prevent avoidance of contributions any requirement will be calculated on the complete developable area. It is advisable for each large scale major development to come forward in its entirety at outline application stage in order for the scheme as a whole to be considered. Outline applications will need to agree phases of development in order for each phase to be considered and enable CIL and infrastructure contributions to be levied per agreed phase.

4.8 A draft Infrastructure Delivery Study (IDS) has been prepared to support this local plan. This identifies anticipated infrastructure needs and priorities and recognises potential funding shortfalls. The IDS has informed preparation of this plan and aims to ensure that the investment plans and delivery strategies of infrastructure providers are developed to align with the local plan to ensure the timely delivery of infrastructure.

4.9 Large strategic sites should prepare infrastructure delivery plans to support the delivery of the site. These plans should set out the infrastructure to be provided along with details about the funding, phasing and management of the proposed infrastructure.

4.10 Infrastructure is usually delivered as part of a development scheme through a condition on the planning permission, through a S106 legal agreement issued with the planning permission and/or CIL. This should also take into account the need for ongoing management of supporting infrastructure. Services must be built to regulatory standards and details of appropriate mechanisms for in perpetuity management and maintenance, with adoption by a regulatory body being the preference, will be subject to the agreement of the local planning authority.

4.11 The location and design of new infrastructure should seek to ensure that it can be delivered, managed and operated in the most efficient and cost-effective manner possible whilst fully meeting the needs of the community it is intended to serve. To encourage the most effective use of existing and new infrastructure, co-location and multi-functional use of land and buildings, for services and facilities, will be supported.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, developers, statutory undertakers, CPCA, Cambridgeshire County Council, town and parish councils, landowners, infrastructure and service providers

Delivery mechanisms	Through decision-making on planning permissions, masterplans, phasing plans, IDS, Neighbourhood Plans, CIL, S106
Timescale	Throughout the plan period
Monitoring indicators	• Annual CIL receipts/ expenditure monitoring • S106 monitoring • Completion of A428 upgrade • Commencement/ completion of A141 upgrade • Provision of additional capacity at water recycling centres as identified in the IDS

Securing infrastructure provision

4.12 New development needs to be supported by infrastructure provision to ensure it can be delivered effectively and that the resultant places offer a good quality of life. Infrastructure provision is funded from a variety of sources, with some being delivered directly by individual site developers and other elements being delivered by funding from more than one source. This policy sets out how infrastructure will be funded to mitigate the impacts of new growth by providing adequate infrastructure and securing other services to meet economic, social and environmental needs.

4.13 Infrastructure costs and need are set out in the Infrastructure Delivery Study and tested through the Whole Plan Viability Assessment. 'Appendix 3: Developer Contributions' provides further detail on the application of developer contributions which should be used alongside this policy.

Policy LP 13

Securing infrastructure provision

Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) or any successor local infrastructure tax(es), as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (2012) or successor documents.

Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a development proposal acceptable in planning terms. Contributions that may be required include the following:

a. Affordable housing
b. Recreation (including leisure and sports facilities)
c. Green infrastructure and biodiversity enhancement/ mitigation
d. Transport
e. Community facilities including public meeting halls and places of worship
f. Education, health and social care and community safety
g. Utilities infrastructure and energy
h. Emergency and essential services
i. Environmental improvements
j. Biodiversity net gain
k. Drainage and flood prevention and protection

l. Waste recycling facilities and
m. Public art, heritage and archaeology.

Such contributions will be calculated as set out in 'Appendix 3: Developer Contributions' with associated annual updated costs published online and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on- or off-site as set out in 'Appendix 3: Developer Contributions'. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Subdivision of sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.

The delivery of development may need to be phased, and review mechanisms used, to ensure necessary infrastructure is provided to meet needs.

4.14 Delivering infrastructure alongside housing and economic development is crucial for sustainable communities. This includes essential services like transport and travel, flood risk management, utilities, and telecommunications as well as social and community infrastructure such as education, recreation, public halls, open spaces, play areas and habitat mitigation. Adequate infrastructure and other provision to meet economic, social and environmental needs is essential to mitigate the impact of development and enable growing communities to be as sustainable as possible.

4.15 Infrastructure funding can come from a variety of sources, with larger projects often requiring multiple sources of investment. Sources include:

- Direct provision by developers where new developments must address their direct impacts by providing or funding necessary infrastructure
- Planning obligations (Section 106 Agreements) which are legal agreements where developers contribute to infrastructure
- Community Infrastructure Levy (CIL) which is a charge on new developments collected for future infrastructure projects introduced in Huntingdonshire in 2012
- Government grants or loans may be obtained to help fund major infrastructure projects
- Statutory providers who have their own funding streams for investment in specific projects such as utilities provision and flood protection

4.16 The CIL is the main source of funding available through development management decisions for the majority of sites. However, the provision of affordable housing lies outside the remit of CIL and will continue to be secured predominantly through planning obligations often known as S106 agreements. The CIL charging schedule sets out the charge per square metre that applies to each category of development where new floorspace is being created. The charging schedule will be monitored to ensure it remains up to date and will be revised as necessary. The CIL will generate funding to help deliver a range of districtwide and local infrastructure projects including those provided by other bodies. A list of infrastructure that could benefit from CIL funding is set out in the Council's Regulation 123 CIL list.

4.17 The Localism Act (2011) requires CIL charging authorities to allocate a ‘meaningful proportion’ of receipts back to the neighbourhood in which they are raised for the town or parish council to spend on locally agreed and prioritised infrastructure. Regulations for distributing this 'meaningful proportion' set out

different arrangements depending on whether a neighbourhood development plan is in place. The Council will work with town and parish councils to try to ensure that essential infrastructure is delivered in a timely fashion. Town or Parish Councils, amongst other infrastructure partners, have the opportunity to submit a request for CIL funding from the 'Strategic Portion' of the CIL funds and can consider complementing this through the use their 'meaningful proportion' to part fund infrastructure to mitigate/enable local growth.

4.18 Planning obligations will be used for contributions towards local infrastructure requirements of a development site, such as site-specific local provision of open space, connection to utility services, habitat protection, access roads and archaeological investigations. Contributions may be required for off-site services such as household recycling centres. For large scale major developments, defined in the 'Glossary', additional obligations may be negotiated, for instance on-site provision of a primary school. Guidance is set out in 'Appendix 3: Developer Contributions' . The principle is that an eligible development must pay towards CIL as well as any site-specific requirement to be secured through a planning obligation.

4.19 To avoid contributions to infrastructure being unduly burdensome to development, the Council will be flexible regarding timing and delivery of infrastructure and take site-specific considerations including viability into account. Review mechanisms may also be used. Potential additional funding streams should also be taken into account. Provision may be phased according to trigger points agreed with the developer. However, the Council will seek to ensure that adequate provision is in place before development is occupied or comes into use. If circumstances indicate that more specific guidance on viability is appropriate the Council may produce a supplementary planning document on viability.

4.20 Subdivision of sites to avoid liability for contributions will not be accepted. Where the proposal forms a sub-division of a larger developable area, such as an identified large scale major development, to prevent avoidance of contributions any requirement will be calculated on the complete developable area. It is advisable for each large scale major development to come forward in its entirety at outline application stage in order for the scheme as a whole to be considered. Outline applications will need to agree phases of development in order for each phase to be considered and enable CIL and infrastructure contributions to be levied per agreed phase. For example the requirement to provide affordable housing, as set out in 'Affordable Housing Provision' will apply to incremental developments on sites which would result in the development above the applicable threshold, usually 10 or more homes. If large sites are divided up into smaller sites and proposals submitted for 9 dwellings or less on each site on a piecemeal basis in an attempt to avoid the policy requirement, affordable housing provision will be sought on a proportional basis.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, developers, statutory undertakers, CPCA, Cambridgeshire County Council, town and parish councils, landowners, infrastructure and service providers
Delivery mechanisms	Through decision-making on planning permissions, masterplans, phasing plans, IDS, Neighbourhood Plans, CIL, S106
Timescale	Throughout the plan period
Monitoring indicators	• Annual CIL receipts/ expenditure monitoring • S106 monitoring • Completion of A428 upgrade • Commencement/ completion of A141 upgrade • Provision of additional capacity at water recycling centres as identified in the Infrastructure Delivery Study

Supporting and enabling strategic infrastructure

4.21 Major infrastructure investment will play a critical role in supporting Huntingdonshire's growth, resilience and economic prosperity. The district lies within an area of significant infrastructure change. Planned investment improving in road and rail infrastructure will support improved east–west connectivity, increasing access to jobs and services, and supporting the district's role within the wider Cambridge–Oxford corridor. Planned investment in water infrastructure, including the Fens reservoir in Fenland, will support provision of improved water supply to facilitate new development.

4.22 This policy seeks to ensure that development and infrastructure are planned in a coordinated way, recognising infrastructure as an enabler of sustainable growth rather than a constraint. It reflects national policy expectations that Local Plans should plan positively for infrastructure delivery and safeguard land required for strategic schemes.

Policy LP 14

Supporting and Enabling Strategic Infrastructure

The Council will support the delivery of strategic infrastructure that will contribute to sustainable growth, resilience and improved connectivity, including strategic transport, active travel, utilities and water infrastructure within Huntingdonshire. This includes, but is not limited to:

i. strategic transport improvements including the proposed A141 upgrade and rerouting;
ii. the proposed St Ives Transport Improvement Scheme;
iii. the proposed East West Rail route connecting Bedford to Cambridge that is situated within Huntingdonshire including any associated transport interchanges;
iv. strategic water infrastructure, including Grafham Water, infrastructure associated with the proposed Fens and Lincolnshire Reservoirs, Grafham to Cambridge Strategic Pipeline, and wastewater networks;
v. initiatives that improve accessibility in rural parts of the district including public transport and active travel.

Where strategic infrastructure proposals are not yet sufficiently well defined, development proposals will be required to demonstrate that they have had regard to the latest available information to avoid prejudicing the delivery of strategic infrastructure.

A proposal that includes safeguarded land for strategic infrastructure (as identified on the Policies Map) or is within an area of land that may be required for strategic infrastructure, is within a broad location identified in the Cambridgeshire and Peterborough Local Growth Plan or future Spatial Development Strategy, or delivery plan or programme must:

a. demonstrate that is has had regard to the latest proposed information relating to those areas;
b. be designed, located and phased so as not to prejudice the delivery, operation or future expansion of strategic infrastructure;
c. safeguard land, routes and corridors where necessary to enable the delivery of planned and future infrastructure projects.

Where necessary and proportionate to avoid prejudicing the delivery of strategic infrastructure, planning obligations may be used to secure appropriate mitigation, phasing or design measures. Planning permission may be refused for development that would compromise the implementation of strategic or nationally significant infrastructure.

4.23 Huntingdonshire is entering a pivotal period of transformation, shaped by a wave of major infrastructure investment that will strengthen resilience, connectivity and opportunity for generations to come. Some are already well advanced, such as the proposed the Fens Reservoir securing long-term water supply, to strategic highway improvements such as the A428 upgrade, these projects lay the foundations for a more sustainable and well-connected place. They respond not only to today's needs, but to the demands of future growth, ensuring communities and businesses can thrive with confidence.

4.24 Looking ahead, further investment will enhance the region's transport network and quality of life. Planned improvements from the A141 and St Ives Transport Improvement scheme will address highway capacity constraints, improve safety, and support active travel, making it easier for people to move around locally while unlocking significant new development potential. These schemes are designed to serve the wider area, linking settlements more effectively and supporting balanced, sustainable growth.

4.25 At a regional and national scale, East West Rail represents a step change in connectivity. By creating new, fast and sustainable links between Cambridge and Oxford, it will connect people to jobs, education and services, reduce pressure on roads, and open up new opportunities across the corridor.

4.26 Together with earlier investments such as the A14 upgrades, this programme of infrastructure improvements signals Huntingdonshire's role at the heart of a growing, innovative region – one with the ambition, capacity and connectivity to realise its full potential as a globally significant hub for defence, advanced manufacturing, digital technologies, agri-tech, life sciences, innovation and inclusive economic growth.

4.27 Land and routes required for strategic infrastructure will be safeguarded where necessary and identified on the Policies Map to ensure delivery of planned and future schemes and updated as proposals evolve. Other land and routes associated with strategic infrastructure proposals will be a material consideration in decision-making on applications affecting such land where necessary to avoid prejudicing the delivery of planned strategic schemes. Any formal safeguarding or designation on the Policies Map will only be included where the relevant land requirements are sufficiently defined.

4.28 Strategic transport improvements including the proposed A141 and St Ives Transport Improvement Scheme are currently identified within the CPCA's Local Growth Plan and outline business case. The CPCA, CCC and Huntingdonshire District Council all acknowledge that there is a need for the A141 and St Ives Transport Improvement Scheme. This has been recognised since the Third Cambridgeshire Local Transport Plan 2011-2031: Long Term Transport Strategy published in 2015 which identified the need for A141 capacity enhancements around Huntingdon including safeguarding of a future A141 bypass alignment and capacity upgrades between Huntingdon and Wyton Airfield. A proposal within the broad location for development will be expected to liaise with CCC and the CPCA to identify and mitigate any impact on the delivery of the project as set out in criteria i to iii. Evidence of any mitigation, design, phasing and safeguarded land will be required on submission of a planning application with appropriate planning conditions applied to ensure development does not compromise implementation of the A141 and St Ives Transport Improvements Scheme.

4.29 On the 14 November 2024 the Secretary of State for Transport issued safeguarding directions to local authorities, including Huntingdonshire District Council, to protect the land required for the East West Rail (EWR) route. Safeguarding directions have been subsequently updated in 2025 and again in 2026. The safeguarding route for EWR will be kept under review and updated on the Policies Map. Under the safeguarding directions, local planning authorities must consult EWR on any application for planning permission, prior to its determination, falling within the "Limits of Land subject to Safeguarding Direction". The Safeguarding Directions are not proposals of the local planning authority and the route of East West Rail will not be determined through the Local Plan process. The route will instead be subject to an application for development consent under the Planning Act 2008 which will provide an opportunity for interested parties to submit representations on the proposals. The area subject to the Safeguarding Directions may be updated from time to time as the design of EWR evolves. Proposals which support transport interchanges, public transport and active travel connections to EWR stations serving the district will be supported where they promote non car based access.

4.30 Strategic water infrastructure, including Grafham Water and infrastructure associated with the proposed Fens and Lincolnshire Reservoirs, the Grafham to Cambridge Strategic Pipeline and Water Recycling Centres and wastewater networks are key initiatives designed to improve water quality, treatment and supply across the district. The Fens and Lincolnshire Reservoirs will not only help to meet the region's water supply needs for the future, but may provide opportunities for recreation and leisure subject to the outcome of ongoing design assess, consultation and consenting processes. The precise land requirements for infrastructure associated with the Fens and Lincolnshire Reservoirs remains subject to ongoing options appraisal, environmental assessment, consultation and the relevant consenting processes. Development proposals within areas potentially affected by the Reservoir proposals should demonstrate that they have had regard to the latest available project information, so that such development proposals do not prejudice the delivery of strategic water infrastructure. The latest proposals can be found at https://projectmap.fensreservoir.co.uk/ and https://projectmap.lincsreservoir.co.uk/infrastructure. A proposal relating to development at Grafham Water will also be considered through policy 'Supporting water related development'.

4.31 Initiatives that improve accessibility in rural parts of the district including public transport and active travel will be supported. Cambridgeshire's Active Travel Strategy (2023) and Local Cycling and Walking Infrastructure Plan (LCWIP) 2022 set out initiatives, priority active travel routes and new or improved infrastructure proposals that can contribute to the enhancement and creation of active travel options. A proposal to improve accessibility in rural parts of the district will be required to comply with other policies within the plan including but not limited to design, facilitating transport, travel and connectivity, supporting active and sustainable travel and conserving and enhancing the environment.

4.32 A proposal that includes land identified, or within an area potentially affected by planned strategic infrastructure will be required to demonstrate that where necessary it has considered the latest available project information. Development will be phased and aligned with the provision of strategic infrastructure to ensure that growth is supported by appropriate infrastructure. Development must be designed and located to integrate with existing and planned infrastructure and must not compromise the delivery of strategic infrastructure. Evidence of any mitigation, design, phasing and safeguarded land will be required on submission of a planning application with appropriate planning conditions applied where necessary and proportionate to ensure development does not compromise implementation of the strategic infrastructure.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, developers, statutory undertakers, CPCA, Cambridgeshire County Council, East West Rail, Anglian Water, town and parish councils, landowners, infrastructure and service providers
Delivery mechanisms	Through decision-making on planning permissions, masterplans, phasing plans, IDS, Neighbourhood Plans, CIL, S106
Timescale	Throughout the plan period
Monitoring indicators	• Annual CIL receipts/ expenditure monitoring • S106 monitoring • Commencement/ completion of A141 upgrade

	• Commencement/ completion of the Fens and Lincs Reservoirs • Provision of additional capacity at water recycling centres as identified in the Infrastructure Delivery Study

Facilitating transport, travel and connectivity

4.33 The NPPF, paragraph 104, states that: "Transport issues should be considered at the earliest stages of plan-making and development proposals". Many issues relating to transport are regulated outside of the remit of Local Planning and developers are expected to liaise with national and local transport authorities as appropriate. Transport is the biggest source of CO_2 emissions in Huntingdonshire accounting for 36%. Transport is therefore an important focus for reducing emissions, on the path to zero carbon and meeting the commitments in the 2008 Climate Change Act. This policy focuses on the strategic approach to transport, travel and connectivity with detailed design aspects addressed within chapter 5 'How we will create well designed places'.

Policy LP 15

Facilitating Transport, Travel and Connectivity

Transport user hierarchy

A proposal for development which generates additional movements to and from a building or site should promote the following hierarchy of users in relation to travel modes:

i. Pedestrians
ii. Cyclists, manual and powered mobility vehicle and scooter users in accordance with national legislation and equestrians
iii. Public and community transport users
iv. Specialist service vehicle users such as fire engines
v. All other vehicle users

Assessment and mitigation of travel requirements

A proposal for development will be supported where it is demonstrated that:

a. its anticipated transport impacts have been assessed through a Transport Assessment or Transport Statement in accordance with the NPPG
b. appropriate transport and travel mitigation measures will be delivered in agreement with the relevant transport authorities including neighbouring authorities where a cross boundary impact is anticipated
c. a Travel Plan has been prepared for development likely to generate significant transport movements to minimise additional travel demand by car through provision of sustainable travel measures
d. the scheme enables inclusive and accessible sustainable, active and low impact travel improving access to key services, employment and leisure destinations

Digital connectivity

A proposal that supports the continued improvement of digital infrastructure across the district will be supported, including provision of full-fibre gigabit capable broadband, 4G and 5G technologies.

To reduce the need to travel, a proposal for development of one or more homes or 100 sqm or more of employment or commercial floorspace must make provision for the physical infrastructure for gigabit-capable full fibre broadband and gigabit-capable connections to ensure that fibre or other cabling does not need to be retrofitted.

Where permission is required, a proposal for a new mast and antenna by telecommunications and code systems operators will be supported provided that it has been demonstrated that:

e. mast or site sharing is not feasible and that the apparatus cannot be sited on an existing building or other appropriate structure that would provide a preferable environmental solution
f. the visual impact of the proposal will be minimised
g. the proposal adheres to government advice on the health effects of exposure to radio waves
h. consideration has been given to the future demands of network development, including that of other operators.

4.34 The Council will work with the CPCA and Cambridgeshire County Council, National Highways, and other relevant stakeholders to enable the delivery of key strategic highways infrastructure projects to mitigate the cumulative traffic impacts arising from development proposed in this plan. Where feasible as much of the impacts as possible will be mitigated through modal shift to sustainable transport, particularly for development schemes in and around market towns or comprising substantial new communities. Proposals to upgrade the A141 around the north of Huntingdon are in preparation with the latest public engagement being carried out through October and November 2025 with details available here.

4.35 The Local Transport and Connectivity Plan (LTCP) recognises the role of transport in enabling growth, supporting employment opportunities and enabling resilient communities. Its strategic approach is to:

1. Avoid the need for unnecessary travel by reducing the number and length of trips needed, including by promotion of enhanced digital connectivity
2. Shift travel choices to more sustainable modes of transport, including public transport, walking, and cycling
3. Improve the operational efficiency and journey experience of our transport network

4.36 The LTCP will guide current and new transport projects. Integral to this is a section focusing specifically on Huntingdonshire. This highlights local challenges and potential responses reflecting the need for targeted highway improvements such as the A141 and St Ives improvements project, improvements to east-west connectivity through upgrades to the A428 and potential introduction of the East West Rail route. It also highlights the need for enhancements to public transport with better integration of options to facilitate reliable, attractive rural public transport options as well as options for towns and larger villages and connections through to cities in adjoining areas. Active travel options are promoted , particularly within the market towns and in places which can more easily be connected to them via safe cycling and pedestrian routes.

4.37 The government's ambition, set out in the Second Cycling and Walking Investment Strategy 2023 is that cycling and walking will be the natural first choice for many journeys with half of all journeys in towns and cities being cycled or walked by 2030. Huntingdonshire's semi-rural nature means that although around half the district's population lives in one of the four market towns less than a quarter of journeys to work in the district are made by sustainable modes.

4.38 Active travel is a key element of promoting sustainable development, enabling a genuine choice of options. To do so, this policy seeks to both reduce the need to to travel and to support people and organisations to make sustainable travel choices where feasible by seeking to ensure that new development provides good digital communications infrastructure and gives priority first to pedestrians and then to users of other active travel modes. Cambridgeshire's Active Travel Strategy (2023) and Local Cycling and Walking Infrastructure Plan (LCWIP) 2022 sets out initiatives, priority active travel routes and new or improved infrastructure that can contribute to the enhancement and creation of active travel options.

4.39 In order to facilitate the growth identified by 'Our strategy for change', there will need to be improvements to the existing transport network where proposed development causes a direct impact. National planning policy encourages the provision of viable transport infrastructure necessary to support new development, including large scale facilities necessary to support major generators of travel demand. The Council will work with and support its partners to facilitate a safe and efficient transport system that builds on existing infrastructure to support our communities and local economic growth. This will support provision of highway infrastructure where required, promote travel choice through supporting public transport infrastructure and services, and promoting networks for safe and secure walking, cycling and wheeling that provide a realistic alternative to private car use and facilitate opportunities for people to make healthy active travel choices.

4.40 As new development at the site allocations and elsewhere in the district comes forward, there will be a need for the developer to look in more detail at the specific transport and access impacts associated with individual sites. A proposal that generates a significant amount of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan in accordance with guidance . A Transport Assessment will also be required to consider the impact on wider transport networks beyond Huntingdonshire and Cambridgeshire where appropriate. The determination of whether significant amounts of travel are generated will be dealt with on a site by site basis. This will need to review the transport implications of development as well as appropriate mitigation identified by Local Plan policies, where relevant. Development that will generate a significant number of heavy goods vehicle movements will be required to demonstrate in a Routing Management Plan that no severe impacts are caused to the safe and efficient operation of the transport network and the living conditions of residents will not be significantly adversely impacted.

4.41 All proposals will need to be accompanied by an assessment of their likely transport impacts, describing any required mitigation measures. In particular, proposals for development that will generate significant amounts of transport movements will need to be accompanied by a Transport Assessment or Transport Statement, and potentially also a Travel Plan, in accordance with National Planning Practice Guidance and Cambridgeshire County Council's Transport Assessment Requirements. A Transport Assessment provides detailed information on the likely transport impact of a proposed development and is submitted in support of a planning application; a Transport Statement is a lower level of assessment for smaller developments. Travel Plans are long-term management strategies for integrating sustainable travel proposals into the planning process, and are often required where the proposal needs to be supported by a full Transport Assessment. The implementation of the Travel Plan will be secured as part of a planning permission.

4.42 The need for a Transport Assessment, Transport Statement, or Travel Plan will be determined on a case by case basis. Initial guidance on the need for and scope of Transport Statements and Assessments is available in the Council's planning application validation requirements. Further Transport Assessment guidance is provided by Cambridgeshire County Council. Prior to submitting any planning application for a development that may have a transport impact, applicants are encouraged to contact a Transport Assessment Officer at Cambridgeshire County Council to agree the scope of work on transport matters required to accompany any planning application. The County Council operates a system of pre-application charging for such advice. Where proposals could potentially impact upon the strategic road network early engagement with National Highways and reference to the national guidance on the Strategic Road network and delivery of sustainable development will be expected.

4.43 A basic requirement for the successful development of any proposal is provision of safe physical access from the public highway to ensure that pedestrians, cyclists and vehicles have access as required. For tourism, leisure and recreation proposals in particular this should include access to the public rights of way network to promote access to facilities for non-motorised users; provision of linkages into the wider public rights of way network will be encouraged.

4.44 Reducing the need to travel by promoting digital connectivity is a potential benefit of the CPCA's Digital Connectivity Strategy 2025-2029. The development of high-speed communication networks, including broadband and mobile technology, are significant for the local economy and for enhancing the provision

of local community facilities and services. The NPPF strongly promotes the expansion of such electronic communication networks, including telecommunications, high speed broadband, and digital services. The requirement for new homes to be provided with the necessary physical infrastructure to facilitate gigabit-ready full fibre broadband and gigabit-capable connections to be integrated is established within Building Regulation Approved document R. The equivalent provision should be made for new employment and commercial buildings to ensure their future suitability and flexibility of use. Some telecommunications works do not requirement planning permission. However, in instances where it is required operators are expected to select the most efficient locations that minimise the visual impact of siting additional equipment.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Progress made on strategic transport projects including the A141 and East West Rail • Number of CIL payments for travel and connectivity improvements

Supporting renewable energy schemes

4.45 The purpose of this policy is to set out the Council's approach to renewable and low carbon energy, including those that are led by the community, to achieve reductions in carbon emissions. Renewable energy generation through rooftop solar is addressed in the chapter 5 'How we will create well designed places'.

Policy LP 16

Approach to renewable energy schemes

A proposal for ground mounted solar PV or wind energy generation, will be supported where:

a. it lies within an area of technical potential as set out in the Policies Map; and
b. it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable including the list set out in the supporting text below

A proposal for solar PV or wind energy generation to support critical utilities infrastructure outside the areas technical potential as identified on the Policies Map may be supported where it can be demonstrated that it meets criterion b.

A proposal for any other form of renewable or low carbon energy generating scheme will need to meet criterion b.

A proposal for an extension of time to the permitted period for time limited planning permissions for a renewable or low carbon energy generation installation will be required to demonstrate that the measures to address adverse planning impacts remain effective and adhere to the standards in place at the time the extension is made.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, on the expiry of the planning permission or should the scheme become redundant.

Community led renewable and low carbon energy schemes

Support will be given to renewable and low carbon energy generation developments that are led by, or meet the needs of local communities where it lies within an area of technical potential (identified in the Policies Map) and where it meets criterion b above.

The positive benefits of community energy schemes will be a material consideration in assessing renewable energy development proposals.

4.46 The promotion of renewable and low carbon energy generation is a key way the Local Plan can respond to climate change and reduce future greenhouse gas emissions. Renewable energy comes from sources that are not depleted when used such as wind and solar. Low carbon energy sources are those which produce power with substantially lower amounts of carbon dioxide emission than are emitted from conventional oil and gas power generation such as heat pumps.

4.47 National policy sets out the importance of renewable energy in meeting net zero targets. The NPPF states Local Plan should increase the use and supply of renewable and low carbon energy by:

- providing a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately;
- considering identifying suitable areas for renewable and low carbon energy sources; and
- identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems

4.48 Our evidence base looks at the different types of renewable and low carbon energy technologies that may be suitable within the district and the following policy sets out our strategic approach to large scale and strategic scale renewable energy schemes. The Renewable Energy Assessment (November 2024) has reviewed the 'technical' and 'deployable' potential for renewable and low carbon energy technologies of all scales within the District and provides advice on the potential to set targets for renewable energy or carbon savings over the life of the Local Plan to 2046.

4.49 The 'technical potential' is the total amount of renewable energy that could be delivered in an area based and are set out in the Policies Map and in the Renewable Energy Assessment (November 2024) . This does not guarantee that an application will be approved in these areas as additional constraints relating to planning, economic viability, cumulative impacts and infrastructure (energy storage and transmission) are then taken into consideration to give a deployable potential. Proposals will need to meet the policy criteria relating to environmental and amenity impacts. The deployability of wind turbines and ground-mounted solar photovoltaic panels (PV) is often affected by complex site specific constraints. Of the technical capacity, it was identified that ground-mounted solar PV modules have the largest technical potential energy output in Huntingdonshire, wind turbines as the second largest potential and roof-mounted solar PV as the third highest potential source.

4.50 At the time of the study, if we continued to adopt renewable energy at the current pace, some 39% of Huntingdonshire's electricity demand would be met by renewable/low carbon generation, rising to 41% by 2050 with solar photovoltaics and onshore wind being the main sources of renewable energy generation. Through an assessment of the technical and deployable potential of various forms of renewable and low carbon energy (wind, ground mounted solar, rooftop solar, hydro, air source heat pumps and biomass), the Renewable Energy Assessment (November 2024) found that Huntingdonshire has the potential to deliver 80% of the District's electricity demand from renewables 2050 (79% by 2046), as required by the 6th Carbon Budget Balanced Net Zero Pathway scenario. Energy would primarily be generated from wind, ground mounted solar photovoltaics and rooftop solar photovoltaics. Therefore an ambitious approach is required to increase the district's renewable energy generation to meet net zero ambitions beyond the current pace of adoption.

4.51 While there is technical and deployable potential across the district for renewable energy schemes, to ensure compliance with the NPPF adverse impacts must be addressed appropriately in the NPPG. Applicants should ensure that they address all of the relevant Planning considerations for particular technologies identified in the NPPG. Additionally, the Renewable Energy Assessment (November 2024) , Wind Energy Development guidance note and the Huntingdonshire Landscape and Townscape Assessment SPD (2022) or successor documents should be used to inform assessment of potential impacts on the surrounding landscape of wind energy proposals and for other renewable or low carbon energy proposals respectively.

4.52 Potential adverse impacts to be identified will include, but will not be limited to:

- any impact on the surrounding environment
- amenity, and in particular impacts from noise, light or odour
- heritage assets and/ or their settings - see 'Conserving and enhancing our heritage assets' and Historic England's Advice Note Commercial Renewable Energy Development Historic Environment and for archaeology Historic England's Good Practice Guide on archaeology and solar farms
- protected nature conservation sites
- functionally linked land to the Ouse Washes and Nene Washes SPAs
- 'Green and Blue Infrastructure Priority Areas'
- biodiversity
- landscape, topography and visual impact
- any cross boundary impacts where these may be relevant
- potential impact on aviation safety such as radar, communications equipment, and navigational aids

4.53 The potential for cumulative impacts will need to be considered and addressed. When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal. A proposal must demonstrate that all reasonable efforts have been made to avoid, minimise and, where appropriate, compensate for any significant adverse impacts.

4.54 When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of protecting and enhancing the significance of such assets. A heritage impact assessment will be required to consider impact on heritage assets and their settings in accordance with policy 'Conserving and enhancing our heritage assets'.

4.55 When identifying and considering landscape and visual impacts regard will be had to the Renewable Energy Assessment (November 2024) , Wind Energy Development guidance note and the Huntingdonshire Landscape and Townscape Assessment SPD (2022) or successor documents.

4.56 Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated nature conservation sites are where possible avoided and if impact remains can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed.

4.57 Where sites and equipment become obsolete or redundant, or in any other circumstances where a site ceases operation, arrangements for the removal of any equipment and the return of the site to an acceptable state will be required to be agreed with the Council prior to a proposal being approved. This may include the creation of priority habitats such as those included in the England Biodiversity List, rather than returning the site to the conditions that prevailed prior to development.

4.58 The NPPF states that local authorities should support community-led initiatives for renewable and low carbon energy, including developments being taken forward through neighbourhood planning. The Huntingdonshire Futures Strategy also supports locally led renewable and low carbon energy generation. Community-led renewable energy projects are increasingly being seen as an attractive option for local

communities wishing to contribute to local and/or national climate change targets and as a way to generate local revenue to directly benefit the community. As well as making communities more sustainable and reducing their climate impact, such schemes can boost their local economy, reduce energy bills for residents and businesses as well as provide an income to support other community initiatives and projects. There are numerous national funds available to support communities in delivering low carbon and renewable energy to their communities.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers,
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning applications for energy schemes permitted • Permitted renewable energy capacity in MW • Completed renewable energy capacity in MW

How we will promote health and well-being

4.59 The purpose of this policy is to promote strong resilient communities and individuals that are healthy and active to support their physical and mental well-being. NPPF paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs and reduce inequalities between the most and least deprived communities.

Policy LP 17

Health and well-being

A proposal for development involving 50 or more new homes, or 2.55 ha or more of mixed use, commercial or employment uses should demonstrate how it will:

a. Contribute to the creation of healthy, inclusive, accessible, safe places which enable and support healthy lifestyles
b. Support and maximise opportunities for health and wellbeing benefits
c. Minimise potential adverse impacts on health and well-being
d. Provide a healthy living and/ or working environment
e. Support and enable active and healthy lifestyles
f. Support the needs of the most vulnerable members of our community
g. Contribute to increasing social cohesion and interaction

To achieve this a Health Impact Assessment (HIA) appropriate to the scale of the proposed development must be submitted as part of the planning application for the scheme. This must demonstrate how the health and wellbeing impacts will be assessed and mitigated, and how the conclusions of the HIA have been taken into account in the design of the scheme.

A proposal for 50-199 new homes or 2 to 9.99ha of mixed use, commercial or employment uses must complete a rapid HIA.

A proposal for 200 or more more new homes or 10 ha or more of mixed use, commercial or employment uses must complete a full HIA.

4.60 High quality planning can contribute to many of the wider determinants of health, particularly where they live and work. A healthy place is one that can contribute to the prevention of ill health and provide the environmental conditions to support positive health and wellbeing. Health and wellbeing considerations will need to be reflected throughout implementation of many policies of this plan which collectively seek to ensure that new development facilitates healthy, safe, accessible, inclusive communities.

4.61 An HIA must assess the likely positive and negative impacts of a development proposal on the health of different groups on the population and make recommendations on how positive health impacts could be enhanced and negative impacts avoided or mitigated. In particular, it should consider how the proposed development would affect vulnerable people and consider both short and long term impacts. HIA should form an integral part of preparing a development proposal and should be undertaken at a sufficiently early stage for it to inform the proposed design and layout.

4.62 When considering the health impact of individual developments, it is important that the surroundings of the proposed scheme are taken into account as well as its intended purpose. This includes uses involving vulnerable communities and sensitive uses, such as supported housing, schools, hospitals and health centres. Such development needs to be located where users are able to access the facility easily and where there is a need for the facility in the community where it is proposed.

4.63 An HIA may cover many or all of the topics listed below which can affect the health and wellbeing of different groups within a community:

- Housing quality and design
- Access to healthcare services and other social infrastructure
- Access to open space and nature
- Opportunities for movement by walking, wheeling, cycling, and horse-riding
- Air quality, noise and neighbourhood amenity
- Accessibility and active travel
- Crime reduction and community safety
- Access to healthy food
- Access to work and training
- Social cohesion and inclusive design
- Access to social and cultural facilities
- Minimising the use of resources
- Climate change

4.64 Guidance can be found on carrying out an HIA in Public Health England's Health Impact Assessment in spatial planning. To be both meaningful and manageable, the scale of the assessment and level of detail required in an HIA should be proportionate to the scale of development proposed. To address this:

- For proposals for smaller scale development, policies elsewhere in this Plan are considered sufficient to demonstrate that such proposals will facilitate healthy communities;
- A proposal for a development scheme of 50-199 new homes or 2 to 9.99 ha of land for mixed use, commercial or employment uses will be required to complete a rapid HIA;
- and proposal for a development scheme for 200 or more new homes or 10 ha or more of land for mixed use, commercial or employment uses will be required to complete a full HIA.

4.65 A rapid HIA can be completed using the London Healthy Urban Development Unit Rapid Health Impact Assessment Tool, which is in the form of a self-assessment checklist. Rapid HIAs are not intended to assess all possible health impacts in great detail. Indeed, depending on the nature of the development proposal, some or all of the topics may not be relevant.

4.66 Full HIA involves the same thought process as set out in the rapid HIA Tool, but the assessment should be completed in greater depth, following national best practice. The HIA Tool can be used to identify whether a more detailed assessment is necessary, a process known as screening. Should this identify potential health impacts, more in-depth consideration of such impacts and potential mitigations will be required. It may also be necessary to involve stakeholders to identify relevant impacts and mitigations. A full HIA should be proportionate to the size of the development proposal: an HIA accompanying a development for 200 dwellings would not be expected to be in as great a depth as one for 2,000 dwellings. The key feature of any HIA submitted with a planning application should be that it identifies the relevant positive and negative health impacts, demonstrates consideration of how such impacts may be enhanced or mitigated, and identifies what impact this consideration has had on the development proposal. For the largest development proposals, it may prove effective to complete HIA in an integrated way together with Environmental Impact Assessment.

4.67 An HIA may need to be submitted at both stages for a planning application submitted initially as an outline application with reserved matters following. At outline stage the HIA would be expected to assess the health impacts of the anticipated uses, quantity and principles of the proposed scheme. At reserved matters stage the HIA will need to focus on the more detailed design and layout elements unless it can be adequately demonstrated that the reserved matters scheme complies with the HIA submitted and approved at the outline stage.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered social landlords, Cambridgeshire County Council
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of planning permissions granted for large scale development for residential or employment use with a supporting health impact assessment

Providing affordable homes

4.68 The purpose of this policy is to ensure that proposals for developments involving 10 or more homes include some affordable housing provision to help support mixed and inclusive communities and encourage diversity in the supply of new homes.

Policy LP 18

Providing affordable homes

A proposal for a development comprising wholly affordable homes will be supported where it demonstrates that the mix of homes proposed is appropriate to the needs of the local community taking account of the latest evidence from the Housing Register, the Huntingdonshire Local Housing Needs Assessment, other

local surveys and advice notes and guidance developed by the Council's Housing Strategy Team. Provision of specialist or supported housing will be supported within a wholly affordable scheme where an identified need exists and it contributes to a mixed and balanced housing stock.

A proposal for military affordable housing will be supported where need is identified by the Ministry of Defence.

A proposal for major development which would give rise to 10 or more (net) new homes or 0.5ha of land where the number of homes is not yet specified will be supported where:

a. it provides 30% affordable housing within the site
b. it provides approximately 70% of the new affordable homes as affordable rented tenures (affordable rent or social rent), and approximately 30% as affordable home ownership tenures. Affordable home ownership should mainly be provided as shared ownership unless the scheme is for military affordable housing, or it can be demonstrated that this mix is not viable through an independent viability assessment
c. the affordable housing provides a mix of property sizes and types across the site demonstrating how this proposed mix responds to up-to-date evidence about housing need
d. affordable homes must be provided in clusters proportionate to the scale of development; for schemes of up to 49 homes these should comprise no more than 10 homes in an individual cluster and for schemes of 50 or more homes these should comprise no more than 15 homes in an individual cluster
e. affordable homes be dispersed across the development to promote integration and support opportunities for their future residents to access services and facilities by walking, cycling or public transport
f. the appearance of the affordable housing is externally indistinguishable from that of the open market housing avoiding unadopted parking courts and providing a good relationship between parking spaces and homes

Residential institutions (use class C2) and gypsy and traveller and travelling showpeople's accommodation are exempt from this policy.

Where it can be demonstrated through an open book viability assessment that the target is not viable due to site specific conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix may be supported. Only if this still remains unviable will consideration be given to reducing the proportion of affordable housing. A development viability assessment will be required to support the alternative mix or level of affordable housing provision. The Council will appoint a suitably qualified consultant to interrogate the assessment and advise the Council, the cost of which will be borne by the applicant.

For a development proposal of sufficient scale to warrant a formal phasing arrangement, where the proposed level of affordable housing falls below policy targets in any phase, the applicant will be required to enter into a legal agreement containing an overage clause. This clause shall ensure that, if increased levels of affordable housing become viable in the future, provision will be increased. Viability reappraisals will be required for each phase of development to determine the capacity for affordable housing.

A proposal will not be supported where it appears that a larger site has been sub-divided into smaller development parcels or the number of homes reduced through use of exceptionally low density in order to remove or reduce the requirement to provide affordable homes.

In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would optimise the quality or quantity of affordable homes built.

4.69 Affordable housing is housing for rent or sale to people whose accommodations needs are not met by the private housing market. For a home to be classed as an affordable home it must meet the definition provided in NPPF Annex 2: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers);

and which complies with one or more of the following definitions a) social rented housing, b) other affordable housing for rent, c) discounted market sales housing (at least 20% below local market value), and d) other affordable routes to home ownership (such as shared ownership). For new properties it includes provision for the home to remain at an affordable price for future eligible households or for any subsidy to be recycled to alternative affordable housing provision.

4.70 The Huntingdonshire Local Housing Needs Assessment indicates that there is substantial need for affordable housing in the district of which the majority is from households who are unable to buy or rent. This indicates a particular need for rented affordable housing tenures as being most appropriate to meet local needs. This policy aims to help tackle issues of housing affordability to ensure a supply of genuinely affordable homes for sale and rent. This will benefit the local economy where employers are struggling to recruit people who cannot afford to move or live here, and help benefit communities and social networks by reducing the need for people to move away to areas with lower cost housing. The affordable housing a mix of property sizes and types should be informed by the site latest evidence such as he Housing Register, the Huntingdonshire Local Housing Needs Assessment, other local surveys and advice notes and guidance developed by the Council's Housing Strategy Team.

4.71 The proportion of affordable housing within a site will be calculated to the nearest whole number. Where the 30% requirement results in a partial unit being required it will be rounded up from 0.5 of a unit or more. To meet the needs of residents affordable rented and social rented housing should not exceed the Local Housing Allowance.

4.72 Recognising the likelihood of affordable homes being fully occupied all new affordable properties must be designed such that they at least meet the nationally described space standard or similar replacement standards. This is to ensure that the homes will provide adequate, flexible space for residents.

4.73 To promote community cohesion affordable housing should be dispersed across a development scheme and constructed such that the affordable homes are indistinguishable from the market housing element of the scheme. Party walls of different affordable tenures should be avoided. For schemes of up to 49 new homes, the affordable housing clusters should be limited to no more than 10 homes of any type, unless the scheme is for 100% affordable housing. For schemes of 50 or more new homes, the affordable housing clusters should be limited to no more than 15 homes of any type and dispersed across the development. Clusters should not directly adjoin or be in close proximity to each other, and in schemes to be delivered in separate parcels or phases developers should take account of the location of existing or planned affordable housing clusters on adjoining land.

4.74 It is acknowledged that market conditions vary over time. Where a developer can demonstrate that delivery of affordable housing fully in accordance with the policy specification above is not viable the Council negotiate to reach a viable solution to enable development to proceed where possible. Challenges to the affordable housing requirement will require a viability assessment to be submitted with the planning application, which should be carried out in accordance with the Financial viability in planning: conduct and reporting RICS professional standard, England. National planning policy and guidance confirms all viability assessments should be made publicly available other than in exceptional circumstances and should be prepared on this basis. Where a formal open book site specific viability assessment is justified it should explore the possibility of the scheme being viably provided with an alternative mix of affordable tenures before any reduction in the overall proportion of affordable housing. In such circumstances the developer will be required to meet the costs of the Council's verification of the viability assessment.

4.75 A viability assessment is calculated using presumed costs and values which can change over time and actual costs and values are only known after a scheme, or a phase of a larger scheme, is completed. An overage clause will be sought on any scheme intended to be delivered in more than one phase where a less than policy compliant amount of affordable housing is accepted in any phase. The use of an overage clause offers a way to seek some improvement to the affordable housing provision where costs have been lower than estimated and/ or values higher than estimated. The overage will be capped to an amount equivalent to the level of provision previously foregone.

4.76 It is also acknowledged that a larger, phased scheme may incur substantial initial costs for infrastructure provision that impact on the viability of providing affordable housing, particularly in the first phase of development. To facilitate early delivery of the infrastructure that is beneficial in a larger scheme a viability assessment may be used to negotiate lower initial provision of affordable housing if the scheme can be demonstrated not to be viable otherwise. However, the Section 106 agreement will include a clause to ensure that viability will be reassessed at each phase to enhance the affordable housing provision in later phases.

4.77 For clarity, this policy will apply to all forms of new housing within use class C3 including specialist housing for older people. It is recognised that this will include properties where some level of care is provided. Residential institutions within use class C2 are excluded. A proposal for a site for gypsy and traveller pitches or travelling showpeople's yards that meets the 0.5ha size threshold will be exempt from this policy in recognition of the frequency with which sites are family owned and used for members of an extended family group to live on.

4.78 The subdivision of sites or the development of sites at artificially low densities to avoid the provision of affordable housing by circumventing the size thresholds will not be permitted. Where the Council considers that a site has been artificially subdivided in order to avoid the affordable housing requirement the entire area will be used to assess the required provision of affordable housing at a suitable density for the location.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, applicants
Delivery mechanism	Through the determination of planning applications, supplementary plans, and masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Number and percentage of affordable homes completed

Heritage Strategy

4.79 Huntingdonshire contains many important heritage assets, both designated and non designated that contribute to the rich history and identity of the district.

4.80 The term heritage assets embraces a wide range of designated features (listed buildings, conservation areas, registered parks and gardens and scheduled monuments) and non-designated historic features. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

4.81 The NPPF recognises that heritage assets are an irreplaceable resource which should be conserved in an appropriate manner reflecting their significance.

4.82 The NPPF requires plans set out a positive strategy for the conservation and enjoyment of the historic environment, this should include heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

4.83 Our positive strategy for the historic environment is set out below and will be achieved through the implementation of the policy 'Conserving and enhancing our heritage assets'and 5 'How we will create well designed places':

Heritage Strategy for Huntingdonshire

The Council will give great weight to the conservation of the historic environment in Huntingdonshire, with particular importance accorded to protecting designated heritage assets. A proposal that has potential to impact on a designated heritage asset must prepare a Heritage Assessment in accordance with policy 'Conserving and enhancing our heritage assets'.

The Council will seek to protect non-designated assets and endorses the methodology and criteria for identifying non-designated heritage assets in Cambridgeshire. A proposal that has potential to impact on a non-designated heritage must consider its impact in accordance with policy 'Conserving and enhancing our heritage assets'.

The Council will work to ensure that the effective conservation and enhancement of conservation areas is enabled through a programme of review and updating of conservation area character statements.

The Council will work proactively with property owners and other stakeholders to ensure positive management of heritage assets. This includes monitoring assets on the Heritage at Risk Register. This management will recognise the significance of the historic environment and its contribution to local character and identity whilst accommodating the changes necessary to secure viable and sustainable uses.

Where possible opportunities will be taken to enable public enjoyment and interpretation of heritage assets. Key assets that contribute to the distinct identity of Huntingdonshire that are a priority for conservation and enhancement include:

a. listed buildings with a wider visual and economic benefit;
b. registered parks and gardens;
c. listed churches;
d. historic built form including distinctive street patterns and traditional building materials, whether it is part of a designated conservation area or not;
e. historic landscape features, scheduled monuments, archaeological remains and the many ancient and semi-natural woodlands;
f. the heritage associated with significant historic figures with a local connection

4.84 The Council is committed to the positive conservation of heritage assets in the district as they make an important contribution to the identity, distinctiveness and character of Huntingdonshire and the people who live and work here. The historic environment contributes to strategic objectives for tourism, leisure and recreation, economic development, the quality of design, development of skills, and conservation of the distinctive local character of our settlements and communities. Conservation and enhancement of the historic environment and heritage assets can provide opportunities to help achieve wider objectives of this plan.

4.85 Any development proposal which may have an impact on heritage assets should clearly demonstrate what that impact is likely to be, how it will be addressed and how any adverse impact will be mitigated. Historic England and Cambridgeshire County Council have responsibility for the management of the historic

environment through the Cambridgeshire Historic Environment Record. These provide extensive information on Huntingdonshire's historic environment and can assist in appreciating the potential impact of a development proposal on a heritage asset or its setting.

4.86 The historic environment is an important part of understanding the history of people and places. It contributes towards people's quality of life, the enjoyment of visitors to an area and to the local economy. Heritage also plays an important part in understanding an area's character and is a starting point in creating good quality design that reflects local character. It is an irreplaceable resource facing pressures such as the impacts of development, changing uses of historic buildings and climate change.

Promoting green and blue infrastructure

4.87 The purpose of this policy is to set out the role that provision and enhancement of strategic green and blue infrastructure has in achieving the strategy and balancing built development. The policy also sets out the Council's approach to protecting and enhancing Huntingdonshire's green and blue infrastructure for the benefit of biodiversity and the environment as well as for local residents for recreation and leisure.

4.88 Green infrastructure is defined within the NPPF as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'. This can be refined to classify green infrastructure as natural and semi-natural places including parks, open spaces, playing fields, and woodlands with sustainable drainage systems (SuDS), rivers, streams, canals and other water bodies sometimes called 'blue infrastructure'.

4.89 Infrastructure requirements in relation to criterion a (below) are included as 'Appendix 3: Developer Contributions'.

Policy LP 19

Green and Blue Infrastructure

A proposal will be expected to support green and blue infrastructure and will therefore be supported where it demonstrates that it:

a. incorporates open/ green space in accordance with 'Appendix 3: Developer Contributions';
b. protects and where possible enhances existing green and blue infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green and blue infrastructure priority areas and the Cambridgeshire and Peterborough strategic green and blue infrastructure network;
c. is consistent with the objectives of the Local Nature Recovery Strategy for Cambridgeshire and Peterborough (2025) and Huntingdonshire Nature Recovery Network Report (2024) or successor documents;
d. improves the accessibility, naturalness and connectivity of green spaces for all potential users;
e. provides replacement provision where the proposal would result in harm to or loss of existing green and blue infrastructure where the replacement provides a net benefit, judged in terms of the factors set out in the Local Nature Recovery Strategy for Cambridgeshire and Peterborough (2025) and Huntingdonshire Nature Recovery Network Report (2024) or successor documents;
f. maintains and where appropriate enhances the rights of way network;
g. contributes to the re-naturalisation of water bodies such as rivers and lakes, where possible; and
h. where possible seeks to create, conserve or enhance natural dark areas and corridors as part of green and blue infrastructure provision, with a focus on strategic nocturnal habitat connectivity within the site and surrounding landscape.

Associated facilities

A proposal to provide facilities associated with strategic green and blue infrastructure in the countryside will be supported where a countryside location is justified, the use is compatible with the green and blue infrastructure in question and adverse effects are avoided.

4.90 Green and blue infrastructure is a key land use which serves to balance built development. It supports a range of functions, including recreation and wildlife as well as landscape enhancement. Green infrastructure includes areas such as parks, green space and woodland while blue infrastructure refers to watercourses, rivers, ponds and lakes.

4.91 It is essential to enhancing biodiversity by creating and reinforcing habitats and helping to protect against habitat fragmentation. Improving the ecological, visual, heritage and recreational value of the countryside brings environmental, social and physical and mental health benefits. Green and blue infrastructure can have significant positive impacts on heritage assets by providing high quality setting to assets and framing to towns and villages, conservation and enhancement of these areas can have a positive impact on conserving the historic environment. Green and blue infrastructure also aids mitigation and adaptation to climate change helping us deal with its effects as trees and woodland provide important cooling, shading and filtering effects, store carbon dioxide and intercept rainfall thereby reducing flooding.

4.92 Access to green and blue infrastructure is also important for people's physical and mental health as well as a place for social activity and local tourism. The Local Plan is pursuing the Fields in Trust standards plus the National Allotment and Leisure Gardeners Society standards. These standards include open space provision of parks and gardens, amenity greenspace, natural and semi natural open space; outdoor sports including sports pitches and courts, greens, tracks and trails; play space including equipped designated play areas and areas of informal play provision; and allotments. Overall, this standard provides approximately 5.56ha of provision for every 1,000 people. This variety of provision reflects the need and desire for a variety of types of open space and to ensure development is accompanied by high quality green infrastructure of sufficient scale.

4.93 Access to green and blue infrastructure should be available for all users whether they are accessing these areas by walking, cycling or wheeling. However, a balance must be achieved to ensure improving public access to green infrastructure does not impact adversely on sensitive sites or adversely affect the ecosystem services that green infrastructure provides. Provision of sufficient quantities of appropriately located and designed green infrastructure helps to absorb increased recreational pressure from new development and can help divert pressure away from more sensitive sites.

4.94 A proposal will need to comply with policy 'Managing waste water' regarding water quality, the Water Framework Directive Regulations 2017 and the Anglian River Basin Management Plan.

4.95 Natural dark areas and corridors as part of green and blue infrastructure is vital for both ecological network integrity and human well-being. Uninterrupted darkness is essential for all wildlife, with protected and priority species including bats, moths, and amphibians being particularly sensitive. As artificial light disrupts feeding, movement, and breeding behaviours and puts their survival at risk, retaining dark areas and corridors allows nocturnal wildlife to continue foraging and moving safely between habitats, supporting biodiversity and ecological resilience. Additionally it reduces light pollution, preserving natural darkness to maintain rural character, support dark sky initiatives, and reduce energy consumption and carbon footprint.

4.96 As indicated in the policy, proposals for facilities associated with strategic green and blue infrastructure that by their nature need to be located in the countryside will be supported subject to their compatibility with the green and blue infrastructure where adverse effects are avoided and subject to other relevant policies.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Losses to biodiversity habitat in hectares • Additions to biodiversity habitat in hectares • Total change in biodiversity habitat in hectares • Open space managed to Green Flag award standard

Supporting carbon capture through nature

4.97 The purpose of this policy is to set out the Council's approach to promoting carbon sequestration through tree planting and other forms of nature based solutions to support natural environments, biodiversity and sequester carbon.

Policy LP 20

Supporting carbon capture through nature

A development proposal will be supported where it includes measures that support carbon capture through nature-based solutions such as tree planting, soft landscaping, green roofs, sustainable drainage and natural and semi-natural green spaces where it is appropriate to do so.

The conversion of low carbon sequestering habitat types, such as species-poor grassland and arable and horticultural land to high carbon sequestering habitat types such as woodland and floodplain meadows, will in principle be supported where it would not undermine food production or other farming or conservation activities or damage historic landscapes.

Protection of primary natural carbon stores

The primary natural carbon stores within Huntingdonshire are:

- broadleaved, mixed and yew woodland
- acid and calcareous, neutral grassland
- peat soils

There will be a presumption in favour of preservation in situ of the natural carbon stores identified above. Where a major scale development proposal may give rise to harm to or loss of a primary natural carbon store this must be kept to a minimum.

Woodland planting on peat soils will not be supported unless it can be shown that it will protect and enhance the carbon sink, for example through the creation of wet woodland.

4.98 Carbon sequestration is the process of capturing, removing and long-term storing of carbon dioxide from the atmosphere and is a key component in mitigating climate change. Carbon dioxide is naturally captured from the atmosphere through biological, chemical and physical processes and is stored in vegetation and soils. These are often referred to as carbon sinks or stores. Carbon sequestration can be achieved by retaining and enhancing existing carbon stores, trees and woodlands and also by creating new carbon

stores, such as through tree planting and woodland. Methods of capturing carbon through developments can be achieved through nature-based solutions such as tree planting, soft landscaping, green roofs, sustainable drainage and natural and semi-natural green spaces.

4.99 To support carbon sequestration, existing carbon stores should be managed and where possible measures to boost their carbon sequestration should be explored. Those could include tree and vegetation planting, new green infrastructure, enhanced site management techniques and new habitats. As well as climate benefits, these measures help in placemaking, enhance people's physical and mental wellbeing and support biodiversity net gain.

4.100 Nature based solutions more broadly can sequester carbon (e.g. tree planting, soft landscaping, green roofs, green spaces, sustainable drainage), also provide a sustainable and effective solution for flood risk management and overheating within developments. They not only help in managing the immediate risks associated with climate change. For example, trees prevent buildings' warming as they provide shade in the summer while allowing winter sunlight. They also release moisture through their leaves which cools the surrounding air. Those combined effects make a significant contribution in urban or developed areas where heat is stored in hard surfaces and released at night, preventing surrounding homes from cooling down. Green infrastructure measures should, therefore, not just consider the creation of new green spaces or canopies that help with the protection and enhancement of nature and support biodiversity net gain, but also target climate change adaption needs, including the long-term sustainability and resilience of new developments.

4.101 Regarding sequestering emissions, the Council's Climate Strategy includes priority actions which will aid in increasing carbon sequestration in Huntingdonshire, particularly those under the Nature theme which encourage tree planting and increased biodiversity and is clear that sequestration and offsetting residual emissions as the least favoured options. Local Plans can support existing carbon stores and provide additional offsetting measures through having policies and site allocations that support the provision of green infrastructure, landscaping, habitat creation or restoration, new woodland and tree planting.

4.102 Huntingdonshire has a rich, diverse natural environment. While vulnerable to the impacts of climate change, these environments also provide great potential to build upon the carbon that they already help to store through their natural processes and offsetting and nature based sequestration projects can also help to achieve and deliver some of the ambitions of the Local Nature Recovery Strategy for Cambridgeshire and Peterborough and support Huntingdonshire's and the wider County's rich habitats.

4.103 The sustainable management of the district's primary natural carbon stores is important in ensuring that the carbon stored within them is not emitted so that they can continue to sequester carbon. Habitats like broadleaved, mixed woodlands, and various grasslands both sequester and store substantial carbon making up 71% of carbon sequestration of all positive carbon sequestering habitat types in Huntingdonshire, highlighting the need to protect and enhance them.

4.104 Peat and peat soil are increasingly being recognised as major carbon storage resources and when these are damaged or lost they can become a major source of greenhouse gas emissions. Concentrated in the north east of Huntingdonshire, 18% (16,786 ha) of the district is covered by peatland (areas with deep peaty soils and soils with peaty pockets). Within this is the Great Fen, a strategically important project building a long-term vision of creating a landscape for wildlife and people, covering the remaining deep peat soils around and connecting Woodwalton Fen and Holme Fen. The conservation priorities include the creation of lowland fen priority habitat and other wetland mosaics and hedgerow networks, ponds and small-scale woodland planting, to complement areas where farming might continue.

4.105 Also, a key project underway is the Future Fens: Integrated Adaptation. This project provides an important evidence base that helps provide strategic direction in the Fens, including the Fens Climate Change Risk Assessment and Exploring a Regenerative Future for the Fens through the Fens Transition Lab. The policy can work alongside the Future Fens and Local Nature Recovery Strategy by supporting shared aims and ambitions.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused based on impact on carbon stores

Managing flood risk

4.106 The purpose of this policy is to establish our approach to managing flood risk from all sources, ensuring that the users and residents of new development are not put at any unnecessary risk of flooding or new development does not contribute to flooding risk elsewhere. Huntingdonshire faces flood pressures from our main rivers and ordinary watercourses, threatening public safety, housing, transport, businesses and infrastructure. Directing development away from areas prone to flooding and where necessary mitigating impacts, proactively supports sustainable growth.

Policy LP 21

Managing Flood Risk

Flood Risk

A proposal will only be supported where all forms of flood risk including breaches of flood defences or other defence failures have been addressed as set out in National Planning Practice Guidance and the Cambridgeshire Flood and Water SPD or successor documents. A proposal must demonstrate thatin areas at risk of flooding:

a. the sequential test (and exception test if required) is applied and passed, having regard to actual and residual flood risk taking into account the current and future impacts of climate change;
b. it will not detrimentally impact upon existing or proposed flood defences, structures, and systems nor lead to an increase in flooding elsewhere;
c. ongoing maintenance and management of any necessary flood defences or flood mitigation measures can be achieved;
d. development is sequentially located within the site to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only;
e. that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime;
f. safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation. Emergency planners should be consulted and appropriate emergency plans put in place;
g. Sustainable Drainage Systems (SuDS) are incorporated as set out in policy 'Managing surface water' unless there is clear evidence that this would be inappropriate; and
h. all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken.

Multifunctional sustainable drainage, natural flood management, and green infrastructure will be supported where they contribute to the reduction in development-related flood risks.

Site Specific Flood Risk Assessments (FRA)

Where a Site Specific Flood Risk Assessment is required this must be appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change. Assessments will need to:

i. meet the requirements set out in national guidance and the Cambridgeshire Flood and Water SPD or successor documents;
j. comply with the requirements set out by any responsible authority, including but not limited to the Environment Agency, Cambridgeshire County Council as Lead Local Flood Authority and the Middle Level Commissioners or internal drainage boards, as may be applicable;
k. undertake hydraulic modelling where no detailed modelling is available;
l. identify the route of, and flood risk associated with, any culverts within a site through a site survey, including the residual risk of culvert blockage;
m. where sites are at risk of groundwater flooding, construction phase groundwater monitoring during periods of high groundwater (October – March) should be included in the Flood Risk Assessment to inform the design and any mitigation measures, unless adequate justification can be provided by the applicant to exempt the proposed development from this requirement;
n. if located in a Critical Drainage Area, consult the Environment Agency and Lead Local Flood Authority to define the scope of the FRA; and
o. assess the cumulative impacts of development and demonstrate how mitigation measures have addressed them

Previously Developed land

A proposal for redevelopment, change of use, or extensions to existing development on Previously Developed Land will be supported where the proposal includes details on how it will reduce the existing and proposed rate of runoff;

Land in Defended Areas

A proposal on land that benefits from flood defences and has been deemed appropriate following the application of the sequential test and exception test will be supported where breach analysis or modelling has been completed to determine the residual risk in all instances for new vulnerable development and the FRA demonstrates that the residual risk can be safely managed.

Managing flood water

Where a proposal is considered to be acceptable within the 1% annual probability flood area (flood zone 3), considering climate change over the development's lifespan, it must not decrease flood storage capacity, impair flow performance, accelerate flooding onset, or create unsustainable flood storage that requires ongoing silt removal, maintenance, or renewal.

Where a proposal is within flood zone 3b (functional flood plain), developers must ensure the floodplain's capacity to store or move water is maintained or improved. Development will only be supported where it results in no loss of floodplain performance within the undefended areas.

A proposal for an irrigation or flood storage reservoir will be supported where it can demonstrate that capacity to store or move water can be managed and maintained for the lifetime of the development and does not create unsustainable flood storage that requires ongoing silt removal, maintenance, or renewal and will not adversely affect others or the surrounding environment. Consultation will be required with Environment Agency and relevant internal drainage board (where applicable).

4.107 Huntingdonshire falls within the River Great Ouse catchment, the topography of the catchment is characterised by higher elevations in the west and south of the district in contrast to the flatter fen landscape to the north and west lying predominately at or below sea level. Alongside the River Great Ouse, Nene

and Kym catchments, Huntingdonshire has a number of brooks and ordinary watercourses that contribute to the water network within the district. Grafham Water reservoir is also located within the district. As a result a proposal must address the risk from all types of flooding including fluvial, surface water, groundwater, sewer and reservoir flooding in the design phases of the development.

4.108 Flood risk takes into consideration the likelihood of flooding and the potential consequences of that flooding. Alongside natural factors, climate change contributes to the extent and frequency of flood events within the district and therefore a development proposal should consider from the outset both current and any future flood risk including additional risk posed by the impact of climate change and whether the site is located within a Critical Drainage Area. A proposal will need to demonstrate how it will address flood risk for the lifetime of that proposed development.

4.109 A Critical Drainage Area is an area that has a defined catchment with critical drainage problems. These are designated by the Environment Agency. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF. These higher standards are determined by the Environment Agency in collaboration with other risk management authorities. As at April 2026 there were no Critical Drainage Areas within the District; the location of these can be found at Areas with critical drainage problems - data.gov.uk

4.110 The NPPF sets out the requirement for sequential and exception tests that are designed to protect people and property from flooding. This risk-based approach seeks to steer development away from high-risk flood areas to those at lower risk. Where these tests are not met the NPPF makes it clear that new development should not be allowed. All plans should apply a sequential and risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change, so as to avoid where possible flood risk to people and property. Where sites have been allocated in the Local Plan it should not be necessary to repeat the Exception Test unless elements of the development that were key to it satisfying the Exception Test at the plan-making stage have changed, are not included in the proposed development, or the understanding of current or future flood risk has changed significantly.

4.111 The NPPF notes that the “sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”

4.112 The area to which the sequential test applies is the whole of Huntingdonshire but can be dependent on the local circumstances and development proposed, in that respect each application will be assessed on its own merit. Applicants should refer to the Council's Strategic Flood Risk Assessment (SFRA) which should be used as the basis for applying the sequential test alongside data and maps published by the Environment Agency (EA) on fluvial, surface water flooding and reservoir flooding. Flood risk information should also be obtained from the Lead Local Flood Authority for Cambridgeshire. The most up-to-date information at the time on the different sources of flooding should be used. Detailed guidance can be found in the Cambridgeshire Flood and Water SPD or successor document.

4.113 Development and its cumulative effects can influence flood risk in other areas. According to the NPPF, development should not result in an increased flood risk elsewhere; therefore, site-specific flood risk assessments must evaluate the impact of development on both the site and downstream locations. Consideration should also be given to upstream water flow when it is likely to be affected by the proposal. Where risk is fluvial, compensatory storage must be found. If this cannot be achieved, it is for the applicant to identify alternative mitigation measures.

4.114 When flood risk management infrastructure forms part of the approach to mitigating flood risk, both strategic and site-specific flood risk assessments should, where relevant specify the operation, funding, and maintenance plans for this infrastructure; ensure provision is made for future maintenance or potential new flood risk management structures that may become necessary; evaluate the potential impacts if the infrastructure fails or is subjected to conditions beyond its design standard; and assess the capacity of defences to adapt to climate change.

4.115 A sequential approach will be adopted for site layout design, prioritising development in areas with the lowest flood risk and ensuring the least vulnerable development is not placed on ground floors.

4.116 Careful and effective design in relation to flood mitigation can ensure that communities are kept safe for the lifetime of the development. The EA advises finished floor levels are 600mm above the 1% annual exceedance probability (AEP) plus climate change allowances. In addition, ground floors should be allocated for less vulnerable uses. The use of basements should be avoided and where habitable uses are proposed within flood zone 3 or areas of high risk to medium risk of surface water flooding will not be permitted. Basement dwellings in Flood Zone 2 will be required to pass the exception test and in any event access should be situated 600mm above the design flood level and waterproof construction techniques used. For historic buildings, early consultation with Historic England should be made and reference made to their guide on flood resilience for historic properties.

4.117 The NPPF requires planning authorities to demonstrate that proposals at risk of flooding provide safe access and escape routes during times of flood, agreed as part of an emergency plan to accompany the FRA, to protect future occupants from risk. Where flood evacuation plans are provided these should include as a minimum the considerations set out the NPPF flood risk management hierarchy and advice and guidance from the Environment Agency website.

4.118 Sustainable Drainage Systems (SuDS) manage surface water near its source using built and natural methods, to imitate natural drainage taking into account climate change. Drainage systems should be planned early in the design process to integrate with roads and infrastructure, maximising developable land. A surface water drainage strategy must be submitted with planning applications, detailing SuDS measures; its detail should match the development scale—from a brief description and discharge point for small extensions to comprehensive hydrological reports with drawings for larger sites. Applications should include management plans to ensure long-term system function. The Cambridgeshire Flood and Water SPD offers more information, and guidance to cover various development sizes. Further information and requirements are also set out in policy 'Managing surface water'

4.119 Natural flood management techniques are actively encouraged by the Environment Agency and becoming an increasingly important tool to address flood risk especially in relation to climate change. Natural flood management provides an integrated response to flood management and can provide environmental and amenity benefits alongside improving water quality, managing run off and slowing down and storing flood waters. This approach is also recommended in Huntingdonshire's SFRA.

4.120 If development increases flood risk elsewhere and cannot be fully mitigated, a detailed site-specific FRA is required to show the extent, nature and significance of the added risk. This will be a key consideration when deciding whether planning permission should be granted.

4.121 The appropriate responsible authorities for Huntingdonshire in relation to flood risk are the Environment Agency, Cambridgeshire County Council as the Lead Local Flood Authority, relevant Internal Drainage Boards and Middle Level Commissioners and Anglian Water who should be consulted during the initial design phase and at appropriate intervals during the design process for all development types.

4.122 The purpose of an FRA is to provide information to the local planning authority to assesses whether development in a flood risk area is impacted by existing or potential flooding from any source, whether it will contribute to flood risk in other locations, if it incorporates appropriate measures to manage these risks, provides evidence for the application of the sequential test (if required), and confirms if the development can be made safe and pass the exception test when necessary.

4.123 A Flood Risk Assessment will be required for any proposed development within defended areas. As part of the Flood Risk Assessment, either breach analysis or modelling may be necessary to assess the residual risks of flooding associated with such developments. It is advisable to consult the Environment Agency for further clarification.

4.124 FRAs must assess the cumulative impacts of development and demonstrate how mitigation measures have addressed them as informed by Huntingdonshire's Level 1 SFRA Appendix G (or successor document) which highlight catchment specific planning considerations for all developments and developments that are located in low, medium and high sensitivity catchments.

4.125 Where a proposal within flood zone 3, seeks to raise ground levels above the floodplain, equivalent compensatory floodplain storage must be provided in areas currently located outside the floodplain. This should be provided on a level for level and volume for volume basis, within an area of land that is hydraulically linked to the exisiting floodplain (this may include some land from the existing floodplain). This ensures that the overall volume and functionality of floodplain storage is maintained and does not increase susceptibility to climate change impacts

4.126 A proposal for an irrigation or flood storage reservoir will be required to provide an outline reservoir design including an access and maintenance plan. It will need to provide an assessment of anticipated noise levels, details of compliance with Construction, Design and Management (CDM) regulations and an assessment of the impact on and mitigation of (where relevant) areas of landscape, biodiversity and local archaeological value. Applicants are advised to consult the Environment Agency, Natural England and relevant internal drainage boards prior to the submission of an application to address any concerns including abstraction, residual risk, and impact on the surrounding environment. In the case of flood storage reservoirs, a proposal will need to demonstrate how it has considered Guidance relating to Design, operation and adaptation of reservoirs for flood storage

4.127 Although Huntingdonshire District Council's remit is not immediately adjacent to coastal waters, the local plan has elements of marine influence, for example the Great River Ouse, proposals should therefore have consideration to the East Inshore and East Offshore Marine Plans, especially when mentioning anything coastal, river or tidal themed.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, Environment Agency, Internal Drainage Board, Middle Level Commissioners, Local Lead Flood Authority and Anglian Water.
Delivery mechanism	Through the determination of planning applications and SPD's
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to the advice of the Environment Agency.

Managing waste water

4.128 The purpose of this policy is to establish our approach to ensure waste water is managed and maintained appropriately throughout the plan period and lifetime of development to support sustainable development within the district.

Policy LP 22

Managing Waste Water

A proposal will be supported where it can demonstrate that water quality is protected and enhanced.

Sewer Network

A proposal that requires a new connection to the sewer network; involves significant increases to flows entering the sewer network; or development of a site identified by the Huntingdonshire Water Cycle Studies or that is identified to be in a Water Recycling Centre catchment with limited sewer network capacity will only be supported where it is demonstrated that:

a. there is agreement with the Council in liaison with Anglian Water that there is capacity for wastewater treatment and a sustainable point of connection is or can be made available to serve the whole development for its lifetime, and
b. a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary to ensure the provision of the required infrastructure to serve the whole development for its lifetime, prior to the occupation of the development.

If upgrades to the infrastructure are necessary, the proposal must include an agreed plan for delivery with Anglian Water, where development is being phased, this must be demonstrated for each phase before first occupation.

Wastewater Treatment and Water Quality

A proposal for any scale of development will be supported if:

c. appropriate water treatment and pollution control measures have been incorporated into the proposed foul and surface-water drainage systems to minimise the risk of water pollution
d. the quality of ground, surface or water bodies will not be harmed by the construction or operation of the development
e. opportunities have been explored and taken to maintain or improve water quality, including through nature based solutions
f. it has taken into account the capacity of existing off-site and waste water infrastructure and:

    i. can make provision for improvements related to the impact of the proposal where appropriate in agreement with the Council and Anglian Water; or
    ii. can demonstrate that capacity will be in place prior to occupation or in a phased approach in agreement with the Council and Anglian Water

g. it can demonstrate that measures have been taken prior to occupation to mitigate concerns raised by Environment Agency and Natural England or another responsible authority that the requirements of the Water Framework Directive and the Habitats Directive could be compromised,
h. It can demonstrate that measures have been taken prior to occupation to address concerns by the Middle Level Commissioners or other Internal Drainage Board on the basis of flood risk in the system they manage, as may be applicable

If acceptable permanent solutions are not possible, proposals will not be supported.

Non-Mains Drainage

There is a presumption in favour for development to discharge wastewater via a mains sewer connection, a proposal that includes non-mains drainage will only be supported where it can demonstrate that:

i. it has applied the surface water drainage hierarchy;
j. the solution can be operated and managed for the lifetime of the development
k. a mains connection is not feasible in terms of cost and/or practicality; and;
l. that measures have been taken prior to occupation to mitigate concerns raised by Environment Agency, Natural England or another responsible authority that the requirements of the Water Framework Directive and the Habitats Directive could be compromised,

4.129 The Stage 2 Water Cycle Study identified that, of the 34 Water Recycling Centres (WRC) currently serving communities in Huntingdonshire, 28 of these are expected to serve growth from planning commitments or adopted local plans. Of those that are expected to serve future growth, four WRCs are currently exceeding their permit limits and three are likely to exceed permit during plan period requiring upgrades and inclusion in Anglian Water's next Asset Management Plan, 16 further WRC may require upgrades or a change of permit limit in the longer-term during the plan period, no significant constraints have been identified that would impede this. As a result, the local plan polices need to address future capacity of areas to include the phasing of some developments to allow for capacity to be available. This does not mean that a site cannot or should not be developed, but instead reflects the requirement for new infrastructure to order to accommodate growth. It should be remembered that the water companies have a statutory duty to serve new development under the Water Industry Act 1991.

4.130 Our Water Cycle Study also notes that growth during the local plan period will also increase the discharge of treated wastewater from WRCs in Huntingdonshire. There is a potential for this to cause a deterioration in water quality in watercourses, and this must be carefully considered. 'A deterioration in water body status is not acceptable under the Water Framework Directive.' As detailed in The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. The sensitivity analysis suggests that ammonia concentrations in watercourses within Huntingdonshire may be most sensitive to increases in the discharge of treated wastewater.

4.131 It should be noted that matters such as network and Water Recycling Centre capacity are fluid and will be influenced by a wide range of factors or time including future funding of infrastructure and improvements and as such the most up to date information must be considered at the time of application.

4.132 Paragraph 187 of the National Planning Policy Framework requires planning policies and decisions to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as water quality, taking into account relevant information such as river basin management plans.

4.133 Population growth will result in increased wastewater flows within the network, placing additional strain on current infrastructure and elevating the risk of sewer flooding, as well as the likelihood of storm overflow activation where applicable. Expansion in population or higher per capita consumption can reduce available capacity at WRCs, necessitating investments in enhanced treatment facilities.

4.134 Applicants must demonstrate that water quality both on site and downstream are protected and enhanced in agreement with the responsible agencies regarding water treatment works capacity during construction and for the lifetime of the development.

4.135 A development proposal may affect the water environment in several ways. Impacts leading either to deterioration in the status of a water body or to the water body being unable to achieve its Water Framework Directive objectives can only be permitted in wholly exceptional circumstances. Proposal will need to provide detailed evidence of exceptional circumstances and will only be deemed acceptable on the agreement of the relevant authorities.

4.136 The planning system can reduce strain on wastewater networks by separating foul and storm flows and restricting new surface water connections. Retrofitting SuDS in existing neighbourhoods and integrating them into new developments at the planning stage, improves surface water management. Redeveloping brownfield sites allows for separating surface water from foul sewage, minimizing sewer overflows.

4.137 Anglian Water is the designated sewerage undertaker and holds a statutory duty under the Water Industry Act to provide, improve, and extend a system of public sewers for both domestic and trade flows. Their responsibilities include cleansing and maintaining these sewers and any lateral drains to ensure effective drainage within the serviced area. There is also an obligation to arrange for the emptying of these sewers, typically through sewage treatment works or, where necessary, direct discharges to watercourses with adequate and appropriate services. Any concerns raised by Anglian Water should be addressed in the proposal to support water quality throughout the development's duration.

4.138 The Water Framework Directive Regulations 2017 (WFR) provide a framework for the Local Planning Authority to manage the water environment, and requires that a river basin management plan is prepared for each river basin district with its main target that all inland and coastal waters in the EU should reach "good ecological status". Therefore the impacts of a proposal will be assessed by the Local Planning Authority to ensure the development complies with the aims of the WFR regulations. The main causes include sewage discharges from the water industry, agricultural activities, and pollution from urban and highway runoff. Improved planning of new developments and transport infrastructure, including nature-based solutions, can help address these issues.

4.139 The policy requires consultation with the EA and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Where upgrades are necessary a proposal will need to provide plans detailing the upgrades, which will be used as the basis for planning conditions as part of a planning permission.

4.140 Private sewage treatment facilities or non-mains drainage should only be used where it is not feasible for a development to be connected to a public sewer, because of the greater risk of failures leading to pollution of the water environment posed by private sewerage systems compared to public sewerage systems. Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a development to install a private sewerage system. The applicant should explore how a lack of capacity may be overcome so that their development can be connected to a public foul sewer. In these cases, if an applicant decides to apply to the Environment Agency for a water discharge permit for private treatment facilities, it is unlikely that a permit would be granted.

4.141 Proposed developments should only include non-mains drainage if it can be demonstrated that a mains connection is not feasible in terms of cost and/or practicality. The Building Regulations 2010 and Government Guidance contained within the PPG for Water Supply, Wastewater and Water Quality (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- Connection to the public sewer
- Connection to a private sewer that drains to a public sewer
- Package sewage treatment plant or septic tank
- Cesspool

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, Environment Agency, Internal Drainage Board, Middle Level Commissioners, Local Lead Flood Authority and Anglian Water.
Delivery mechanism	Through the determination of planning applications

Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to water service providers

Managing surface water

4.142 The purpose of this policy is to outline our approach to managing surface water flooding associated with future development, ensuring that users and residents are not exposed to undue risk from surface water flooding and that new developments do not increase flood risk elsewhere. This policy ensures that developments consider surface water flood impacts and implement adequate measures for water management to proactively support sustainable growth.

Policy LP 23

Managing Surface Water

A proposal will only be supported where surface water has been considered from the outset as an integral part of the design process following the National Standards for Sustainable Drainage Systems and the proposal:

a. incorporates sustainable drainage systems (SuDS) in accordance with the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) or successor documents where standards exceed the National Standards for Sustainable Drainage Systems;
b. applies the surface water hierarchy as set out in the National Standards for Sustainable Drainage Systems for a proposal that requires new surface water connections to an existing surface water sewer in liaison with the Lead Local Flood Authority
c. if located in a Critical Drainage Area, incorporates enhanced sustainable drainage systems in consultation with the Environment Agency and Lead Local Flood Authority to reduce existing rates of surface water runoff and replicate natural ground and surface water flows
d. includes the incorporation of rainwater harvesting, unless demonstrated to be inappropriate;
e. takes into account standing advice or guidance from the appropriate authorities and has agreed details of discharge if the drainage system directly or indirectly discharges to a watercourse or system managed by the Local Planning Authority, Local Lead Flood Authority, Environment Agency, Middle Level Commissioners, or an Internal Drainage Board;
f. demonstrates that all attempts have been made to reduce the pressure on the sewerage network, reduce the use of storm overflows and reduce the risk of flooding from surface water and other sources in consultation with Anglian Water; and
g. demonstrates there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.

A proposal that includes surface water drainage will be required to demonstrate that the design is in compliance with the National Standards for Sustainable Drainage Systems and provides local improvements to receiving or nearby groundwater and surface waters (where reasonable and practical to do so) taking into account locally specific evidence and their successor documents including:

h. Anglian River Basin Management Plan;
i. Anglian Water Drainage and Waste Water Management Plan;
j. Huntingdonshire Integrated Water Management Studies;
k. Conservation objectives for designated ecological sites including Portholme, the Ouse Washes, Woodwalton Fen, Orton Pits, the Great Fen and those designated on the Local Plan Policies Map; and
l. Cambridgeshire and Peterborough Local Nature Recovery Strategy.

SuDS for hard-standing areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/ interceptors to ensure that any pollution risks are suitably addressed.

In order to safeguard against the pollution of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low pollution risk and are supported by an adequate risk assessment, conceptual site model and detailed design.

4.143 Huntingdonshire is served by two companies Anglian Water (water supplier and sewerage undertaker) and Cambridge Water (water supplier) both of which are identified by the Environment Agency as being in serious water stress. This is defined in the Water Industry (Prescribed Conditions) Regulations 1999 as areas where "'the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or, the future household demand for water is likely to be a high proportion of the effective rainfall which is likely to be available to meet that demand'. The Environment Agency identified through the Future Fens Baseline Report that sea level rise will restrict Huntingdonshire's fluvial water gravity discharge to the North Sea at a much decelerated rate via the Denver Complex further down the catchment. Further reports associated with the Future Fens 2100+ programme will provide further options on planning, investment and management choices.' As such, the management of surface water is an important tool to address these issues.

4.144 The use of multifunctional SuDS to manage surface water is advocated in the NPPG and National Standards for Sustainable Drainage Systems for the opportunities they bring to reduce the causes and impacts of flooding, remove pollutants from urban run-off at source and combine water management with green space with benefits for amenity, recreation and wildlife.

4.145 From April 2015, Local Planning Authorities (LPA) were given the responsibility for ensuring that sustainable drainage is implemented on all major developments, including developments for ten or more homes, or commercial developments creating 1,000 m^2 of new floor space.

4.146 National Planning Practice Guidance sets out approaches to natural flood management. Natural flood management techniques use natural processes to manage flooding, they also can assist in providing additional benefits to people, the environment and wildlife. Techniques proposed include measures such as land management e.g. tree planting, making green space to allow flood water to flow or collect and removing impermeable surfaces to allow water to soak away.

4.147 These and other benefits are explored in the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) that was produced jointly by the local planning authorities in Cambridgeshire with support from a wide range of partners. The guidance in the SPD or successor document, and in partnership with the Cambridgeshire Surface Water Planning Guidance, the Cambridgeshire and Peterborough Local Nature Recovery Strategy and the Cambridgeshire Green Infrastructure Strategy, should be followed to ensure that SuDS are successfully integrated within the development, particularly the design principles for Green Infrastructure and SuDS. When designing Green Infrastructure and SuDS, consideration should be given to plant species that require little or no water.

4.148 For new surface water connections to an existing surface water sewer a proposal will need to ensure the surface water hierarchy has been followed as set out in the National Standards for Sustainable Drainage Systems and that the applicant can demonstrate that they have liaised with the Lead Local Flood Authority (LLFA). If LLFA are satisfied that, based upon evidence, no other option is feasible then a connection point may be made to the surface water sewer at a rate agreed with LLFA, subject to there being existing capacity or the provision of network reinforcement to accommodate the flow. A planning condition will be required to ensure no additional flow will be connected until, any identified upgrades have been delivered and sufficient capacity in the network has been demonstrated.

4.149 All surface and foul water flows should be separated. For a changed surface area for example in the case of brownfield redevelopment draining to a combined sewer, via an existing connection, a proposal must utilise all practicable opportunities to reduce surface water flow to the combined sewer network, in terms of volume and discharge flow rate.

4.150 A Critical Drainage Area (CDA) is an area that has critical drainage problems these are designated by the Environment Agency. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF. These higher standards are determined by the Environment Agency. As at April 2026 there were no CDAs within the District; the location of these and future CDAs can be found at Areas with critical drainage problems - data.gov.uk. If a proposal is located in a Critical Drainage Area it will be expected to incorporate enhanced sustainable drainage systems in consultation with the Environment Agency and Lead Local Flood Authority to reduce existing rates of surface water runoff and replicate natural ground and surface water flows

4.151 Rainwater harvesting is the process of collecting water from roofs and other above ground surfaces such as roads or pathways via a system of above ground pipes and tanks. This water would normally drain into a sewer, evaporate or be absorbed into the ground. Rainwater harvesting systems can vary in scale significantly. Small scale systems such as the use of water butts can help people with watering gardens and washing cars. Large scale, more complex systems with underground storage tanks connected to properties by pipework and pumps can provide water for higher demand uses such as flushing toilets and in washing machines. Harvested rainwater is not suitable for drinking. However, rainwater harvesting reduces demand on mains water, freeing up drinking water for others, lowering water bills for households and businesses, and reducing the need to abstract water from rivers, lakes and groundwater. Large-scale developments and above (as defined in the glossary) will be expected to incorporate an element of rainwater harvesting in development unless it is deemed inappropriate or unviable to do so and should consider the benefits of community scale systems.

4.152 As an area in serious water stress the National Standards for Sustainable Drainage Systems also requires that rainwater harvesting shall be considered. Evidence from Huntingdonshire's Strategic Flood Risk Assessment (Level 1) also notes that Huntingdonshire has experienced a number of historic surface water / drainage related flood events caused by a number of mechanisms from insufficient storm and combined drainage capacity to poor surface water management. If a 'significant' flood event occurs, where necessary and appropriate, the LLFA is required to carry out an investigation to identify what happened, who was affected and what actions should be taken or planned. Previous Section 19 reports produced by Cambridgeshire County Council as the Lead Local Flood Authority note surface water as being a major contributor to flood events in the areas of Alconbury, Broughton, Brampton, Buckden, Godmanchester, Kimbolton, Old Hurst, Ramsey, St Ives, St Neots and Woodwalton. These area and others identified in further Section 19 reports are notably susceptible to surface water flood risk.

4.153 When designing SuDs a proposal must ensure it takes into account standing advice or guidance from the appropriate authorities such as Local Lead Flood Authority, Environment Agency, Middle Level Commissioners, or an Internal Drainage Board as set out in the National Standards for Sustainable Drainage Systems. It is important to ensure that if the drainage system directly or indirectly discharges to a watercourse or system managed by the Local Planning Authority, Local Lead Flood Authority, Environment Agency, Middle Level Commissioners, or an Internal Drainage Board that agreement is reached regarding the approach to design mitigation or discharge rates. Development proposals requiring alteration to the sites natural drainage must seek prior written permission in the form of a consent or permit from the relevant organisation to ensure that that any works do not endanger life or property by increasing the risk of flooding, or cause harm to the water environment. Further detail can be found through Cambridgeshire County Council as the Lead Local Flood Authority which provides a map of watercourses across the county.

4.154 There are 29 storm overflows and 18 storm tanks overflows located on the sewer network and at WRCs in Huntingdonshire. 14 storm overflows in Huntingdonshire meet the new minimum requirement for all overflows, which is to meet a 'rainfall target' of 10 spills per year for the years 2022, 2023 and 2024, indicating that significant investment will be required within some of these catchments to achieve this target. These can be found in the Council's Water Cycle Studies (or successor documents). It is important that a proposal does not increase this frequency. A proposal can contribute to improving storm overflow frequency by ensuring SuDS divert storm water away from the sewer network, thus reducing the volume that reaches the Water Recycling Centre or by separating foul and storm flow. This can provide additional benefits especially where a brownfield development site is currently connected to a combined sewer. Where a surface water connection to a combined sewer cannot be avoided, a greenfield runoff rate from the site can be specified which can result in a betterment on existing brownfield sites.

4.155 Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits. Redevelopment of brownfield sites with previously combined sewerage systems offer the potential to separate surface water from foul and reduce discharges from sewer overflows. Anglian Water has published Surface Water Risk Management Guidance that provides a comprehensive approach to how they will assess different types of site in terms of surface water connections.

4.156 The Water Framework Directive Regulations 2017provide a framework for the Local Planning Authority to manage the water environment, and requires that a river basin management plan is prepared for each river basin district with its main target that all inland and coastal waters in the EU should reach “good ecological status". Therefore the impacts of the proposal will be assessed by the Local Planning Authority to ensure the development complies with the aims of the Water Framework Directive regulations.

4.157 The Conservation of Habitats and Species Regulations aims to maintain or restore species and habitats to favourable conservation status, preventing further decline and promoting recovery. As such the deliberate killing, disturbance, and destruction of habitats of the protected species listed in Annex IV is strictly prohibited. Therefore the impacts of proposals will be assessed by the Local Planning Authority to ensure the development complies with all aspects of the Habitat Directive.

4.158 Water stress also causes deterioration of the water environment in both the quality and quantity of water, and consequently restricts the ability of a waterbody from achieving a "Good Status" under the Water Framework Directive 2017 (as amended). The latest Water Framework Directive assessment data shows that all of the watercourses in the Huntingdonshire area have moderate or poor overall status. Reasons identified by the Environment Agency for not achieving good status include the water industry (sewage discharges), agriculture, rural land management (livestock, arable and land drainage). Another principal source of pollution is from urban and highway runoff. This can be managed through design of new development and transport infrastructure including nature-based solutions.

4.159 As such locally specific evidence and studies have been identified within the policy to guide the design of SuDs, supporting local opportunities and opportunities to improve groundwater, surface water and water quality. In Huntingdonshire there are a number of Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserves and Ramsar sites which can be identified on the Local Plan Policies Map. Conservation objectives for these sites are managed by a number of organisations including but not limited to Cambridgeshire County Council, Natural England, the Wildlife Trust for Bedfordshire Cambridgeshire and Northamptonshire. The Great Fen Vision and Masterplan identify conservation objectives for the area alongside a number of projects.

4.160 Community Flood Action Groups can also provide further information on local flood issues, as can local surface water management plans. As of April 2026 Community Flood Action Groups in Huntingdonshire included Alconbury, Alconbury Weston, Brampton, Brington, Broughton, Ramsey, Wistow, Houghton and Wyton, Molesworth, St Ives and St Neots.

4.161 Standard 4 of the National Standards for Sustainable Drainage Systems (SuDS) sets out the requirements for surface water relating to land uses that present a higher risk to surface and groundwaters. Such areas may include large areas of hard standing and present a pollution risk to surface and ground water for example, car parking, regular vehicle movement, vehicle refuelling facilities or washing operations, or small areas handling hazardous or highly polluting materials. A proposal for land uses with a higher risk to surface and groundwaters will be expected to include appropriate additional treatment stages or intercept and contain runoff to ensure that any pollution risks are suitably addressed. The Cambridgeshire Flood and Water Supplementary Planning Document (2017) or successor document includes advice about how sustainable drainage systems can be used for such areas and the provisions that could be necessary to address contamination risks.

4.162 In order to safeguard against the contamination of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low contamination risk and are supported by an adequate risk assessment, conceptual site model and detailed design. Reference should also be had to the requirements of policy 'Preventing and reducing ground contamination and groundwater pollution'

4.163 For all other types of development, planning conditions may be applied to secure details of foul and surface water drainage where it is deemed necessary by the Local Planning Authority.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, Environment Agency, Internal Drainage Board, Middle Level Commissioners, Local Lead Flood Authority and Anglian Water.
Delivery mechanism	Through the determination of planning applications, SPD's, Master Plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to the advice of a responsible agency on flooding or water quality grounds

Enabling water efficiency

4.164 The purpose of this policy is to outline our approach to managing water efficiency and Integrated Water Management. Huntingdonshire is subject to considerable stress due to its position within one of the driest regions in the country. As such the availability of water and impact of new water demand on the environment has led to delays or restrictions on the granting of planning permissions. Whilst some of the issues will be addressed by external organisations such as water companies, local planning policies play a significant role in delivering the sustainable use of water resources to address the water scarcity issues, where able, seeking to ensure sufficient water supply to serve all new and existing developments.

Policy LP 24

Water Efficiency

A proposal for new residential development will be supported where it can demonstrate that it is designed to utilise no more than 90 litres per person per day of mains supplied/ potable water.

A proposal for new or redevelopment of non-domestic development (excluding public buildings such as schools and hospitals) will be supported where it can demonstrate:

a. it can achieve a minimum of 3 credits in WAT01 water consumption issue category, or an equivalent standard set out in any future update to BREEAM; and
b. it has undertaken an assessment of non-domestic supplies if required by Anglian Water or Cambridge Water meeting any additional requirements as a result.

A proposal for non-household development including public buildings, such as schools and hospitals should, where practical and viable, take opportunities to implement higher water efficiency standards allowed for under the building regulations.

A proposal must be accompanied by a statement to demonstrate how policy requirements have been met.

Should government policy or legislation relating to water efficiency and integrated water management be of a more stringent or significant departure from the above, after the adoption of this plan, the more stringent standard will be applied.

4.165 A proposal for a new residential dwelling must adopt an integrated approach to water management and demonstrate water efficient design including sustainable drainage, water quality and biodiversity, as detailed within other policies within the plan.

4.166 The Environment Agency's Water Stressed Areas – 2021 Classification identifies that Huntingdonshire is affected by serious water stress and the Environment Improvement Plan 2023 introduces a National Water Target that requires 20% reduction in public water supply in England per head of population by 2038 to be achieved by both new and redevelopment of existing sites.

4.167 Huntingdonshire have produced Stage 1 and 2 Water Cycle Studies (WCS) which provide further information about the capacity of the water environment and water services infrastructure to accommodate the supply of water required for growth during the plan period. The study details that the level of water stress in Huntingdonshire is serious and therefore demonstrates sufficient justification to adopt higher water efficiency targets currently allowed for under the building regulations of 110 l/p/d (usage based on litres, per person, per day) which have been tested by the whole plan viability assessment.

4.168 The 2023 Written Ministerial Statement (WMS) urges local planning authorities in seriously water-stressed areas to adopt stricter water standards in Local Plans and planning permissions. This updates the 2015 WMS, which previously prohibited requiring tighter water efficiency standards than those in the Building Regulations 2010.

4.169 The Shared Standards in Water Efficiency for Local plans 2025 sets out a collaborative and collective approach to deliver sustainable growth in the east of England. Annex C demonstrates and gives examples of a fittings-based approach to new residential development that can feasibly achieve a total consumption of 85 l/p/d.

4.170 A Water Efficient Design Statement or sustainability statement as part of a Design and Access Statement can be used to demonstrate how the above policy requirements can be achieved. This could include baseline and full calculations to demonstrate the expected water use within the proposed development such as water efficient fixtures and fittings, rainwater/ stormwater harvesting and reuse or greywater recycling, or the identification of water saving design measure that have been used to meet the water efficiency standards.

4.171 For non-domestic development, where a minimum of 3 credits in WAT01 water consumption cannot be achieved. The applicant will be required to justify and evidence why full credits/ WAT01 is not possible/viable for the development.

4.172 A proposal for non-household development including public buildings, such as schools and hospitals should, where practical and viable, take opportunities to implement higher water efficiency standards allowed for under the building regulations.

4.173 Applicants are advised to seek early advice from relevant water authorities to confirm sufficient supply capacity exists for their development. It is recommended businesses undertake water efficiency audits before new water supplies are requested.

4.174 Water efficient devices such as low flush toilets and aerated taps / shower heads as well as water efficient white goods (dishwashers and washing machines) could be installed. The fitting of smart meters helps to support and encourage reducing water usage and to help identify leaks. Rainwater and surface water harvesting, greywater recycling and wastewater recycling are also recommended as ways to reduce water demand.

4.175 A proposal for residential developments of 200 residential units and above and commercial developments are encouraged to consider incorporating greywater recycling and/or rainwater harvesting into development at the master planning stage in order to reduce water demand.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, Environment Agency, Anglian Water and Cambridge Water.
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to the l/p/d

The ten characteristics of well-designed places

Section C:

Our Development Management Policies

C.1 This section contains policies that will help people making planning applications to understand the requirements of sustainable development in Huntingdonshire and to help the Council determine planning applications efficiently:

Section C - Our Development Management Policies

This section contains policies which set out the Council's detailed requirements for planning applications. It includes policies relating to:

- design and creating sustainable places;
- economy and employment;
- housing types and tenures;
- community;
- natural and historic environment.

Chapter 5:

How will we create well designed places?

Introduction

5.1 The Huntingdonshire Futures Place Strategy places great importance good design recognising its importance in place shaping and creating attractive and resilient communities with a high quality of life.

5.2 The National Planning Policy Framework (NPPF) identifies good design as a key aspect of sustainable development and contends that it is indivisible from good planning. The choices made during the design stage of a development can affect a wide range of issues from the value of the development through to its longevity. This is increasingly important in the context of climate change whereby buildings and communities must become more resilient to a changing environment and efficient in terms of energy usage. Good design helps to create distinctive places where people feel welcome and want to live, work and spend their free time. It includes both the aesthetic - how a place looks and feels, and the functional - how a place works, with the overall aim of supporting the health and wellbeing of everyone affected by a development. Investing in design also makes commercial sense as there is clear evidence that it can add value to development projects. This chapter sets out the Council's policy approaches in creating well designed places.

5.3 Policy 'Design context and character' identifies responding to context and character as the key principle to achieving well designed developments and refers to the primary local and national documents which should inform the design of development proposals. Policy 'Creating high quality places and spaces' provides additional detailed policy requirements, promoting consideration of all elements of design to achieve successful new places. The placemaking requirements for larger developments are set out in Placemaking for larger scale developments. Policy 'Ensuring amenity for new buildings and neighbours' seeks to ensure that the design of new development contributes to public health and provides for a high quality of life for residents, users and neighbours.

5.4 Following these overarching design policies are a series of climate related policies. The NPPF requires plans take a proactive approach to mitigating and adapting to climate change in line with the Climate Change Act 2008 including reducing greenhouse gas emissions. The Council's approach to reducing embodied carbon and reducing operational energy consumption are set out in policy 'Minimising embodied and operational carbon in new buildings'. It seeks to reduce emissions through the reuse of buildings with a presumption against demolition unless this is required, sustainable construction and reuse of materials, and use of design principles that maximise energy savings. Policy 'Making existing buildings more energy efficient' sets out support for retrofitting recognising that the vast majority of buildings in 2050 have already been built and over time will require some form of retrofitting to bring them up to higher energy efficiency and climate adaptability.

5.5 Residents and users of new developments generate additional journeys by vehicle, bicycle or foot. Policy 'Supporting active and sustainable travel' seeks to ensure that any negative impacts of these additional journeys, such as additional traffic, are mitigated, and that the proportion of journeys made by public transport, cycle and foot increases. Providing sufficient, discreet parking for vehicles and cycles on a development can significantly influence the feel of a place, and can encourage the enjoyment and active use of public space. Policy 'Parking provision and vehicle movement' seeks to ensure appropriate levels of well designed parking provision for vehicles and cycles at residential and in non-residential developments. This is intended to support the overall aim of encouraging more people to use public transport or to travel by bicycle or foot, balanced with being realistic about the options available for achieving this in a rural district. The rural nature of the district is recognised and travel by private car will still be the chosen mode of transport for some. Building regulations require electric vehicle charging points within new development, so policy 'Providing electric vehicle charging points' provides policy criteria on the design and location of charging points.

5.6 Pollution control regimes are largely governed by legislation outside the planning process. However, planning has a key role to play in preventing development from causing pollution. Planning also has a role in controlling the risk of pollution arising from contamination and possible impacts on human health, property and the wider environment. Policies 'Preventing and reducing air pollution' and 'Preventing and reducing ground contamination and groundwater pollution' set out the Council's approach.

Design context and character

5.7 The purpose of this policy is to set out the mechanisms for achieving high standards of design for all developments.

Policy LP 25

Design context and character

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's Huntingdonshire Design Guide SPD (2017), the Huntingdonshire Landscape and Townscape Assessment SPD (2022) or successor documents, applicable conservation area character statements and neighbourhood plan design guides.

A proposal could also have regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

5.8 For new development to be successful their integration into the local context is essential. Good design addresses social and environmental concerns as well as visual and functional ones. New developments should create places that are attractive, safe and accessible, and respond well to the local environment. Development of all scales should make a positive contribution towards the quality of the built environment in Huntingdonshire, making it more attractive to residents, visitors and investors.

5.9 The National Design Guide and the National Model Design Code - Part 1 provides the mechanisms for recognising well designed places, outlining and illustrating the government priorities for well designed places in the form of ten characteristics supporting the NPPFs policy to refuse development of poor design which fails to improve the character and quality of an area and the way it functions. The Huntingdonshire Design Guide SPD (2017) sets out important design principles to help create successful new development within the Huntingdonshire context. The Council undertook a compatibility check of the Design Guide SPD against the requirements set out in the National Model Design Guide (NMDG) and National Model Design Code (NMDG). The compatibility check confirms that Huntingdonshire's Design Guide SPD 2017 meets the requirements of both the NMDG and the NMDC 10 characteristics of a well-defined place and go over and above the minimum requirements as set out in the paragraph 35 (page 7) of the NMDG and paragraph 27 (Page 6) of the NMDC. This means Huntingdonshire's Design Guide SPD 2017 can be considered up to date and be used as a material consideration in the determination of planning applications.

5.10 Huntingdonshire's Design Guide SPD aim is to influence and raise the quality of design and layout of new development in Huntingdonshire by providing practical advice to all those involved in the design and planning process on what the Council considers to be good, environmentally friendly and sensitive design. The Design Guide SPD is to be used alongside the Huntingdonshire Townscape and Landscape Assessment SPD (2022) (or successor documents) which details the typical townscape features of the towns, their structural traits, characteristic architectural styles and locally used materials. Where proposals are located within a conservation area, the design must apply the requirements of the relevant conservation

character statement. In respect of landscape, there are nine character areas which will influence the scale and form of development across the district. Development proposals should complement the existing built form, respect the fundamental character of the landscape and not introduce incongruous elements.

5.11 Many documents and other resources are likely to be useful in informing the design of proposals. When seeking to understand the surroundings, a proposal should have regard to resources that detail the quality or character of the surroundings, including, but not limited to, neighbourhood plans, village design statements/ codes and parish plans. Where they exist, documents such as urban design frameworks, design briefs, design codes and masterplans for nearby areas show how the quality and character of the surroundings is expected to develop in the future; these can also inform the design of a proposal. There may also be other advice and guidance available that promotes high standards or sets out best practice for design in certain situations, which should be referred to. A very useful source of advice at the national level is the Design Council.

5.12 Relevant advice relating to movement through and around developments includes the Manual for Streets and Manual for Streets 2. Advice in these documents together with that within the Council's Huntingdonshire Design Guide SPD will enable successful new streets and public spaces to be created. Further guidance to support creative approaches to development is available at the national level.

5.13 The Council offers a pre-application advice service. This can assist with establishing the key issues likely to influence the decision making process for a particular development proposal. Detailed design aspects can also be considered and revisions suggested that may be necessary to make a scheme acceptable. The process can also provide an indication of the likelihood of support being forthcoming if the proposal is brought forward as a planning application.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Landowners, Parish Councils, developers
Delivery mechanisms	Through the determination of planning applications, SPDs, Master Plans, Design Guides and Codes, Neighbourhood Plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning applications refused where the grounds of refusal was based on their adverse impact on their surroundings

Creating high quality places and spaces

5.14 The purpose of this policy is to set out the Council's approach to achieving high standards of design.

Policy LP 26

Creating high quality places and spaces

New development and advertisements will be expected to incorporate key placemaking principles by being well designed based upon a thorough understanding of constraints and appraisal of the site's context to ensure the delivery of attractive, usable and long lasting buildings and spaces.

A proposal will be supported where it can be demonstrated that it:

Integration and Design

a. implements a cohesive design through the use of a limited palette of quality, durable materials with an attention to detail particularly where different elements and materials meet, considering local vernacular;
b. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
c. ensures that public and private amenity spaces are clearly defined and are designed to be functional, inclusive, usable and safe;
d. successfully integrates the functional needs of the development including garden storage, refuse and recycling, cycle parking and storage and car parking so that their dominance is minimised;
e. successfully integrates utilities apparatus and renewable and low carbon sources of energy; and
f. incorporates climate resilience measures to ensure adaptability to potential changes in climate including overheating.

Streets and spaces shaped by buildings

g. creates attractive and appropriately scaled built frontages to positively enhance the streetscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas;
h. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
i. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites - this should consider connectivity via roads and pedestrian and cycle access between sites

East of getting around

j. promotes accessibility and permeability for all 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;
k. does not impede pedestrian and vehicular movements or impact on public safety;
l. provides recognisable and understandable places, routes and points of reference;

Well designed public spaces

m. promotes a sense of place to include attractive walkable streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
n. incorporates tree planting and biodiversity improvements which can also be beneficial in providing shade within developments;
o. creates development that will function well and is safe and secure to use;

5.15 Good design contributes positively to making places better for people. It should also create environments that support active and healthy lifestyles and physical and social engagement. It requires a thorough understanding of site context, as well as consideration of how to ensure that the buildings and spaces created on a site are attractive, usable and durable including adaptable and resilient to a changing climate.

5.16 The criteria in this policy promote consideration of the appropriate design response to create high quality places and spaces. It reflects the principles within the National Design Guide and the National Model Design Code - Part 1 as well as the principles of Active Design by Sport England and the Huntingdonshire Design Guide SPD (2017). which provides a more localised focus to these design principles. The Design Guide SPD explains both why the issues raised in the criteria are important, and how they can be addressed successfully. The text below expands upon criteria only where additional explanation to that provided in the Design Guide is considered helpful. Policy 'Supporting active and sustainable travel' provides further guidance on active and sustainable travel elements.

5.17 The Huntingdonshire Local Housing Needs Assessment (2025) identifies that by 2046 there will be a 38% increase in the population aged 65 or over. A significant proportion of this older population, and of those aged under 65, will have a physical or mental disability which means that navigating and moving through a place can be difficult. For this reason, criterion j. requires that a proposal should promote accessibility and permeability for all, whatever their mobility. Providing recognisable places, routes and points of reference can help everyone, including those with a mental disability such as dementia, to navigate through a place.

5.18 Hard boundary treatments should be avoided in favour of boundary features such as hedges that form connecting corridors for wildlife rather than hard barriers. However, where walls and fences are the only viable option they should include small holes at ground level so animals such as hedgehogs, reptiles and amphibians can move around a housing development along wildlife corridors. Additional measures that should be included within the design of a proposal are bee blocks, bird boxes and feeders, insect hotels and bat boxes. These solutions may not be appropriate for all sites and types of developments but offer a selection of some of the measures that can be incorporated into developments to increase biodiversity.

5.19 Amenity space, both public and private are important to enhance the quality of life and enjoyment of places providing a balance to built development. All new residential units will be expected to have direct access to an area of private amenity space appropriate to the housing type and expected number of occupants such as private garden, roof garden , balcony, glazed winter garden or ground level patio. These spaces should be separated from any shared amenity areas and should consider the location and context of the development including the character of the surrounding area. When considering private amenity space, the design should address issues of overlooking and enclosure, which may detrimentally impact upon the proposed dwelling and any neighbouring dwellings and the orientation of the amenity space in relation to the sun at different times of the year. When incorporating private amenity space a proposal must also demonstrate that the design is of a shape, size and location that allows the effective and practical use of the space by residents. The Huntingdonshire Design Guide SPD (2017) provides further design guidance on how public and private amenity space should be considered.

5.20 Garages can provide parking and protection for cars as well as storage space that is attractive to prospective owners and residents. "Parking provision and vehicle movement" sets out the Council's policy requirements in relation to garaging and parking in more detail. The requirement to consider parking within this policy emphasises that discreet garaging and parking should be integrated into the overall design of a development.

5.21 Climate change and its impacts should also be considered within proposals in order to help future proof development. As such buildings should be designed in a way that are climate resilient particularly to the impact of overheating (see Approved Document O of the Building Regulations) now and in the future. Alongside this policy other climate adaptability and energy efficiency policies in this plan must also be used: 'Minimising embodied and operational carbon in new buildings' and 'Making existing buildings more energy efficient'. For water efficiency, see policy 'Enabling water efficiency'. Trees are an important way to keep temperatures down and can make living environments more pleasant in period of extreme hot weather. The benefits of tree coverage for addressing overheating should also be considered within the design process alongside policies 'Protecting our trees, orchards, woodlands, hedges and hedgerows' and 'Managing surface water'.

5.22 Also, providing trees and natural solutions such as tree planting, soft landscaping, green roofs, sustainable drainage and natural and semi-natural green spaces are an important way to keep temperatures down and can make living environments more pleasant in periods of extreme hot weather. The benefits of tree coverage for addressing overheating should also be considered within the design process. Trees and vegetation also help to capture more carbon from the atmosphere.

5.23 Energy efficiency for residential buildings is managed through the Building Regulation system. There is still a role for planning to seek energy efficiency for residential development through aspects that fall outside the remit of building regulations. A proposal for residential development should therefore seek to

promote energy efficiency by adopting best practice in all aspects of design including but not limited to site layout, building orientation, the layout of rooms and uses within buildings and the use of landscaping for shelter and shade. Such measures can be incorporated through the design process without adding to costs.

5.24 For advertisements requiring advertisement consent [2] relevant design criteria in this policy, particularly a, b, g and k, should be followed. The scale, materials and design should be in keeping with the architectural and scenic features of the local area. Materials and colour should be carefully selected, in order that the advertisement becomes a functional, integral part of the overall design of the development, and not an ugly appendage. The impact, both individually and cumulatively, on visual amenity, light pollution, highway and public safety and functional need are key considerations. Illuminated advertisements can have a particularly significant impact on the street scene, and a proposal for an internally illuminated fascia or projecting box sign will be carefully considered.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning applications refused where the grounds of refusal were based on failure to create high quality places and spaces

Ensuring amenity for new buildings and neighbours

5.25 The purpose of this policy is to ensure that the physical environment created by new development protects and promotes a standard of amenity for future occupiers and users, and surrounding uses.

Policy LP 27

Ensuring amenity for new buildings and neighbours

A proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A proposal will therefore be required to ensure:

a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;
b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;
c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be acceptable;
d. that predicted adverse impacts from the following sources or will be made acceptable:

    i. obtrusive light;
    ii. contamination;
    iii. air pollution;

2 Many advertisements do not require advertisement consent. The specification of what requires consent is provided in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

iv. water pollution;
v. odour;
vi. poor ventilation;
vii. dust;
viii. vibration; and
ix. overheating

e. adequate and accessible waste storage is provided, avoiding adverse impacts;
f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from Secured by Design;
g. that all homes, businesses and main town centre uses are capable of being served by ultra fast broadband through the integration of appropriate measures such as open access ducting to industry standards; and
h. that there would be no adverse effect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation.

5.26 Good design is not solely a visual concern; it contributes significantly to people's enjoyment of buildings and the spaces between them. Design also has important social and environmental dimensions, such as the potential for a high quality public realm that contributes to public health, a more inclusive environment, quality of life and sustainability.

5.27 A common concern when development is proposed is that of its potential impact on neighbouring uses. More intensive forms of development make more efficient use of land and buildings, but have greater potential to impact on their surroundings. A key role of the planning system is to ensure that new development does not have an adverse impact on the amenity of existing properties and that adequate levels of amenity will be enjoyed by future occupiers of the proposed development. This policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on is contained in the Huntingdonshire Design Guide SPD (2017) or successor documents and also the National Model Guide (2021) or successor documents.

5.28 Careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the wellbeing of occupiers it is important to ensure that new developments do not materially alter light levels outside the development and/ or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. Aspects that will need careful consideration include whether the proposal will block daylight or affect the privacy of neighbouring buildings, particularly in the habitable rooms of a property. Where developments have an impact on the daylight or sunlight of adjoining buildings, a more detailed analysis will be required in accordance with BRE digest 209 Site Layout Planning for Daylight and Sunlight (2022, third edition) or successor documents.

5.29 Development management decisions will consider noise impacts in an integrated manner alongside other potential impacts of the proposed development. The planning process is key for local authorities to manage land use and prevent conflicts, especially regarding noise. Developments must be suitably located and designed to avoid unacceptable noise impacts on communities and protect noise-sensitive developments. Good acoustic design is required to ensure opportunities are taken to incorporate effective design interventions early in the process, which will enable residential development to meet required standards and provide an acceptable acoustic environment.

5.30 Required mitigation may include considerations such as careful site layout, design, distance, acoustic screening, landscaping, orientation of buildings, locating additional windows on quieter facades and screening of sensitive rooms/areas by non-sensitive ones etc siting of buildings, landscaping and building design. The NPPF provides overarching guidance, supplemented by the Noise Policy Statement for England and the Planning Practice Guidance, which acknowledge the subjective nature of noise. Where appropriate the Council will interpret these using national and industry standards, including

British Standards and World Health Organisation guidance to assess and manage noise. Residents value the ability to open windows, especially in rural areas and therefore the council will usually require that internal noise standards are met even with windows partially open. This should be achieved through good acoustic design. External amenity areas must also be assessed and meet appropriate standards. Achieving this may require careful siting, orientation, design, and acoustic screening. Where pollution issues are likely to arise developers are encouraged to engage in pre-application discussions early to address noise sources effectively.

5.31 Minimisation of disturbance through obtrusive light, poor air quality, odour, poor ventilation, vibration and dust emissions are also important in providing a reasonable quality of life for occupiers and to safeguard biodiversity and the quality of the environment. Aspects that will need careful consideration include how the use of artificial light will impact on wildlife. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments.

5.32 Wastewater infrastructure facilities such as pumping stations and water recycling centres can impact amenity, encroachment on these assets should be avoided due to the proximity of sensitive receptors and potential loss of amenity due to odour and /or noise arising from the operation of these facilities. The Minerals and Waste Plan identify WRC's and includes policies that are relevant to proposals within 400m of a water recycling centre.

5.33 Huntingdonshire has been one of the best performing local authorities in the country for recycling. In order to maintain this performance, new buildings need to be designed to help residents and users to reduce waste generation and recycle more. This includes provision of convenient space for storage of recyclables and green waste awaiting collection, usually in wheeled bins. Reference should be had to Building Regulations Approved Document H (section 6) which sets out requirements for waste storage as well as the RECAP Waste Management Design Guide SPD (2026) or successor documents adopted by Cambridgeshire County Council and the Waste Collection policies produced by Huntingdonshire District Council.

5.34 Good design helps ensure the successful integration of new development into existing neighbourhoods through taking account of community and individual safety considerations and minimising opportunities for crime. Building regulations include security standards (see Approved Document Q) that apply to new housing. Aspects of Secured by Design that deal with the external environment such as the spaces between and around buildings should be incorporated into the design process.

5.35 A reliable internet connection is now considered as an essential utility used at home, for education and to facilitate homeworking supporting economic and business growth. The 'Connecting Cambridgeshire' programme is working with the Government and suppliers to ensure that as many premises can access gigabit-capable broadband. It will be important for all new residential, employment and commercial developments to provide the infrastructure to enable connection to be made to fibre optic broadband infrastructure as the main technology for delivering at least ultra fast connections. This should be designed and installed as an integral part of development to avoid the visual impact and future disturbance caused by retrofitting. It is recognised that the availability of broadband infrastructure will vary across the district. The expectation is that where such infrastructure is not readily available nearby, provision is made for ducting and cabinets to enable easy connection at a later date.

5.36 The storage of hazardous substances are referred to as notifiable installations and are covered by separate consenting processes. The policy requires that there would be no adverse effect on safety near a notifiable installation and that there would be no increase in the number of people that would be put at risk in the vicinity of a notifiable installation. The distances involved will depend on a number of factors including the details of the development proposed and the substances and potential hazard of the installation. Detailed advice should be sought from the Council's Environmental Heath service.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, applicants
Delivery mechanism	Through the determination of planning applications, supplementary plans, masterplans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused where grounds of refusal included detriment to neighbouring properties

Minimising embodied and operational carbon in new buildings

5.37 The purpose of this policy is to set out our approach to minimising embodied and operational carbon through sustainable construction and materials practices and support development that is energy efficient, working towards reducing carbon emissions.

Policy LP 28

Minimising embodied and operational carbon in new buildings

Minimising the embodied carbon of development

All development should, where practical and viable, take opportunities to reduce the development's embodied carbon content, through the careful choice, use and sourcing of materials. Modern Methods of Construction (MMC) could also be utilised.

A proposal on previously developed land must reuse materials already on site within the proposal where it is possible to do so.

There is a presumption against demolition and in favour of the re-use of existing buildings. Where demolition is undertaken, applicants must set how materials will be either reused within the proposal or disposed of.

Minimising operational energy consumption in new buildings

All new homes and non-residential buildings must be developed to at least the national standards at the point an application is made.

To maximise energy efficiency, a development proposal should demonstrate through a proportionate Design and Access Statement that it has considered the following design principles, identifying where these have been incorporated into the design of the development:

1. orientation of buildings - such as positioning buildings to maximise opportunities for solar gain, and minimise winter cold wind heat loss
2. form of buildings - creating buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions because of their shape and design
3. fabric of buildings - such as using materials and building techniques that reduce heat and energy needs. Ideally considering the use of materials with a lower embodied carbon content and/or high practical recyclable content

4. heat supply - providing net zero carbon heat supply, for example, no connection to the gas network or use of oil or bottled gas
5. renewable energy generation - generating enough energy from renewable sources on site (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year

Applicants should also have regard to the advice set out in the Environmentally Sustainable Design and Construction Technical Advice Note (November 2025) or successor documents.

5.38 Embodied carbon includes emissions and removals of carbon associated with materials and construction processes throughout the whole life cycle of an asset. These emissions can be minimised by the sustainable use materials and the reuse and recycling of material after demolition.

5.39 Modelling in the Position statement and analysis of baseline and forecast future emissions (November 2024) and the Assessment of spatial strategy options (December 2024) shows that a significant proportion of emissions related to new development in Huntingdonshire in the plan period will result from embodied carbon.

5.40 New buildings should integrate sustainable building and construction practices like modern methods of construction as well as sustainable materials within their proposals to lower the levels of embodied carbon emitted to create new buildings. Our supporting document The contribution of sustainable design to achieving Net Zero (November 2024) provides further detail on this.

5.41 Modern Methods of Construction (MMC) is a way of reducing embodied carbon and refers to a collective term for a wide range of non-traditional building processes focusing on the use of sustainable materials and off-site manufacturing, including modular construction where units are fully fitted out off site, panelised systems (such as timber or light-steel frames), site-based MMC such as thin-joint blockwork and subassemblies and components (such as prefabricated chimneys, porches etc.). Offsite manufacturing is often associated with an enhanced speed of construction, minimal defects in structures, and reduced wastes and energy consumption due to the pre-casting and fabrication of building segments, reducing onsite activities.

5.42 Reducing embodied carbon also contributes to other sustainability targets and priorities, for example, use of recycled content, recyclability of building materials, and reduced waste materials to landfill can all result from a focus on reducing embodied carbon and also contribute to waste reduction targets. Similarly, benefits to the local community can accrue from reduced on-site energy generation and cleaner fabrication processes which mitigate the impact of the development site on the local area; the use of more local sourcing and local supply chains can also support jobs and the economy in the local area (or if not local, at regional or national level).

5.43 The policy sets a presumption against demolition. As carbon has already been emitted in the construction of these buildings by retaining the original structure as much as possible the carbon emissions can be saved in the upfront stage of a building's life. Demolishing buildings can result in waste which further increases the carbon impact of demolition. The materials that result from full or partial demolition should be reused within the development where possible. Where even this is not possible and materials have to be disposed of, this must be done in a sustainable and environmentally friendly manner.

5.44 Enhanced national standards to increase energy efficiency of new buildings are expected through Building Regulations. The Future Homes and Buildings Standard (FHBS) aims to ensure that new homes constructed from when the standards are introduced will produce between 75% and 80% less carbon emissions compared to those built under the Building Regulations Part L 2013. The FHBS is also centred on the vision of new buildings being 'zero carbon ready'. This relates to the Government's expressed intention for developments to transition to zero carbon status as the electricity grid decarbonises. The key components

of the 'zero carbon ready' building are, therefore, that the building achieves high standards of energy efficiency, and either has a low carbon (electric) heating system from the outset or is designed to accommodate one at a later date.

5.45 The policy identifies a series of actions that promote energy efficiency and reflect best practice in all aspects of design. Such measures can be incorporated through the design process without adding to costs. The more effort that is put into steps 1-3 of the above policy, the more reward can be achieved, and the least amount needs to be achieved by steps 4 and 5. In addition, the Council's Environmentally Sustainable Design and Construction Technical Advice Note (November 2025) provides guidance to individuals, developers, businesses and communities on the pathway to net zero. It provides practical guidance for all scales of development on site-specific design and sustainable construction, and is intended to complement the Huntingdonshire Design Guide Supplementary Planning Document (2017), which sets out principles for good urban design and includes approaches to achieving more sustainable development.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused based on non-compliance with national energy efficiency standards • Amount and % of housing and employment floorspace developed on previously developed land • Amount and % of new homes and employment floorspace created via conversion or change of use

Making existing buildings more energy efficient

5.46 The purpose of this policy is to set out the Council's approach to supporting retrofitting and making existing buildings more energy efficient.

Policy LP 29

Making existing buildings more energy efficient

Where a proposal involves the change of use, conversion, or extension to an existing building, a development proposal must demonstrate through a proportionate Design and Access Statement that it has considered opportunities to improve the energy efficiency of that building as set out in the Environmentally Sustainable Design and Construction Technical Advice Note (November 2025) or successor documents, identifying where these opportunities have been incorporated into the design of the development*.

Measures that enhance the building's climate adaptability will in principle be supported*.

*for any heritage asset, improvements in energy efficiency or climate adaptability of that asset should be consistent with the conservation of the asset's significance (including its setting) and be in accordance with national and local policies for conserving and enhancing the historic environment.

5.47 While we can plan for new buildings to be adaptable and long-lasting, particularly to a changing climate, we have to recognise that the vast majority of buildings in 2050 (the national target to be net carbon zero) have already been built. For example, approximately 80% of the homes that will exist in 2050 have already been built.

5.48 If we are to successfully decarbonise housing and buildings more generally, retrofitting is where the real challenge lies: we need to increase their energy efficiency, change their gas or oil heating system for low carbon heating systems and generate more renewable energy on their roofs. In addition to housing, existing non-residential buildings can also be retrofitted to improve their energy efficiency. As well as the positive impact energy efficient buildings can have on reducing carbon emissions, they can also bring social and economic benefits by making buildings cheaper to run and manage.

5.49 Sustainable retrofit can be achieved by adopting a whole building approach which not only focuses on energy efficiency measures but also incorporates adaptations that respond to a changing climate such as overheating. Integrating fabric measures, such as insulation, new windows, draught proofing, and low carbon building services (particularly in relation to ventilation, heating, controls and renewables) along considering the use of the building can help buildings respond to climate change. Some of these measures do not require planning permission and can largely be undertaken via permitted development. However, works that involve buildings in conservation areas and to listed buildings will still require consent. It is advised to check the Planning Portal before undertaking any works. Consideration should be had to Historic England's advice note on Adapting Historic Buildings for Energy and Carbon Efficiency.

5.50 The Council's Environmentally Sustainable Design and Construction Technical Advice Note (November 2025) supports and complements the implementation of the Council's Climate Strategy, guiding individuals, developers, businesses and communities on the pathway to net zero. It provides practical guidance for all scales of development on site-specific design and sustainable construction, and is intended to complement the Huntingdonshire Design Guide Supplementary Planning Document (2017), which sets out principles for good urban design and includes approaches to achieving more sustainable development. A proposal should outline in their Design and Access Statement where they have applied measures identified in the Sustainable Design and Construction Technical Advice Note within their development.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications where this policy applied

Supporting active and sustainable travel

5.51 The purpose of this policy is to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals.

Policy LP 30

Supporting active and sustainable travel

New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by active and sustainable travel modes as defined in the 'Glossary'. It should contribute towards delivery of inclusive mobility to people of all ages, mobility capabilities and socio-economic circumstances in order to reduce the potential for social exclusion.

Active travel

A proposal will be supported where it is demonstrated that it is accessible, or can be made accessible, by active modes of travel through connection to, and extension of, existing pedestrian, cycle and equestrian routes, where practicable and that:

a. future residents, occupiers or users of the development will benefit from genuine choice through opportunities to travel by active travel modes
b. it contributes to maintaining, improving and adding to connectivity for pedestrians, cyclists, users of wheeled mobility aids and equestrian users as appropriate to the development proposed to provide direct and attractive access to community facilities and key destinations
c. active travel routes are well defined, lit and feel safe with natural surveillance wherever possible
d. it responds to the needs of people with disabilities, care and support needs including reduced mobility

All routes must be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.

Where a proposal would affect an existing public right of way or other formal non-motorised users' route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated and proved to be unsuitable.

Sustainable transport

A proposal for sustainable transport infrastructure will be supported where it is demonstrated that it contributes towards:

e. ensuring that future residents, occupiers or users of the development will benefit from genuine choice through opportunities to travel by sustainable non-motorised modes
f. maintaining, improving and adding to rail, bus and community transport connectivity, including new and enhanced services, facilities, active travel connections to bus stops, and bus priority measures;
g. the delivery of a mobility hub to support a sustainable transport interchange
h. the provision of infrastructure to facilitate public and shared transport using electric and other sustainable fuelling

5.52 Sustainable and active forms of travel are fundamental to high quality places and space connecting communities and are fundamental in helping transition to a low carbon future. This policy provides further detail on incorporating active and sustainable travel working alongside the policy creating high quality places and spaces which incorporates the principles within the National Design Guide and the National Model Design Code - Part 1 as well as the principles of Active Design by Sport England and the Huntingdonshire Design Guide SPD (2017).

5.53 The Council has a limited role in provision of active and sustainable travel infrastructure and operations, but will work with the Cambridgeshire and Peterborough Combined Authority (CPCA), Cambridgeshire County Council (CCC) and other relevant stakeholders to support additional infrastructure and deliver transport priorities. Development should contribute to the delivery of these schemes and priorities wherever appropriate many of which are identified in the Cambridgeshire Local Cycling and Walking Infrastructure Plan. The NPPF identifies that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in a Local Plan. On that basis, at the strategic site allocations where sustainable transport and active travel options are currently minimal the capacity of the proposed development means that there is the means to significantly improve sustainable transport and active travel opportunities over the plan period and beyond.

5.54 Huntingdonshire's rural nature means that a significant proportion of journeys are made by car. For many people, walking or cycling are a feasible alternative to using the car for shorter journeys. Even for longer trips there may be the opportunity to make part of the journey by walking or cycling. Chapter 3 'How Huntingdonshire will grow and change' seeks to reduce the need to travel long distances by directing development to locations which have, or have the potential to provide, the greatest access to services and facilities and where sustainable travel modes and public transport are well provided for. This should enable a greater proportion of trips to be made by walking or cycling.

5.55 The active travel elements of any scheme should consider the guidance provided by Active Travel England which includes a toolkit and case studies to assist with design and more locally Cambridgeshire's Active Travel Strategy (March 2023).

5.56 In addition to active transport measures, developers will need to demonstrate that safe access can be achieved through compliance with the Department for Transport's Local Transport Note 1/20: Cycle Infrastructure Design and Inclusive Mobility guide

5.57 Sustainable travel modes are defined as being 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. To support further use of sustainable travel modes, a development proposal should seek to utilise and where possible provide safe, coherent and easy to use footpaths and cycle routes, including linking to or providing new sections for the existing network. Provision should be appropriate to the character of the area so linking to or providing new bridleways will only be required where appropriate. Particular attention should be paid to the requirements relating to movement in policy 'Creating high quality places and spaces' and the Huntingdonshire Design Guide SPD (2017). Where appropriate, routes for non-motorised users (NMU) provided in development proposals should seek to support and connect with wider programmes for sustainable transport routes, such as those set out in, the Local Transport and Connectivity Plan (or successor document) setting out the CPCA's long-term strategy to make transport in Cambridgeshire and Peterborough better faster, greener, and more accessible for everyone.

5.58 Development proposals should also provide opportunities for people to use public transport (and community alternatives to public transport) both for local journeys, and to access the wider public transport network. For example, this may involve agreements to facilitate new bus stops or designing a development so that there is a short pedestrian path to the nearest bus stop. Physical features within developments to support greater use of public transport should be prioritised over revenue funding for enhanced services, the impact of which can be short term.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Number and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan

Parking provision and vehicle movement

5.59 The purpose of this policy is to ensure that new development provides sufficient space and parking provision to meet the needs of the users and residents and minimise impacts on neighbouring uses.

Policy LP 31

Parking Provision and Vehicle Movement

A proposal will be supported where it incorporates appropriate provision for on site servicing, movement and parking of vehicles including commercial, service and emergency vehicles and incorporates appropriate parking for cycles. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

a. highway safety and access to and from the site
b. servicing requirements
c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking
d. the needs and number of potential occupiers, users and visitors, now and in the future for the proposed use(s) specified
e. the amenity, as defined by other policies within the plan, of existing and future occupiers and users of the development and nearby property
f. opportunities for shared provision, where locations and patterns of use allow this

Minimum levels of car parking for disabled people as set out in national guidance [3] will be required.

A proposal for overnight lorry parking facilities may be supported in established employment areas within market towns where it would not prejudice residential amenity and safety, or on land adjacent to a junction on the strategic road network.

Cycle parking must be secure, covered and easily accessible:

g. A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable. Cycle storage space must not impede garden amenity space and must be placed in an accessible location within the site
h. A proposal for employment uses will be expected to provide at least one clearly identifiable space per employee, unless it can be demonstrated that this is unachievable. Cycle storage space must not impede the function of the employment space and must be placed in an accessible location within the site
i. A proposal that includes new main town centre uses of 600m^2 or more net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m^2 of net internal floorspace or part thereof, or otherwise demonstrate why a different level of provision is appropriate
j. A proposal for a new non-residential building over 2,500m^2 of net internal floorspace should provide dedicated changing, showering and storage locker facilities for cyclists
k. A proposal that includes short stay communal cycle parking will be expected to provide a minimum of 5% of parking spaces suitable for tricycles, adaptive cycles, scooters and cargo bikes/trailer parking

A proposal for specialist housing for older people or a residential or nursing home should provide secure parking and charging space for mobility scooters as appropriate to the nature of the proposed residents.

3 Traffic Advisory Leaflet (TAL) 05/95 – Parking for Disabled People, Department for Transport (1995), Inclusive mobility: making transport accessible for passengers and pedestrians by the Department for Transport (2022) and BS 8300-1:2018 Design of an accessible and inclusive built environment. External environment - code of practice (2018) or successor documents

5.60 The NPPF is clear that transport issues should be considered from the earliest stages of plan making, and should ensure patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. While there is a strong emphasis on reducing the need to travel by private vehicles given the semi-rural nature of Huntingdonshire vehicle ownership is high and likely to remain so at least in the short to medium term. This policy seeks to ensure that safe and appropriate provision is made for the movement and parking of all types of vehicle including cars, lorries, cycles and mobility scooters.

5.61 The National Design Guide details that parking standards are set locally and will vary in response to local conditions, and should be sensitively integrated into the built form to avoid dominance of the development or street scene. Well-designed residential and commercial car and cycle parking should be conveniently sited so that it is well used. When deciding upon the level of parking provision to include the potential impact on highway safety and street congestion must be considered. Insufficient parking or reliance on unallocated spaces can lead to overburdened parking provision pushing drivers to park on the highway or in other locations which may impede the safe passage of pedestrians, the flow of traffic, or accessibility for service and emergency vehicles. Provision should also be considered in relation to how the needs of users may change over time. Off-street provision should be prioritised to avoid on-street parking problems such as pavement parking or congested streets. Parking will be safe and meet the needs of different users including occupants, visitors and people with disabilities.

5.62 An innovative design led approach to the movement and parking of vehicles is encouraged having regard to the character of the area and the appearance of the proposed development. This should be in accordance with the standards laid out in chapter 3.5 of the Huntingdonshire Design Guide SPD (2017) or successor documents. However, it is important to ensure adequate parking provision for people with impaired mobility for whom parking in convenient locations is essential.

5.63 New development should facilitate access for commercial, service and emergency vehicles that is appropriate to the nature of the use. Residential developments should meet the Council's refuse collection requirements as set out in the Huntingdonshire Design Guide SPD (2017) or successor documents, including providing sufficient space for the Council's refuse freighters to access and service the development. For commercial buildings, servicing should be designed such that it does not dominate the street scene or provide a barrier to movement through the wider area.

5.64 Areas for parking and servicing should be planned for in a comprehensive manner including as part of surface water management. Reference should be had to policy 'Managing surface water' and to the Cambridgeshire Flood and Water SPD (2017) or successor documents which provide advice on how sustainable drainage systems can be used for such areas.

5.65 In order encourage cycling new development should also provide cycle parking which is readily available, secure and easily accessible. For residential uses, secure cycle spaces can be provided within garages if they are large enough (see Huntingdonshire Design Guide SPD (2017) or successor documents for guidance on garage sizes) and not impede on the amenity space to be provided within the proposal as this can adversely impact the living conditions of residents. When determining the number of cycles spaces for a residential development, the national space standards on maximum occupancy will provide the minimum number of cycle spaces to be provided. For non-residential uses a combination of spaces should provide appropriately for the differing short term needs of visitors and longer term needs of employees. To encourage people to cycle to work appropriate facilities are required for changing, showering and storage of items such as cycle helmets.

5.66 A proposal that includes short stay communal cycle parking will be expected to provide a proportion of parking spaces suitable for tricycles, adaptive cycles, scooters and/or cargo bikes/trailer. Typically it is recommended that 5% of parking should be provided for non-standard cycles (the Department for Transport Cycle Infrastructure Design – Local Transport Note 1/20) to accommodate people with mobility impairments.

A proposal for high traffic venues such as schools, nurseries, community venues retail and places of employment must consider the provision of additional capacity reflective of the location, visitor profile and land use.

5.67 To support people living in sheltered housing, nursing or care homes, specialist supported accommodation who may receive relatively frequent visits from a wide range of healthcare staff, carers and vehicles including ambulances, a proposal for this type of development must incorporate appropriate space for vehicle movements and parking of these users and vehicles. Where appropriate to the anticipated residents' needs secure parking and charging space for mobility scooters should also be provided.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, applicants
Delivery mechanism	Through the determination of planning applications, SPDs, masterplans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of new homes permitted with no off street parking • Number of cycle storage spaces permitted per dwelling/ per non-residential unit

Providing electric vehicle charging points

5.68 The purpose of this policy is to set out the Council's approach to how electric vehicle charging points should be integrated within proposals.

Policy LP 32

Providing electric vehicle charging points

New development will make provision for electric vehicle charging points in accordance with Part S of National Building Regulations or successor documents.

The location of charging points in development proposals must be appropriately located to allow for easy and convenient access from the charge point to the parking space(s), and be designed and located in a way which:

a. minimises the intrusion of the charge point on the wider use and access of the land;
b. minimises the risk of vehicle collision with the charge point;
c. minimises impacts on heritage assets and their settings; and
d. includes space for maintenance and replacement of electric vehicle charging infrastructure.

5.69 In 2021, Huntingdonshire's biggest sector of emissions is transport, accounting for some 36% of emissions. The government has committed to ending the sale of new cars powered solely by internal combustion engines from 2030, with all new cars and vans being fully zero emission by 2035. Electric vehicles (EV) are a means to reduce emissions from transport. With such a technological shift on the horizon, it is imperative that there are enough charging points for a variety of vehicles including emergency

vehicles and that the built environment and infrastructure is ready. The Cambridgeshire and Peterborough Combined Authority have an Electric Vehicle Infrastructure Strategy which seeks to boost EV charging across the region.

5.70 In December 2021 the Building Regulations were updated with a new Part S being added which addresses Infrastructure for Charging Electric Vehicles. These regulations come into effect in June 2022 and require the provision of charging points in both residential and non-residential developments, with specific levels of requirements set out for uses. This requires at least one EV charging point for all new homes (including flats) with a minimum power rating of 7kW (mode 3 charging) provided the associated parking space is not within a covered car park. The total cost of compliance (including equipment and installation) is currently capped at £3,600 per charging point. If costs exceed this, the number of charge points required may be reduced and cable routes / ducts provided to allow the future installation of EV chargers. Some EV charging can be delivered through permitted development. There may be times when EV charging is capable of charging at greater speeds than the minimum 7kW such as fast 22kW and rapid 43kW.

5.71 As a result of Building Regulations this policy does not seek the basic provision of electric vehicle charging points, but, given that we will all be expected to drive electric vehicles throughout the course of this local plan, it seeks to ensure that the location of electric vehicle charging points are well situated to ensure that they will be readily accessible to future users.

5.72 Applicants should carefully consider the placement of electric vehicle chargers from the outset, along with the required cable routes between the charger and the parked vehicle. Most provision will likely be off-street, on driveways or in car ports/ garages but this may present challenges for terraced houses where parking is located on the street, as trailing cables could pose a trip hazard; trailing cables across public highway are not permitted under section 178 of the Highways Act 1980. To mitigate this risk, channel systems could be utilised to secure the cable in place. The County Council is trialling an EV charging channel solution and will consider if the use of cable channels will be permitted for use in the county to secure the cable in place. While these channels do not require planning permission, residents must gain approval through a Section 178 (S178) licence agreement with the Highway Authority to authorise their use, and planning permission for a home EV charge point may be required. Cambridgeshire County Council's policy on On-Street Electric Vehicle Infrastructure should also be consulted.

5.73 With smart charging technology, EVs can be charged at times when electricity demand is low, helping to balance the grid and integrate more renewable energy sources. Advanced charging infrastructure allows EVs to not only draw power from the grid but also feed electricity back into the grid during peak demand periods, acting as a distributed energy storage system.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers,
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications that provided new electric vehicle charging points

Preventing and reducing air pollution

5.74 The purpose of this policy is to set out the Council's approach in relation to how development proposals affect and are affected by air quality.

Policy LP 33

Preventing and reducing air pollution

A proposal for large scale major development will need to be accompanied by an Air Quality Assessment where:

a. it has the potential to increase traffic within 200m of an internationally or nationally protected nature conservation site
b. it would conflict with an Air Quality Action Plan
c. any part of the site is located within 50m of an Air Quality Management Area (AQMA), a Clean Air Zone (CAZ), or a Smoke Control Area (SCA)
d. a significant proportion of the traffic generated would go through an AQMA, a CAZ or a SCA, or
e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds 35µg/m3

An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

f. the existing state of air quality surrounding the site
g. how the proposal could affect air quality during construction and operational phases including how to overcome any issues
h. the extent to which people could be exposed to poor air quality, and
i. how biodiversity could be affected by changes in air quality as a result of the proposal

A proposal will need to be accompanied by a low emissions strategy where the air quality assessment shows that the proposal would:

j. have a significant adverse effect on air quality
k. have an adverse effect on the air quality factors that led to the affected AQMA being designated
l. cause a significant increase in the number of people that would be exposed to poor air quality, or
m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality

The low emissions strategy will include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA/ CAZ/ SCA , prioritising actions identified in relevant Air Quality Action Plans/ CAZ/ SCA action plans or equivalent documents.

In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

5.75 Poor air quality is the biggest environmental threat to public health, and therefore minimising air pollution and improving air quality will bring health benefits. Lowering emissions will also contribute to reducing the overall climate impact of developments and supports the Local Plan's ambitions towards a net zero Huntingdonshire by 2050.

5.76 The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment. Development should, wherever possible, help to improve local environmental conditions such as air quality and opportunities to improve air quality or mitigate impacts should be identified. The planning system therefore plays a vital role in enhancing local air quality, reducing exposure to pollution, and supporting public health and well-being. While land-use planning and development controls may not

offer immediate solutions, they are essential in preventing or mitigating future air quality issues. Integrating air quality considerations into development design can lead to lower emissions and a healthier environment for people and for nature. Good design considering air quality from the outset is the most effective and straightforward approach to achieving low-emission development. The primary local impacts on air quality in Huntingdonshire are from road transport, therefore highlighting the importance of supporting development that reduces the need to travel and that is sustainably located to key services and facilities as well as be well-served by sustainable transport options (including EV charging points and infrastructure).

5.77 Air pollution can adversely affect internationally protected sites and biodiversity through processes such as eutrophication (nitrogen), acidification (nitrogen and sulphur) and direct toxicity (ozone, ammonia and nitrogen oxides). These impacts can result in harm to biodiversity and the conservation of these sites. With regard to potential risks from road traffic emissions, Natural England and Highways England are in agreement that protected sites falling within 200 metres of the edge of a road affected by a proposal will need to be considered further. Guidance on air quality considerations are set out in planning practice guidance.

5.78 Historically, four AQMAs were designated within the district at Huntingdon, Brampton, St Neots, and Fenstanton. These were designated as annual mean nitrogen dioxide levels had exceeded the objective of 40µg/m³. The primary source of nitrogen dioxide in these areas was and continues to be vehicle emissions. Environmental Health conducts ongoing air quality monitoring around the district and publishes annual Air Quality Monitoring Reports to assess compliance with national air quality objectives.

5.79 Following improvements in traffic management and the realignment of the A14, monitoring data from these locations showed sustained compliance with air quality objectives over a number of years. As a result, the Council undertook a formal review of the AQMAs in 2023, and in January 2024, the Brampton, St Neots, and Fenstanton AQMAs were revoked, leaving only the Huntingdon AQMA in place. Monitoring data collected throughout 2024 demonstrated continued compliance with air quality objectives within the Huntingdon AQMA. When considered alongside previous years' data, this provides a robust evidence base to assess the ongoing need for the AQMA designation. The improvements are likely attributable to the relocation of the A14 trunk road away from the town centre. Based on current evidence, further exceedances are considered unlikely. Therefore, the Council intends to review the status of the Huntingdon AQMA in 2025, in line with government guidance. Should the Huntingdon AQMA be revoked, the district would no longer have any designated AQMAs. However, it remains possible that new AQMAs may be required during the plan period, depending on future developments and changes in local air quality. In the interim an Air Quality Strategy will be developed and should be taken into account during the planning process.

5.80 Where a transport statement/ assessment shows that it is likely that a significant proportion of road trips generated by the proposed development would go through an AQMA an air quality assessment will be required. An air quality assessment will also be required where the annual mean level of nitrogen dioxide exceeds 35µg/m^3 as adverse impacts could lead to a new AQMA being designated.

5.81 Currently, the Council does not have any designated CAZs or Smoke Control Areas (SCAs). However, over the course of the plan period, it may become necessary to introduce such measures in response to emerging air quality concerns. Both CAZs and SCAs are targeted interventions aimed at improving air quality: CAZs focus on reducing pollution from transport sources, while SCAs are designed to limit emissions from domestic burning. Local authorities have the power to designate these areas, regardless of whether an AQMA is in place. Development proposals within or affecting a CAZ or SCA will require an Air Quality Assessment. Where a Low Emission Strategy is needed, it should prioritise actions outlined in any relevant CAZ or SCA action plans, as well as the Council's Air Quality Strategy.

5.82 Air quality and air pollution should be considered during both the construction and operational phases of development. Activities such as demolition, construction, and remediation of contaminated land can contribute to air pollution and impact local air quality. Particular attention should be given to dust and particulate emissions during these processes, especially for larger developments where a Construction

Environmental Management Plan (CEMP) is likely to be required. DEFRA have released interim planning guidance on PM2.5 , this guidance, along with any future updates, should be taken into account during the planning process to ensure developments appropriately consider and mitigate fine particulate emissions from the earliest design stages.

5.83 Open fires and wood-burning stoves have become increasingly popular in recent years; however, the smoke they produce contributes to particulate air pollution. DEFRA has issued guidance on the use, fuel types, and maintenance of these systems, and further information is available on the Council's website.

5.84 Whether or not effects are considered to be significant is a judgement for the Council. Where an air quality assessment shows that as a result of the proposed development the affect on air quality could be significant, the proposal will need to be supported by a low emissions strategy. Such a strategy should concentrate on identifying measures that will tackle the air quality issues identified in the assessment. Actions with permanent or long lasting effects should be prioritised as well as actions identified in any applicable air quality action plans or air quality strategy.

5.85 Where pollution issues are likely to arise pre-application discussions should be held with the Council, the relevant pollution control authority and stakeholders with a legitimate interest. An air quality assessment should be undertaken for proposals that may adversely affect or be affected by poor air quality.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers,
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning applications refused in an AQMA based on air quality impacts • Number of planning permissions granted which require a low emissions strategy

Preventing and reducing ground contamination and groundwater pollution

5.86 The purpose of this policy is to set out the Council's approach in relation to ground contamination and groundwater pollution.

Policy LP 34

Preventing and reducing ground contamination and groundwater pollution

Where ground contamination of a site and/ or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated by a competent person.

Where investigation shows that development could result in an unacceptable risk or a controlled waters receptor (principal or secondary aquifer) exists a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

If the risk assessment shows that risks will not be acceptable, then a more detailed investigation or remediation scheme will be required. Only where the more detailed investigation or remediation scheme shows that the risks can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

Where remediation is necessary a strategy or scheme for its implementation and, where appropriate, maintenance will need to be agreed, which demonstrates that:

a. the site is safe for development;
b. there would be no adverse health impacts to future/ surrounding occupiers;
c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination; and
d. be carried out in a sustainable manner

Upon completion of the agreed remediation strategy/scheme a Verification Report will need to be submitted to demonstrate compliance with the scheme.

Protection of Groundwater

A proposal within a Source Protection Zone (SPZ) 1 or within 50m of a private potable groundwater source that includes any of the following development types will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the Environment Agency's Groundwater Protection guides, or successor documents.

A proposal within SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained.

A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.

5.87 5Contaminated land is land that has been polluted by substances such as chemicals, gases, oil or asbestos, and poses a significant threat to people or animals, waters (rivers, lakes and groundwater), ecosystems, and property. The Council has a Land Contamination Strategy which sets out the procedures for inspection of land for contamination.

5.88 Failing to deal adequately with contamination could cause harm to human health, property and the wider environment. It could also limit or preclude new development. It could also undermine compliance with European Directives such as the Water Framework Directive. The planning system works alongside a number of other regimes including:

- The system for identifying and remediating statutorily defined contaminated land under Part 2A of the Environmental Protection Act 1990[(4)];
- Building Regulations, which require reasonable precautions to be taken to avoid danger to health and safety caused by contaminants in ground to be covered by buildings and associated ground; and
- Environmental Permitting Regulations, under which an environmental permit from the Environment Agency or Local Authority is normally required to cover the treatment and/ or redeposit of contaminated soils if the soils are 'waste' and under the same regulations, a site condition report is required for any facility where there may be a significant risk to land or groundwater (including where one is necessary to satisfy the requirements of the Industrial Emissions Directive).

5.89 Contamination can arise from a wide variety of activities and sources, both anthropogenic and natural. Contamination by previous land uses on or adjacent to the land, as well as natural hazardous geological units and invasive/ harmful plants, can present a potential source of contamination to land and/ or pollution of groundwater.

5.90 The onus is on the developer to ensure that all proposals are situated on land where it will be safe and suitable for the proposed use. In some circumstances remediation works will be required to make land safe prior to development. For example, if a site's previous use was a petrol station, there will be a need to ensure that fuel is not left on-site in tanks or in the ground from spillages that may cause a hazard to the health of future users or pollute the groundwater. In some cases where there is contamination, the level and type may make land unsuitable for certain uses.

5.91 When considering individual proposals in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, the possibility of contamination should be assumed. Planning conditions will be applied in order to secure appropriate pollution prevention or mitigation measures as appropriate.

5.92 For the purposes of this policy sensitive developments include residential uses, schools, hospitals as well as children's playing areas, sports fields and allotments. The Department for Environment Food & Rural Affairs Industry Profiles provide details on the processes and substances associated with common industrial uses and should be referred to when determining whether the possibility of contamination should be assumed.

5.93 Pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest, for example drainage and Sustainable Drainage Systems (SuDS) Approving Bodies will be useful where contamination is an issue. A preliminary risk assessment (desk-top study and reconnaissance survey) should be undertaken as a requirement for validating relevant planning applications. All investigations and subsequent remediation should be carried out in accordance with the Environment Agency's Land Contamination Risk Management or equivalent or successor procedures by a competent person. Planning permission will only be granted when it can clearly be demonstrated that the development can proceed as proposed without causing pollution to controlled waters or significant risks to human health. Planning conditions will be applied to manage any outstanding detailed surveys, investigation, modelling, remediation and verification. Planning Practice Guidance provides current requirements. On those parts of the site where infiltration SuDS are proposed, details of ground permeability, groundwater levels and ground quality will need to be supplied with applications to demonstrate the site's suitability for the selected SuDS, and prospects for successful remediation. Further technical guidance on the management of contaminated land including how to investigate, assess and manage the risks is drawn together by the Environment Agency in land contamination: technical guidance.

4 The government has published statutory guidance on Part 2A which concentrates on addressing contaminated land that meets the legal definition and cannot be dealt with through any other means, including through planning.

5.94 Groundwater provides a third of the drinking water in England and Wales, and maintains the flow in many rivers. It is crucial that development does not cause contamination of these sources so that the water is safe for human consumption. The Environment Agency has identified source protection zones (SPZs) and maintains maps showing the three main zones: inner (zone 1), outer (zone 2) and total/ source catchment (zone 3) in addition to a range of sub-zones. There are four small areas of SPZs within Huntingdonshire and can be viewed on Magic Map. The largest SPZ is located to the south-east of the town of Huntingdon in the east of the district. There are some smaller SPZs including an area to the north-west of St Neots and those alongside the district boundary to the south at Waresley and to the south-east of Great Gransden. Private potable groundwater sources should be treated as a SPZ1 with a 50m radius.

5.95 Particular new activities represent an intrinsic hazard to groundwater and are unlikely to be acceptable. The hazard may result from a combination of the activity type, its duration and the potential for failure of controls. Close to sensitive receptors a precautionary approach should be taken even where the risk of failure is low as the consequences may be serious or irreversible. Anyone considering development proposals within a source protection zone that could potentially affect groundwater should hold pre-application discussions with the Council and the Environment Agency. Applicants should refer to the Environment Agency's Groundwater protection guides in relation to potentially hazardous development proposed within a SPZ.

5.96 Land instability is not considered to be a problem for development in Huntingdonshire for which specific policy provision is required. However, in circumstances where land instability may potentially pose a risk to development the national guidance set out in the NPPG will be followed.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers,
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted with an agreed contamination mitigation strategy • Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed

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Chapter 6:

How will we support a strong local economy?

Introduction

6.1 This chapter sets out the Local Plan's approach to supporting our existing local businesses and allowing opportunities for expansion, redevelopment and adaption whilst also providing opportunity for wider growth and ensuring the vitality of town centres aligning with the National Planning Policy Framework (NPPF). The policies draw on strategies such as the UK's Modern Industrial Strategy (2025), Huntingdonshire's Economic Growth Strategy 2025-2030 and the Cambridgeshire and Peterborough Local Growth Plan (LGP) whilst also looking towards the future Spatial Development Strategy and are supported by evidence in the Economic and Employment Needs Assessment 2025 (EENA).

6.2 Established Employment Areas can be subject to pressure from higher value uses such as retail or housing development. Protecting these areas whilst also creating conditions where businesses can invest, expand and adapt not only to changing market conditions, but also to requirements for increased energy performance requirements is a key objective of 'Protecting and enhancing established employment areas'.

6.3 Half of all employment and two thirds of businesses are located within rural Huntingdonshire. Agriculture, forestry and fishing industries dominate the land use. Our rural parts of the district face unique challenges such as smaller customer bases, infrastructure limitations, and limited local job opportunities. However, they also present opportunities for farm diversification and tourism. Our rural economy already shows signs of adaptation as many farms have branched into holiday accommodation and home-based businesses. Our policies 'Expansion and diversification of rural businesses', "Shaping new businesses in the countryside" and 'Helping tourism and recreation in the countryside'look towards guiding development in response to these issues.

6.4 The UK's Modern Industrial Strategy (2025) highlights the importance of the Oxford to Cambridge growth corridor as a means of strengthening clusters, whilst the LGP identifies priority growth sectors such as life sciences, advanced manufacturing, agri-tech, digital and defence, and energy and green tech supported by a need for skills development and supporting infrastructure. Evidence concludes that Huntingdonshire is well positioned to facilitate these ambitions through key locations including Alconbury Enterprise Zone, Hinchingbrooke Hospital and RAF Wyton. 'Enabling key clusters and innovation-led growth', aligns with these visions and the NPPF, addressing wider opportunities for growth especially where Britain can be a global leader in driving innovation creating new business networks and clusters and providing for needs not anticipated in the plan.

6.5 National policy requires planning for the locational needs of storage and distribution networks to support efficient and sustainable goods movement. The EENA identified a lack of growth in this sector in comparison to surrounding authorities identifying a demand for logistics parks and warehouses and the need for 'last mile' logistics in our market towns and villages. The strategic road network connections of the A1, A14 and A428 provide opportunities to facilitate this. The policy 'Enabling logistics and distribution' treats this sector as a distinct segment setting expectations for any further growth above the identified local need.

6.6 Key retail, services and facilities are predominantly based around the four market towns, acting as centres for nearby settlements. Our policy on 'Promoting town centre vitality and viability'recognises that permitted development rights and increasing use of online shopping have changed the profile of our town centres. Adaptation is crucial for town centres to survive in their role as focal points for their local communities and destinations for retail and services for people living in nearby villages.

6.7 The Council also understands the importance of concentrations of local retail, services and community uses in areas which have no town centres. These can help residents to meet day-to-day needs, reducing the need to travel. Our policies 'Supporting local centres' and 'Local Services and facilities outside Designated Centres' looks positively towards uses that can complement and support our local centres and retaining those facilities where possible. Policy 'Defining our retail hierarchy' identifies these areas including how to address new local centres that will be provided as part of new development.

Protecting and enhancing established employment areas

6.8 The purpose of this policy is to protect our established employment areas which can be subject to pressure from higher value uses such as retail or housing development, whilst also creating conditions where businesses can invest, expand and adapt not only to changing market conditions, but also to requirements for increased energy performance requirements. Focusing development within on land well-related to these established employment areas sets out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.

6.9 Established Employment Areas are shown on the Policies Map and are listed in the supporting text.

Policy LP 35

Protecting and enhancing Established Employment Areas

Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas as shown on the Policies Map. A proposal for business development within use classes E(g)(i) office, E(g)(ii) Research and Development of products and processes, E(g)(iii) light industrial, B2 general industrial, and B8 storage and distribution will be supported on land within an Established Employment Area (EEA) or on land well-related to and capable of being integrated with an Established Employment Area.

A proposal for redevelopment or intensification of an Established Employment Area for uses E(g)(i-iii), B2 and B8 will be supported where it can be demonstrated that it can support the delivery of modern premises with improved environmental performance and does not detrimentally impact the surrounding area.

A proposal that requires the relocation of businesses from within an EEA to land well-related and being capable of being integrated with an Established Employment Area for the purposes of modernisation will be supported if it can be demonstrated that the existing Established Employment Area will be retained for future business development.

A proposal for a use within an Established Employment Area not included within the use classes identified above will only be supported where it demonstrates that:

a. it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses;
b. it will be compatible with surrounding employment uses taking account of amenity and public safety issues;
c. it will not significantly reduce the range, availability and suitability of land and buildings of the proposed use in the nearest settlement; and
d. the sequential approach to site selection, as set out in 'Promoting town centre vitality and viability' , has been followed if the proposal includes main town centre uses.

6.10 This policy recognises the importance of existing clusters of businesses within Huntingdonshire and their contribution to providing on-going employment opportunities within the district. These are defined as Established Employment Areas (EEA). The Economic and Employment Needs Assessment 2025 (EENA) noted the importance of EEAs in contributing to approximately over half of the employment floorspace in Huntingdonshire, much of which is occupied by small and medium sized enterprises. The EEAs also have a key role in contributing to the balance between residential, employment and other uses which are essential in the promotion of sustainable communities. The Council is committed to promoting sustainable economic growth and is supportive of measures and proposals that enable employment areas to provide land and premises for businesses to invest, expand and adapt.

6.11 Employment sites face pressure from higher value uses like housing and retail, potentially restricting business growth if lost. Low vacancy rates for industrial floorspace suggest a need to protect Established Employment Areas (EEAs) to retain space for start-ups and expanding businesses, especially in the short to medium term. Allowing EEA expansion on land well-related to EEAs supports local business growth and cluster expansion enhancing opportunities for the local workforce. The policy permits various uses, ensuring flexibility to adapt to market changes.

6.12 Energy performance certificates show that by 2028, about half of non-domestic properties in Huntingdonshire may not meet Minimum Energy Efficient Standards, rising to nearly 80% by 2030. Relocating businesses to land well-related and capable of being integrated with EEAs enables them to adapt to net zero goals, lower energy costs, and attract occupiers, while also freeing up EEA land for further employment redevelopment or intensification to meet changing market demands. This approach supports modernisation, job growth, and sustainable use of employment sites. Any proposal should include a business case demonstrating that vacated land will be retained for future business use.

6.13 The EENA identifies EEAs with the potential for redevelopment or intensification. A proposal for redevelopment and intensification must demonstrate that it can support the delivery of modern premises with improved environmental performance in compliance with policies 'Enabling water efficiency'and 'Minimising embodied and operational carbon in new buildings',and does not detrimentally impact the surrounding area in relation to transport and amenity policies. The EENA, through its site-specific assessment of EEAs, identifies potential restrictions, impacts and opportunities that should be referred to as a starting point to demonstrate the benefits of a redevelopment or intensification proposal.

6.14 Vacant land and buildings can diminish the vitality of employment areas, may fall into disrepair, and may attract antisocial behaviour, reducing their appeal. Balancing the retention of property for economic growth with the reality of limited reuse prospects is necessary. Keeping employment sites during economic downturns supports long-term recovery. Loss of employment land within an EEA must be justified by a strong business case due to its importance. This approach enables Huntingdonshire to adapt to market shifts and maintain suitable vacancy rates, supporting business movement, expansion, and investment throughout the Local Plan period.

6.15 Determining whether a proposal for uses other than business (E(g)(i-iii), B2 and B8) would adversely affect the role and continuing viability of the EEA is a matter of judgement. An element of 'frictional vacancy' (the amount of vacant space) within an EEA allows occupiers to relocate adjusting for business needs or expansion, attracting new occupiers and providing sufficient choice for efficient leasing (properties being available). This rate is often considered to be between 5% and 8%. Therefore, consideration for uses other than business must focus on whether, if the proposal were to be granted, the EEA would retain a 'critical mass' of employment uses and sufficient supply of existing premises, and occupiers, to encourage further businesses to locate within the area and (potentially) encourage further expansion.

6.16 Proposed alternative uses within EEAs should be compatible with the established surrounding uses prioritising amenity and public safety. Industrial estates and business parks often have large vehicle traffic, noise, and 24-hour work patterns. New uses that would be sensitive to impacts from existing businesses will not be supported unless adequate safeguards can be put in place to ensure the new use does not jeopardise the continued operation of the EEA. The Council will seek to resist new uses likely to generate complaints about noise, odour, or other amenity issues emanating from current activities through the application of planning conditions. Appendix C of the EENA outlines potential restrictions, impacts and opportunities that must be considered as part of a proposal.

6.17 The addition of complementary uses can support the operation of an Established Employment Area by providing services and facilities which assist the functioning of other businesses such as a café or childcare nursery. These will be supported where the proposal demonstrates that adequate amenity and safety levels can be achieved.

6.18 Proposals for uses within an EEA that are not included in use classes E(g)(i-iii), B2, or B8 must show they will not significantly limit the range, availability, or suitability of land and buildings for employment uses in nearby settlements. These settlements, as outlined in 'How Huntingdonshire will grow and change', provide important services and support sustainable growth. EEAs in these areas help maintain economic sustainability by supporting both urban and rural economies. Retaining employment in sustainable locations reduces travel, congestion, emissions, and improves air quality and public health—key goals in 'Section B: Our Strategy for Huntingdonshire to 2046'.

6.19 Established Employment Areas have been designated in the following locations (see table below). An indication of the main uses/cluster typology is recorded to show the EEA's function enabling applicants to understand opportunities for agglomeration and expansion; clusters may be varied in types of employment use or dedicated to specific uses. A number of allocations within the local plan constitute extensions to established employment areas. Once developed these allocations will form part of the EEA boundary, for clarity these are:

- 'Ramsey 1: RAF Upwood phase 4 (Upwood)'
- 'Kimbolton 2: South East of Bicton industrial Estate, Stow Road'
- 'Sawtry 6: North of Black Horse Industrial Estate'
- 'Yaxley 1: Eagle Business Park, phase 3, Broadway'
- 'Great Gransden 1: South of Caxton Road'
- 'Great Paxton 2: North of Harley Industrial Park, Paxton Hill'
- 'Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services'
- 'North Huntingdon 2: Land North of A141 between the Racecourse and A1307'
- 'Fenstanton 1: Galley Hill'

Location (Parish)	Established Employment Area	Main Uses/Cluster Typology
Alconbury Hill	Crossways Distribution Centre	Industrial estate, dedicated facility*
Alwalton	Minerva Business Park	Business park
Earith	Earith Business Park	Industrial estate
Fenstanton	Lakeside Technology Park	Industrial estate
Godmanchester	Cardinal Park	Industrial estate
Godmanchester	Chord Business Park / Roman Way Centre	Industrial estate
Great Gransden	Hardwicke Road Industrial Estate	Industrial estate
Great Gransden	Sand Road Industrial Estate	Industrial estate
Great Paxton	Harley Industrial Park	Industrial estate
Great Staughton	Airfield Industrial Estate (Little Staughton)	Industrial estate, dedicated facility (airfield)
Holywell-cum Needingworth	Parsons Green Business Park	Business park
Houghton and Wyton	Upland Industrial Estate	Industrial estate
Houghton and Wyton	Houghton Hill Industries	Industrial estate

Huntingdon	Ermine Business Park	Industrial estate, business park
Huntingdon	Hinchingbrooke Business Park	Industrial estate, business park
Huntingdon	St Peter's Road Industrial Estate	Industrial estate, business park
Huntingdon	Stukeley Meadows Industrial Estate	Industrial estate, business park
Kimbolton	Bicton Industrial Estate / Harvard Industrial Estate	Industrial estate
Needingworth	Needingworth Industrial Estate	Industrial estate
Ramsey	Highlode Industrial Estate	Industrial estate
Ramsey	Upwood Air Park	Industrial estate
Sawtry	Black Horse Business Park	Industrial estate
Sawtry	Brookside Industrial Estate	Industrial estate
Sawtry	Oakwood Business Park	Industrial estate
Somersham	West Newlands Industrial Estate	Industrial estate
St Ives	Compass Point Business Park	Business park
St Ives	Marley Road Industrial Area	Dedicated facility*
St Ives	Somersham Road Industrial Area	Industrial estate
St Neots	Colmworth Business Park	Industrial estate, business park
St Neots	Cromwell Road Industrial Estate	Industrial estate
St Neots	Howard Road Industrial Estate	Industrial estate
St Neots	Little End Road/ Alpha Drive Business Park	Industrial estate
St Neots	Station Road Industrial Area	Industrial estate
The Stukeleys	Alconbury Weald	Industrial estate; business park/Enterprise Zone
Warboys	Warboys Airfield Industrial Estate (N.B. Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan identifies an Area of Search for waste recycling and recovery in this location.)	Industrial estate
Yaxley	Broadway Business Park	Industrial estate
Yaxley	Eagle Business Park	Industrial estate

* Dedicated facility: an EEA dedicated to the operation of one company

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions, Supplementary Plans (where applicable) and design codes
Timescale	Throughout the plan period
Monitoring indicators	• Amount and type (use class) of development completed within EEAs • Amount of development completed or committed on land well-related and capable of being integrated with an Established Employment Area for uses E(g)(i to ii), B2, and B8.

Expansion and diversification of rural businesses

6.20 The purpose of this policy is to enable the sustainable development, diversification and expansion of rural businesses and farms, both through conversion of existing buildings and new buildings (where necessary) which are appropriately located and respond to their countryside location. By supporting diversification and improving access, the Local Plan can help rural communities become more economically self-sufficient and resilient, whilst deconcentrating risk and providing a more diverse supply of employment sites.

Policy LP 36

Expansion and diversification of rural businesses

In the countryside there are limited and specific opportunities for sustainable development related to supporting a prosperous rural economy. A proposal for the expansion of an existing business in the countryside or farm diversification will only be supported where it fulfils the requirements of one of the following categories.

Expansion of an existing business

A proposal for the expansion of an established existing industrial or rural business within its existing operational site or on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

a. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available
b. it is operating in premises that are at or close to full occupancy and/or operational capacity has a proven need arising from new or expanding operational functions
c. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and,
d. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to minerals, agriculture, horses, horticulture or forestry.

Farm diversification

A proposal for farm diversification will be supported where it is demonstrated that:

a. development in terms of scale, nature, location and layout do adversely impact the existing agricultural uses or its future operation, and the facilities to be provided would constitute a viable business proposition on a long-term basis
b. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available, and
c. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value

Any proposal for new buildings, conversions and extensions must demonstrate that it will be of a high quality design, appropriate in terms of siting scale, form, massing, character, and appearance having regard to the surrounding rural area and its setting in the wider rural landscape.

6.21 Huntingdonshire is mainly rural, with half of all jobs and two-thirds of businesses in the rural area, playing a key role in the district's economy. Rural regions face challenges like smaller customer bases, limited infrastructure, and fewer local jobs. However, opportunities such as farm diversification and business expansion can strengthen the local economy. Supporting these efforts helps rural communities become more self-sufficient and resilient.

6.22 The policy advocates a brownfield first approach understanding the importance of agricultural land to food production in compliance with the NPPF which asks for the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. Therefore a proposal must demonstrate in the first instance that any opportunities to reuse buildings have been explored. Buildings suitable for reuse include those which are considered to be structurally sound and not requiring significant remediation, which can be demonstrated through a structural survey.

6.23 A proposal must demonstrate that it has a genuine requirement for expansion or intensification to ensure no unnecessary impact on the character and setting of the countryside. This can be provided through a robust business plan demonstrating the demand for the development, occupancy and/or operational capacity required to fulfil business requirements and evidence to demonstrate that the expansion will be viable on a long-term basis, for example over 5 years.

6.24 Agriculture is a vital part of Huntingdonshire's economy, supporting UK food production, reducing food miles and maintaining the countryside's working character. The district contains large areas of best and most versatile agricultural land, which should generally be retained for farming. Proposals should therefore avoid high-quality agricultural land where possible. The importance of wildlife habitats will also be considered and increased recreational use should only be facilitated where no significant environmental damage will result.

6.25 Where the need for a replacement building, conversion or extension of existing building is demonstrated (in the case of business expansion and farm diversification), opportunities to make the most efficient use of land and improvements to curtilage, improved scale and massing and landscape impact must be provided. This ensures that development respects the character of the countryside and rural location. Any new building (and parking and other structures/storage) should be modest in scale and sited in or adjacent to an existing group of buildings. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). In less accessible locations, positive weight will be given to proposals that demonstrably offset their accessibility by clearly delivering other environmental benefits. A proposal must also provide evidence to verify that development is compatible with uses in the surrounding area in terms of noise, smell, dust, pollution, lighting, or operations at unreasonable hours.

6.26 Farms may diversify to support long-term viability, including non-agricultural uses such as farm shops, industrial, commercial or office use of outbuildings or new forms of agriculture, provided farming remains the dominant land use. Proposals must demonstrate long-term viability through a business case and show that activities are complementary and subsidiary to the farm operations, delivering benefits to the rural economy such as employment. Where the site generates additional employee or customer movements, locations that are more accessible to public transport and adequate active travel, with appropriate infrastructure will be considered more appropriate. Well-conceived farm diversification projects will be of an appropriate scale for the location and fit into the landscape. Farm shops must be genuine outlets for locally produced goods, with conditions limiting the type of goods sold and proportion of externally sourced products

6.27 Cultural and tourist facilities, and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'. A development proposal for tourist related development as part of farm diversification will be considered under policy 'Helping tourism and recreation in the countryside'. A proposal for development adjacent to or involving use of a water body or river will also be considered in the context of policy 'Supporting water related development'.

6.28 Applicants will be expected to demonstrate that any alternative proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area/settlements.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Amount, and type (use class) and floorspace of development completed within the countryside

Shaping new businesses in the countryside

6.29 The purpose of this policy is to enable the sustainable development of business with a genuine need to be located in the countryside (with the exception of tourism and recreation which is addressed in Helping tourism and recreation), both through conversion of existing buildings and well-designed, new buildings, whilst ensuring that they are appropriately located and respond to their countryside location.

Policy LP 37

Shaping new businesses in the countryside

In the countryside there are limited and specific opportunities for sustainable development related to supporting a prosperous rural economy specifically for businesses that are based on minerals, agriculture horses, horticulture or forestry, , or other industry where there are demonstrable operational advantages to being located in the countryside.

A proposal for new business development in the countryside for business uses classes E(g)(i) office, E(g)(ii) research and development of products and processes, E(g)(iii) light industrial, B2 general industrial, and B8 storage and distribution will only be supported for a business where it:

a. is demonstrated that there are no suitable sites available on allocated employment sites, within Established Employment Areas (EEAs), or on land well-related or capable of being integrated with an EEA;
b. involves the reuse of land in use or last used for business uses (classes E(g)(i-iii), B2 and B8), or
c. involves the reuse or replacement of existing buildings

In all cases office uses (E(g)(i)) will be limited to a total of 600m^2 floorspace.

A proposal must be accompanied by a robust business plan and evidence that demonstrates:

i. the demand for the development;
ii. that the facilities to be provided would constitute a viable business proposition on a long-term basis;
iii. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a*) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and
iv. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape and does not detract from or prejudice existing agricultural undertakings and their future operation

6.30 The Council recognises that the ideal location for businesses is in areas that are readily accessible to an active workforce. However, there are instances where there will be a need for new business development in the countryside. Huntingdonshire's rural economy makes a significant contribution to the district's success. As such the primary justification for new employment-related development in the countryside is whether a rural location is essential to the successful operation of the business or the business is dependent upon natural resources only available in limited locations. The agriculture, forestry and fishing industries dominate the land use of rural areas.

6.31 The policy advocates a brownfield first approach understanding the importance of agricultural land to food production in compliance with the NPPF which asks for the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and provision of well-designed, new buildings. Therefore a proposal must demonstrate that any opportunities to sustainably locate development within our EEAs (some of which support the more rural locations in the district) or through the reuse buildings or land last used for business uses have been explored. Buildings suitable for reuse include those which are considered to be structurally sound and not requiring significant remediation, which can be demonstrated through a structural survey.

6.32 To ensure that a proposal has a genuine requirement for new business development in the countryside a proposal must demonstrate that there is a proven need arising. This information will be provided through the submission of a robust business plan that demonstrates the demand for the development, and that there is a business case to demonstrate that the expansion will be viable on a long-term basis, for example over 5 years.

6.33 The rural economy's locational needs often depend on natural resource availability or amenity value. There are many accessibility and infrastructure constraints when developing in the countryside including narrow roads that can limit vehicular movements and capacity, lack of public transport services which restrict travel options and a lack of suitable active travel routes for employees. It is therefore important that a proposal can demonstrate that the scale development does not have a detrimental impact on aspects such as the local transport network and residential amenity.

6.34 The Council recognises the importance of agriculture to the rural economy and UK food production. Therefore, when considering the sustainability of the proposal, the value of the land for agriculture will be considered and areas of high grade agricultural land should be avoided.

6.35 Opportunities to make the most efficient use of land and improvements to curtilage, improved scale and massing and landscape impact must be provided. This ensures that development respects the character of the countryside and rural location. Any new building (and parking and other structures/storage) should be modest in scale and sited in or adjacent to an existing group of buildings (where applicable). In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). In less accessible locations, positive weight will be given to proposals that demonstrably offset their accessibility by clearly delivering other environmental benefits. A proposal must also provide evidence to verify that development is compatible with uses in the surrounding area in terms of noise, smell, dust, pollution, lighting, or operations at unreasonable hours.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Amount, and type (use class) and floorspace of development completed within the countryside

Enabling key clusters and innovation-led growth

6.36 The sequentially preferable locations for a new strategic business cluster is on previously developed land and land within market towns and service centres and on land within or well-related and capable of being integrated with Established Employment Areas within market towns and service centres (including Alconbury Enterprise Zone),

6.37 The purpose of this policy is to enable the potential for new business clusters of the right type to support regional and national sectoral needs, whilst ensuring that they are sustainably and appropriately located, accessible to a local work force and contribute towards the Council's net zero ambition. New business clusters are those as specifically named and identified within the Cambridgeshire and Peterborough Combined Authority's Local Growth Plan, that contribute towards meeting the identified need of the future Spatial Development Strategy or that fulfil wider regional or national need as identified in relevant strategies. The inclusion of a employment and skills strategy enables businesses to retain and access talent to support the emerging sectors and improve local opportunities for residents.

6.38 The policy does not apply to employment development within strategic mixed use allocations, criteria for these is set out the relevant allocation policy in Section D Our development Sites.

Policy LP 38

Enabling key clusters and innovation-led growth

A proposal for a new strategic business cluster for advanced manufacturing, research and development, life sciences, defence, digital tech, clean energy, creative industries and agri-tech may be supported where it can be demonstrated:

a. that all reasonably available previously developed sites, allocations and land within or well-related and capable of being integrated with Established Employment Areas within market towns and service

centres (including Alconbury Enterprise Zone) have been investigated and justified why they are not appropriate for the proposed development;

b. it can be sustainably located within or adjacent to and/or capable of being integrated with a market town or service centre;
c. It has good access to local labour supply and is, or can be made, accessible to the local workforce through public transport, walking and cycling;
d. that there is a proven need for a new strategic business cluster as demonstrated through the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, Spatial Development Strategy or national strategy;
e. that the scale, character and location of the development responds positively to both its immediate surroundings and the wider landscape;
f. that it does not adversely impact on the amenity of occupiers of nearby properties;
g. that appropriate utilities infrastructure is available to support the proposed development;
h. it avoids grade 1 agricultural land unless it can be demonstrated that the benefits of the proposal significantly outweigh the loss of the agricultural land taking into account economic, environmental and sustainability benefits of the land;
i. it is maximising opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse;
j. it is of outstanding or innovative design and the layout, access, parking, landscaping and facilities are appropriate to the site and its surroundings; and
k. it provides opportunity for flexible workspaces to enable adaptation and a range of suitable units, including for start-ups, SMEs, and incubator units

A proposal for a cluster specifically related to the defence sector will also be supported if it is located within or well-related to existing military bases if it can be demonstrated that it meets criteria c to k.

Appropriately scaled leisure, and social facilities ancillary to the employment uses to meet the needs of workers within the cluster will be supported.

All proposals will be required to:

l. complete a public master planning exercise agreed with the Council;
m. submit a master plan or design code including phases of development;
n. submit a landscape and visual impact assessment; and
o. submit an employment and skills strategy

6.39 This policy recognises the wider ambition of the Government and the Cambridgeshire and Peterborough Combined Authority Local Growth Plan and future Spatial Development Strategy to support growth within the Ox-Cam Arc across a number of key sectors including advanced manufacturing, research and development, life sciences, defence, digital tech, clean energy, creative industries and agri-tech. Huntingdonshire is well located providing opportunity as an affordable and complementary location to support growth across the Arc (in comparison to key locations such as Cambridge) with strategic transport connectivity. The co-location of businesses from multiple sectors are considered to be a favourable approach to cluster development that facilitate increased innovation, productivity, collaboration and reduction in transport miles thus reducing emissions.

6.40 The policy directs new cluster development towards the most sustainable locations for growth in the first instance, that being on previously developed land and land within market towns and service centres and on land within or well-related and capable of being integrated with Established Employment Areas within market towns and service centres, Alconbury Enterprise Zone presents a key large-scale opportunity for

the creation of a flagship for innovation-led employment (e.g. defence, advanced manufacturing, research and development, autonomous vehicles, low-carbon technologies) imbedded within the growing population of Alconbury Weald.

6.41 Some proposals may be unsuitable for existing EEAs due to operational needs or sector-specific requirements (e.g. proximity to transport infrastructure) and may need to locate in the countryside. To minimise the loss of agricultural land and landscape impacts, proposals must demonstrate a sequential approach to site selection. Reasonably available sites include those of sufficient scale that are appropriately located with, adjacent to and/or capable of being integrated with a Market Town or Service Centre, and accessible to the local workforce by active travel. Locating close to employment markets and population centres can reduce out-commuting by providing higher-skilled jobs (EENA) and help upskill the local workforce to support growth and resilience (EGS). Proposals incorporating previously developed land alongside greenfield land will be preferred to wholly greenfield schemes.

6.42 A proposal must demonstrate the need for further growth in this sector aligning with the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, future Spatial Development Strategy or national strategies and that there is a proven need for further strategic growth. Huntingdonshire District Council is working to develop a defence and innovation cluster that would establish the district as a leading location for geospatial intelligence, geospatial AI and defence technology. The district is well placed to do so and is home to three strategically significant Royal Air Force bases: RAF Wyton, RAF Alconbury, and RAF Molesworth. Huntingdonshire District Council and the Ministry of Defence signed a Statement of Intent on 11 December 2025, establishing a partnership to support the development of a defence cluster in the district. The agreement set out how both organisations would work together to grow Project FAIRFAX at the Wyton Campus into a nationally significant centre for defence intelligence and innovation, bringing together government, industry and academia.

6.43 Evidence should demonstrate justification of additional sectoral need above that set out in policy 'How much development do we expect?' and supporting text, synergies with local, regional and national strategies, supply and demand for the proposed use and provide evidence of a secured anchor tenant or tenants to avoid the submission of speculative applications.

6.44 The scale of development associated with new business clusters can, if poorly planned, significantly affect surrounding areas and the wider landscape. High-density employment can also increase movement on active travel routes and transport networks through site operations and commuting. In line with other policies in the Plan, a proposal should demonstrate through a masterplan or design code that these impacts including visual, noise, light, air can be mitigated or managed. It will be expected to demonstrate how the scheme can integrate into the local environment through landscaping and minimisation of hardstanding and demonstrate how it responds positively to the wider landscape through a landscape and visual impact assessment. A proposal must also demonstrate that the development will not adversely impact on the amenity of occupiers of nearby properties resulting from visual, noise, air, light, air and dust pollution, public safety and increased impact on the transport network.

6.45 The Local Plan plans for growth to 2046 and includes appropriate infrastructure to support this, therefore a development proposal of strategic scale will be required to demonstrate that the proposal does not adversely impact existing infrastructure required to meet committed growth across the plan period and that there is sufficient infrastructure within the identified headroom to accommodate the additional growth as a result of the proposal. Where available infrastructure cannot support the proposal evidence must be provided to demonstrate that on site provision or mitigation will be provided to enable development. Early discussion with water companies is encouraged to ensure that any non-domestic water use can be supplied.

6.46 Huntingdonshire is well placed to support growth in the Ox-Cam Arc, between the innovation economy of Greater Cambridge and the industrial economies of Peterborough and the Fens. Given the pull of established clusters, proposals must demonstrate how they will create the conditions for a successful employment cluster, including outstanding or innovative design that attracts investment. Proposals must also maximise opportunities to contribute to net zero beyond Local Plan requirements, including renewable

energy generation, energy-efficient buildings and water reuse, where viable, reflecting the growing importance of sustainability in business site selection and tenant demand for reductions in day-to-day operation and energy costs, enhanced environmental performance and overall sustainability.

6.47 The district is home to a healthy amount of SMEs although start-up rates lag slightly behind national levels. Sectors such as advanced manufacturing, life sciences, digital tech, creative industries and agri-tech offer higher productivity and wages, which can create an innovation spill over effect benefitting local supply chains and communities. Creating the conditions where firms in these industries can start, grow, and collaborate will therefore be beneficial to local businesses creation, innovation and resilience. To encourage local economic growth and collaboration a proposal should demonstrate how it can incorporate the opportunity for flexible workspaces to enable adaptation and a range of suitable units, including for start-ups and SMEs.

6.48 To ensure a comprehensive vision for the proposal a public master planning exercise as agreed with the Council must be completed. The nature of the master planning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. A development proposal should be supported by a design code, as an integrated part of the master planning process. The use of design codes can be applied where the detailed design of different parts of the overall development will be handled separately, or where development will be implemented over two or more phases or by more than one developer. The NPPG contains useful advice and guidance on masterplans and design codes.

6.49 Due to the size of new employment clusters of strategic scale, a proposal must set out a phased development strategy, this will prevent the irreversible loss of agricultural land if market conditions or demand change over time. Delivery phases must be agreed with the Council. Subsequent phases will only be eligible for release when it can be demonstrated that the current phase is operating at or close to full occupancy.

6.50 Changing work practices mean innovation clusters increasingly include standard amenities such as breakout spaces and on-site recreation (e.g. gyms and cafes) to support collaboration and knowledge exchange. Place-making is central to cluster development, alongside energy performance, public transport and active travel. Leisure and social facilities will be supported where they are ancillary to the main business use and do not materially reduce the availability and suitability of land and buildings for the proposed uses in the nearest Market Towns and Service Centres

6.51 The Government published its Defence Investment Plan in 2026; the defence sector covers military establishments, defence technology companies, and supply-chain industries serving armed forces. Some uses relating to this sector will have geographically distinct requirements due to the need for security and access to defence institutions. As such a proposal for a cluster specifically related to the defence sector will also be supported if it is located within or well-related to existing military bases if it can be demonstrated that it meets criteria c to k and provides a positive solution to security of the surrounding area and land uses. If not located in proximity to existing military bases a proposal must meet criteria a to k.

6.52 The policy supports inclusive economic growth by raising skills, aligning with the CPCA Local Growth Plan, the Huntingdonshire Economic Growth Strategy and the Economic and Employment Needs Assessment. Proposals must submit an Employment and Skills Statement for all phases, secured by condition or legal agreement, and demonstrate how jobs, training/apprenticeships, local supply chains and other social value will support the district's priorities and community wellbeing. Applicants should engage early with the Council's Economic Development Team to align proposals with local needs and skills gaps; the Council will work with applicants to ensure commitments are relevant, measurable and monitored.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions, Supplementary Plans (where applicable) and design codes
Timescale	Throughout the plan period
Monitoring indicators	• Amount and type (use class) of development completed as approved through this policy, including the identification of cluster typologies

Enabling logistics and distribution

6.53 The Economic and Employment Needs Assessment 2025 (EENA 2025) notes that Huntingdonshire is well placed to capitalise on the storage and distribution sector due to its positioning on major strategic road networks. It is recognised that there is strong demand for logistics parks and warehouses along the A14/A1 corridor.

6.54 The purpose of this policy is to address the need for logistics and distribution in new locations which fall outside the scope of policy 'Protecting and enhancing established employment areas', which represent sustainable and established locations for employment uses and growth. The policy ensures a sequential approach to the location of strategic logistics and distribution and sets expectations for development based around location, design and sustainability. This will make sure that the economic benefits of the sector are captured whilst also ensuring that these space-intensive uses do not undermine other goals such as preserving land for higher value-added uses or avoiding undue environmental harm.

6.55 The policy also enables 'last mile' logistics and distribution depots to serve the local population where they can be demonstrated that they are in sustainable locations and accessible to a local employment market.

Policy LP 39

Enabling logistics and distribution

Strategic

The sequentially preferable locations for strategic logistics and distribution (main use class B8) are identified within D 'Our Development Sites' as allocations 'North Huntingdon 2: Land North of A141 between the Racecourse and A1307', 'Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services', and 'Fenstanton 1: Galley Hill' A proposal for strategic logistics and distribution not within these sites may be supported where it can demonstrated:

a. that allocations 'North Huntingdon 2: Land North of A141 between the Racecourse and A1307', 'Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services' and 'Fenstanton 1: Galley Hill' are operating at close to or full occupancy;
b. that there is a proven need for additional strategic logistics and distribution as demonstrated through the Cambridgeshire and Peterborough Combined Authority Local Growth Plan and Spatial Development Strategy;
c. that all reasonably available previously developed sites have been thoroughly investigated and justify why they are not appropriate for the proposed development.

d. that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised;
e. that it does not adversely impact on the amenity of occupiers of nearby properties;
f. it is or can be made readily accessible to the Strategic Road Network by road and/or rail accompanied by a HGV routing plan;
g. that appropriate utilities infrastructure is available to support the proposed development;
h. that is or can be made accessible to the local workforce through public transport, walking and cycling; and
i. it is maximising opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse.

A proposal will be required to submit:

i. completion of a public master planning exercise agreed with the Council;
ii. submission of a master plan or design code, including phases of development; and
iii. submission of an employment and skills strategy

Last Mile

A proposal for 'Last Mile' logistics not within or on land well-related and capable of being integrated with an Established Employment Area must be located within Market Towns, Service Centres or Local Service Villages and will be supported where it can demonstrate:

j. that the scale, character and location of the development does not adversely impact both its immediate surroundings and the wider landscape
k. that it does not adversely impact the amenity of occupiers of nearby properties;
l. that it does not negatively impact highway safety and/or the road network;
m. that it is or can be made accessible to the local workforce through public transport, walking and cycling; and
n. that it can facilitate sustainable last-mile delivery, including by cycle, cargo bike and electric vehicles

6.56 Last mile logistics typically will not exceed 9,000 sqm across a single site on a minimum 2 ha site (less in urban areas). This represents the upper limit of what Turley and the British Property Federation consider to be last mile fulfilment, before premises transition into the regional distribution centre typology [(5)]. The role of 'last mile' logistics is to receive shipments from heavy goods vehicles for redistribution via light goods vehicles across a catchment distribution area. These facilities are best located on the edge of urban areas which are accessible to the strategic and local road networks. Last mile logistics can also enable the 'greening' of last mile distribution by enabling shorter distances for distribution compatible with electric vehicles, reducing emissions in our urban areas. Strategic logistics and distribution is defined for the purposes of this policy as anything exceeding 9,000sqm . It is noted that logistics and distribution uses whilst predominantly B8, will include ancillary elements of other use classes to support the operation of the site including office, light industrial and complementary B2 uses.

6.57 The EENA 2025 identifies the need for 433,000sqm of logistics and distribution across the Plan period. This need excludes committed development through approved planning applications, land available and adjacent to our Established Employment Areas which are capable of providing smaller scale logistics and distribution networks.

6.58 There is concern that logistics sprawl could consume large areas of land for relatively low employment density. The Local Plan therefore allocates strategic employment land in locations accessible to the Strategic Road Network and large workforce catchments, including Peterborough and Huntingdon. 'North

5 Turley/BPF, 2019. What Warehousing Where? Understanding the Relationship between Homes and Warehouses to Enable Positive Planning identified in EENA 2025

Huntingdon 2: Land North of A141 between the Racecourse and A1307', 'Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services' and 'Fenstanton 1: Galley Hill' are expected to provide around 456,000 sqm of logistics and distribution floorspace and are the Council's preferred sites. Proposals for additional strategic logistics and distribution growth must demonstrate these allocations are operating at or close to full occupancy.

6.59 In addition, a proposal must demonstrate the need for further growth in this sector. A proposal for development will be required to demonstrate that there is a proven need for further strategic growth. Evidence should demonstrate justification of additional sectoral need, synergies with local, regional and national strategies, supply and demand for the proposed use and provide evidence of a secured anchor tenant or tenants to avoid the submission of speculative applications. A proposal for development over and above the identified floorspace by sector as outlined in the EENA 2025 (or successor document) should demonstrate exceptional circumstances.

6.60 It is acknowledged that to meet strategic need a proposal may have to be located within the countryside, however to avoid the large-scale loss of agricultural land and landscape impact a proposal must demonstrate that a brownfield first approach has been taken to the identification of land. Reasonably available sites will include sites of a scale that are capable of incorporating the proposed development and that are appropriately located with and can be made readily accessible to the Strategic Road Network by road and/or by rail for the purpose of operations. A proposal that incorporates previously developed land alongside the use of greenfield land, will be considered more suitable than wholly greenfield proposals.

6.61 Due to the scale of development and buildings associated with strategic logistics and distribution development if not planned appropriately can have a significant impact on its immediate surroundings and the wider landscape. Spatially, logistics is characterised by large-footprint facilities such as warehouses and distribution centres. Modern warehouses are increasingly expansive meaning logistics facilities need significant land, which is preferably flat and unconstrained. A proposal should demonstrate through a masterplan or design code that these impacts including visual, noise, light, air can be mitigated or managed. A proposal will be expected to demonstrate how the scheme can integrate into the local environment through landscaping and minimisation of hardstanding. A proposal must also demonstrate that the development will not adversely impact on the amenity of occupiers of nearby properties resulting from visual, noise, air, light, air and dust pollution, public safety and increased impact on the transport network.

6.62 The compatibility of a proposal for 24hr operations will need to be addressed for both criteria d and e. HGV routing plans must address the impact of a proposal in terms of highway safety, capacity and the impact on the amenity of other road users, residents, and the environment. This can include how a proposal will manage HGV movements through designated strategic routes, restricting access to unsuitable roads, and implementing specific routing agreements for new developments which will be enforced through planning condition or Section 106 agreement. Opportunities to incorporate an element of freight logistics will also be encouraged due to its capacity to reduce carbon emissions.

6.63 The Local Plan plans for growth to 2046 and includes appropriate utilities infrastructure (such as water and electricity supply and wastewater) to support this identified growth, a strategic development proposal not located within an allocated site will be required to demonstrate that the proposal does not adversely impact existing infrastructure required to meet growth across the plan period and that there is sufficient infrastructure within the identified headroom to accommodate the additional growth as a result of the proposal. Where available infrastructure cannot support the proposal evidence must be provided to demonstrate that on site provision or mitigation will be provided to enable development.

6.64 Net zero and energy efficient buildings are becoming increasingly fundamental to site selection decisions for new, expanding and existing businesses, with a building's environmental performance and overall sustainability greatly influencing future occupants choice of new commercial space. Greener stock not only cuts carbon emissions but also makes the local economy more resilient (reducing operating costs). This aligns with national policy encouraging upgrading of building stock for a modern economy and the UK's Modern Industrial Strategy (2025) which signals ongoing support to help freight and logistics businesses

overcome challenges, including reliance on fossil fuels. The Department for Transport's Future of Freight: a long-term plan all supports a shift towards net zero. Therefore, to meet Council and wider national policies and strategies a proposal must demonstrate that it has taken action to maximise opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse above the requirements set out in the Local Plan.

6.65 To ensure a comprehensive vision for the proposal a public master planning exercise as agreed with the Council must be completed. The nature of the master planning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. A development proposal should be supported by a design code, as an integrated part of the master planning process. The use of design codes can be applied where the detailed design of different parts of the overall development will be handled separately, or where development will be implemented over two or more phases or by more than one developer. The NPPG contains useful advice and guidance on masterplans and design codes. maximising the use of sustainable design and construction techniques.

6.66 Due to the scale of strategic logistics and distribution, a proposal must set out a phased development strategy, this will prevent the irreversible loss of agricultural land if market conditions or demand change over time. Delivery phases must be agreed with the Council. Subsequent phases will only eligible for release when it can be demonstrated that the current phase is operating at or close to full occupancy.

6.67 The policy supports inclusive economic growth by raising skill levels in the district, aligning with the CPCA Local Growth Plan, Huntingdonshire Economic Growth Strategy and Economic and Employment Needs Assessment. A proposal must provide an Employment and Skills Statement covering all development phases. To support the Economic Growth Strategy and Employment Needs Analysis for Huntingdonshire, it is essential to foster a skilled workforce aligned with the district's evolving economic priorities and to ensure that development projects contribute meaningfully to the area's social and economic wellbeing. This requires developers to consider not only the creation of jobs and business opportunities, but also the incorporation of social value—such as supporting local supply chains, offering training and apprenticeships, and enhancing community infrastructure—into their proposals. Close collaboration with the Council's Economic Development team from the earliest stages of planning is crucial to achieving these aims. By engaging early, developers can gain insight into local employment needs, skills gaps, and social priorities, ensuring their developments both support the Economic Growth Strategy and deliver lasting benefits to Huntingdonshire's communities.

6.68 Established Employment Areas (EEAs) provide substantial element of B8 floorspace and are sustainable locations that support local employment, distribution and service delivery across the district. The Department for Transport's Future of Freight: a long-term plan highlights the growing importance of 'last-mile' logistics driven by e-commerce and home delivery. Limited additional last-mile provision may therefore be appropriate outside EEAs, or on land capable of integration with EEAs, within Market Towns, Service Centres and Local Service Villages, focused on smaller depots/local storage rather than the largest warehouses. Proposals must demonstrate no unacceptable impacts on neighbouring amenity (including visual, noise, air, light and dust), public safety or the transport network, and be supported by a Design and Access Statement demonstrating suitability to the site and its setting and accessibility for the local community.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions
Timescale	Throughout the plan period

Monitoring indicators	• Amount and type (use class) of development completed for B8 (storage and distribution)

Helping tourism and recreation in the countryside

6.69 The purpose of this policy is to support opportunities to improve and enhance the visitor economy by promoting supporting sustainably located smaller scale tourism opportunities in rural areas to sustain the rural economy

Policy LP 40

Helping tourism and recreation in the countryside

A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can demonstrate that:

a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere
b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location
c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised
d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal
e. the proposal maximises sustainable travel opportunities, including walking, cycling and public transport. A proposal which would have significant adverse impact in terms of the amount or nature of traffic generated will be refused
f. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure

Where tourist accommodation is approved appropriate planning conditions will be used to prevent occupation as a person's permanent sole or main residence.

A proposal for tourist accommodation, including touring caravan and camping sites, should be supported by a robust business plan demonstrating that it is viable in the long term.

6.70 There is a strong visitor economy offer in Huntingdonshire with attractive natural assets such as the River Great Ouse and the Great Fen and vibrant rural areas creating a strong sense of place. In 2024, the visitor economy in Huntingdonshire contributed £371 million to the economy with 4.92 million people visiting the area (EGS). The tourism sector supported 2,639 jobs, reflecting a 1.3% increase compared to the previous year.

6.71 The Local Industrial Strategy identifies the role of the visitor economy and business tourism as a complementary sector within Cambridgeshire and Peterborough. Huntingdonshire's Economic Growth Strategy highlights the importance of the visitor economy for future economic prosperity in the district and is supported by a Visitor Accommodation Needs Assessment highlighting the key findings, future demand drivers and future opportunities to expand the accommodation offer. The EENA identifies that it is important to ensure that rural areas and smaller settlements in Huntingdonshire are not left behind by focusing on rural economic development measures including tourism.

6.72 The Council seeks to enhance the benefits to be obtained from tourism, sport and leisure development and will support proposals for high quality tourism development, particularly those that promote year round activities where they protect the natural or heritage assets of the district. Tourism investment and visitor spending can support the management and conservation of historic and natural sites and may benefit local communities by supporting local shops and services.

6.73 A number of future projects within and surrounding Huntingdonshire could increase the demand for tourism related activities in the future. The Fens Reservoir project, whilst securing long term water supply, will also create economic benefits for nearby towns such as Ramsey through visitor spend if created as a nature and recreational destination. The recently approved Universal Studios scheme in Bedford lies just outside the boundary of Huntingdonshire's administrative boundary and has the potential to stimulate investment in new hotels, leisure, and food and drink businesses in south-west Huntingdonshire, especially in St Neots, creating a spillover tourism economy.

6.74 A proposal may be supported where a countryside location is justified such as a direct relationship to a heritage asset, a landscape or water feature or within an area of woodland. A proposal should therefore demonstrate why a countryside location is necessary. The greatest concern when considering a proposal for tourism or recreation related development within the countryside is the potential impact on the surrounding area. It is critical that any proposal conserves the natural beauty, wildlife and heritage value of the area as these represent the district's primary tourist assets. When considering the sustainability of the proposal, the value of the land for agriculture will also be considered as areas of high grade agricultural land should be avoided to protect their role in food production.

6.75 A high proportion of trips to the district are from day visitors and one of the greatest challenges is to encourage overnight stays and longer breaks. Tourist accommodation, including touring caravan and camping sites, facilitates longer visitor stays with potential to increase the contribution of visitors to the local economy. However, a proposal should demonstrate that it expects to be viable and is supported by thorough research and a business plan, particularly for new build tourist accommodation. Where tourist accommodation is proposed in locations where new dwellings would not normally be acceptable planning conditions will be imposed restricting the use to holiday accommodation. This policy is intended to guide the smaller scale, lower impact proposals which may be appropriate within a countryside setting. A proposal for tourist accommodation, including touring caravan and camping sites, should be supported by a robust business plan demonstrating that it is viable in the long term for example over 10 years.

6.76 A proposal for development in association with strategic sites such as the Great Fen and Grafham Water will be considered under policies 'Promoting green and blue infrastructure' and 'Supporting water related development'.

6.77 Tourist facilities and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'; larger tourist attractions or events which may generate significant visitor numbers are more appropriately located in towns or key service centres where there are public transport opportunities. Within built-up areas a proposal for tourist related development will be considered under policy 'Promoting town centre vitality and viability'

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Number of permissions granted for tourism, sport and recreation in the countryside by use.

Defining our retail hierarchy

6.78 The purpose of this policy is to set out our retail hierarchy as required in NPPF paragraph 90 to assist with promoting the concentration of retail and other main town centre uses within existing town centres in preference to edge or out of centre locations. It also recognises the role played by local centres both within individual neighbourhoods of our market towns and within our service centres in promoting local sustainability and access to local retailing for day to day items.

Policy LP 41

Defining our Retail Hierarchy

Each town centre and local centre to which this policy applies is defined on the Policies Map.

Town Centres

Town centres are designated within Huntingdon, St Neots, St Ives and Ramsey. These are the principal concentrations of retail and town centre uses in Huntingdonshire.

Policy requirements on supported uses within town centres can be found in 'Promoting town centre vitality and viability'alongside the approach to main town centre proposals outside town centres.

Local Centres

Existing local centres are designated within specific Market Town neighbourhoods and within Service Centres as follows. These provide day to day retail and related services to local communities and are protected to promote the sustainability of individual communities. Policy requirements on supported uses within Local Centres can be found in 'Supporting local centres'

a. Local Centres within Market Town neighbourhoods are:

Huntingdon and Lodge Farm new community:

- Huntingdon Retail Park St Peter's Road
- Tesco and Tower Fields St Peter's Road
- Stukeley Road Retail Park
- Oak Drive

St Neots:

- Barford Road
- Great North Road, Eaton Ford
- Great North Road, Eaton Socon
- Longsands Parade
- Love's Farm Centre, Kester Way

St Ives:

- Kings Hedges
- Needingworth Road – Abbey Retail Park/ Aldi/ Morrisons
- The Rainbow Centre, Burleigh Hill

Ramsey and Bury:

- Tesco, St Mary's Road
- Stocking Fen Road

b. Local Centres within Service Centres are identified as:

- Alconbury Weald - The Boulevard
- Brampton - High Street
- Buckden - High Street
- Buckden - Hunts End
- Fenstanton - High Street
- Godmanchester - The Causeway
- Godmanchester St James' Retail Centre, Butcher Drive
- Kimbolton - High Street
- Little Paxton - Great North Road
- Sawtry - Glatton Road Co-Op
- Sawtry - Green End Road
- Sawtry - The Green
- Somersham - High Street
- Warboys - Clock Tower area
- Yaxley - Bentley Road Rainbow Co-Op
- Yaxley - Lansdowne Road
- Yaxley - Main Street (west)
- Yaxley Main Street (east)

c. Future Local Centres

The following site allocations are each expected to provide local centres appropriate to the scale of need arising from their own new community: 'North Huntingdon 3: Lodge Farm, North of A141', 'Hemingford Abbots 1: The Lattenburys' and 'North Huntingdon 4: Wyton Airfield'. These will be added to the Policies Map as the local centre is provided. At least one local centre must be included within the masterplan for each of these schemes. If the scale of any individual retail or other main town centre use proposed exceeds 600m^2 net internal floorspace it should be justified by a comprehensive retail impact assessment addressing both Huntingdon and St Ives town centres.

6.79 This policy sets out the hierarchy of retail and service centres around Huntingdonshire's Market Towns and Service Centres as guided by the Local Plan 'Settlement Hierarchy'. Key clusters of retail and service provision have been identified and boundaries are shown on the Policies Map. Within each Market Town a town centre is defined with a primary shopping area identified inside this which contains the greatest concentration of retail shops and services and facilities which depend on high numbers of people directly using them. The policy aims to protect the core areas of the Market Towns, their neighbourhoods and Service Centres to promote the vitality and viability of the Town Centres and Local Centres as focal places attracting shops and services where the cluster of provision aids in their attractiveness to customers.

6.80 Successful town centres need to respond to changing retail trends and diversify their retail and commercial offer to continue to attract customers in. Hence, primary shopping frontages are no longer defined to support greater flexibility in uses and reflect the expanded scope of use class E.

6.81 Local Centres have been defined for the first time to identify the smaller scale clusters of shops and services that serve local communities. These are shown on the Policies Map and are found within neighbourhoods of the Market Towns and within Service Centres. Within the Market Towns these Local Centres are typically focused within the core of traditional communities that have merged to form part of the town or been established more recently as a purpose designed parade of shops and services or a retail park. Similarly, some Service Centres have a single clear cluster of retail and service properties, often on a long established High Street, others have several clusters. Local Centres can promote sustainability and community identity where they provide a local focal point for residents to access shops and services either through trips specifically to them which may be undertaken easily by active travel or as a stop-off at the beginning or end of a longer journey.

6.82 As the new communities and urban extensions designated in this Local Plan are delivered they are expected to include Local Centres to provide local shops and services to their communities as they grow. In time these will be classified as Local Centres and added to the Policies Map.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Use class and amount of retail floorspace gained or lost within defined Town Centres and Local Centres

Promoting town centre vitality and viability

6.83 NPPF paragraph 90 advises that planning policies should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation.

6.84 It is acknowledged that retail is a rapidly evolving sector with national evidence [(6)] indicating that online shopping has risen from less than 1% of retail sales in 2000 to 27% by mid-2025. Changes to permitted development rights in August 2021 to allow the change of use Class E uses such as shops, offices and restaurants to residential use subject to prior approval applications have also restricted the ability of planning to seek to protect such uses in chosen locations. On the positive side this does allow for an increase in people living in town centres to support the services and facilities there. Adaptation is crucial for town centres to survive in their role as focal points for their local communities and destinations for retail and services for people living in nearby villages benefitting from fewer or no retail and main town centres uses.

Policy LP 42

Promoting Town Centre Vitality and Viability

Primary Shopping Areas

Within each defined Town Centre a Primary Shopping Area is defined on the Policies Map.

Each Primary Shopping Area is the focus for retail use within its town centre. A proposal for uses of any scale in class E (commercial, business and service uses) or class C1 (hotels) will be supported within the Primary Shopping Area where it will:

a. complement the retail function and positively support the vitality of the Primary Shopping Area by enhancing the quality and diversity of retail, leisure, entertainment, health, arts, heritage, cultural facilities and tourist provision
b. contribute to maintaining active frontages for ground floor uses
c. not give rise either alone or cumulatively to a detrimental impact on the character and amenity of the Primary Shopping Area
d. provide improvements to the public realm, shop front aesthetics, heritage assets or signage

6 LSH-Revo's report 'Shaping Tomorrow's Places (June 2025)

e. not cause unacceptable harm or loss of amenity to town centre residents
f. support the operation of any existing market or provide an additional market which adds diversity

A proposal for residential use of upper floors of properties within the defined Primary Shopping Area will be supported.

Town Centre areas beyond the Primary Shopping Area

Part of each defined Town Centre lies outside the Primary Shopping Area. Within this portion of each Town Centre a development proposal of any scale will be supported:

f. for a class E main town centre use or class C1 (hotels) that complements uses within the defined Primary Shopping Area
g. for a scheme that enhances gateway sites and approaches into the Town Centre
h. which improves pedestrian or other active travel connectivity and safety throughout the Town Centre
i. that provides enhanced or additional public green space and landscaping
j. that provides higher density residential accommodation

Main town centre uses elsewhere within a Market Town

To conserve and enhance the role of each defined Town Centre, a development proposal involving more than 600m^2 of net internal floorspace on land elsewhere within the Market Town will only be supported where it is accompanied by a retail impact assessment and sequential test in accordance with NPPF paragraphs 91 and 94. The defined centre for a retail proposal is the Primary Shopping Area and for all other main town centre uses it is the defined Town Centre boundary. The assessment must successfully demonstrate in order of preference that:

j. for retail use only, no suitable site or premises is available within the defined Primary Shopping Area, then
k. for any main town centre use, no suitable site or premises is available within the defined Town Centre
l. no suitable site or premises is available on the edge of the defined Town Centre
m. no suitable site or premises is available within a defined Local Centre within the relevant Market Town

Hot food takeaways

A proposal for a hot food takeaway within a Market Town will be supported within a defined town centre irrespective of its distance from a primary or secondary school. Outside of these designated areas a proposal will only be supported where it:

n. is more than 400 metres walking distance from the nearest gate of a primary or secondary school; and
o. does not create a cluster of 3 or more hot food takeaways

6.85 The NPPF definition of main town centre uses is set out in the 'Glossary' to this Local Plan. In summary, these include retail shops, places to eat and drink, places for leisure and entertainment, offices and places supporting arts, culture and tourism.

6.86 Huntingdonshire Futures Place Strategy 2050 promotes the reinforcement of our high streets. In support of this our long-term investment, through the St Neots Masterplan and Vision documents for Huntingdon, Ramsey and St Ives [7], look to provide focus on some development projects which would help reinvigorate our market towns and enable the council and stakeholders to pursue funding opportunities.

7 Vision Documents - Huntingdonshire.gov.uk

6.87 To promote future vitality and place-making in line with the Place Strategy and Vision documents the primary intention of the policy is to ensure that the ground floor elements of buildings in each designated Primary Shopping Area are in active use.

6.88 A proposal for development for retail or other main town centre uses involving any scale of net internal floorspace will be supported within designated town centres where it enhances the role and distinctive qualities of the specific town centre. This is set out in Policy 'Defining our retail hierarchy'.

6.89 To support the Town Centres as the primary focus for retail and other main town centre uses a local threshold of 600m2 has been determined at which level a sequential assessment of site availability and an impact assessment are required. Thisis in place of the default threshold of 2,500m2 of gross floorspace set out in NPPF paragraph 94. The 600m2 threshold has been locally determined based upon a survey of the size of retail properties within Huntingdonshire's Market Towns looking at the size of premises typically occupied by national or regional operators and the smaller units occupied by a wider range of national and independent local operators.

6.90 For a proposal for any other main town centre use, a proportionate sequential test should be carried out in accordance with NPPF paragraphs 91-92. In these circumstances edge of centre locations are those well connected to, and up to 300 metres from the Town Centre boundary. For retail purposes, edge of centre locations are those well connected to, and up to 300 metres from the Primary Shopping Area. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange. This should be appropriate to the scale and type of retail or leisure floorspace being proposed. Dependent upon the scale of the proposed scheme this may need to consider the potential impact beyond the settlement in which the development is proposed.

6.91 To promote healthier communities NPPF paragraph 97 promotes limitations on the proximity of hot food takeaways to places where children and young people congregate outside town centres. The policy reflects the local interpretation of this allowing for hot food takeaways within a defined Local Centre regardless of the proximity to a primary or secondary school to reflect the reality of Local Centres within our Market Towns and Service Centres which may easily be within walking distance of the local primary or secondary school. The policy also seeks to prevent clustering of hot food takeaways to minimise impact on the amenity of local residents. Distance to hot food takeaways is to be measured on foot from any gate that provides access to the primary or secondary school. 400m is considered a reasonable walking distance as outlined within the Urban Design Compendium.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Use class and amount of retail floorspace gained or lost within defined Town Centres

Supporting local centres

6.92 The purpose of this policy is to support the sustainability of local centres within Service Centres and individual neighbourhoods within Market Towns by protecting and supporting opportunities to enhance local retail and other business, service and community uses that can help residents to meet day to day needs locally thereby reducing the need to travel.

Policy LP 43

Supporting Local Centres

Local Centres

Within a defined Local Centre a proposal to provide or extend an existing shop, service or facility within classes E a-f, F1 or F2 will be supported where it:

a. will strengthen the sustainability of the Market Town neighbourhood or Service Centre
b. is of an appropriate scale to serve local needs
c. comprises a maximum of 600m^2 net internal floorspace for a retail or other main town centre use within use class E unless the existing property already exceeds this in which case no further extensions will be supported

Loss of Services and Facilities in Local Centres

Where permitted development rights do not apply, the loss of an existing local service or facility within a defined Local Centre will only be permitted where it is clearly demonstrated that:

d. its retention is not feasible as the property has been effectively marketed for at least 12 months at a price which reflects its use, condition and local market values without realistic market interest, and
e. full consideration has been given to any potential opportunities to retain the existing use as part of a shared or combined service or facility to improve viability, or
f. equivalent or enhanced alternative provision will be provided in a location with an equal or better level of accessibility for the local community

Hot food takeaways

A proposal for a hot food takeaway will be supported within a defined Local Centre in a Market Town neighbourhood or Service Centre irrespective of its distance from a primary or secondary school. A proposal for a hot food takeaway outside a local centre will only be supported where it:

g. is more than 400 metres walking distance from the nearest gate of a primary school, and
h. does not create a cluster of 3 or more hot food takeaways

6.93 Access to local services and facilities supports the quality of life for residents and promotes sustainability by reducing the need to travel for some activities and items. Within Market Town neighbourhoods the Local Centres vary in character from parades of smaller shops and service providers meeting day to day needs to retail parks providing large scale units and clusters of leisure and entertainment services that draw customers from a wide area. Local Centres provide the core of shops and services within our Service Centres although some benefit from other dispersed shops and community facilities. Provision within Local Service Villages is typically more dispersed and within Villages provision tends to be sporadic or non-existent.

6.94 A proposal for development of retail or other main town centre uses creating no more than 600m^2 additional net internal floorspace will be supported within these designated local centres as set out in Policy 'Defining our retail hierarchy'

6.95 The policy seeks to support and concentrate provision of shops, services and facilities that will draw from more extensive areas into defined Local Centres to help sustain their concentration of provision, particularly where this can be beneficial for facilitating or encouraging access by public transport or active travel modes.

6.96 The following site allocations are each expected to provide local centres appropriate to the scale of need arising from their own new community: 'North Huntingdon 3: Lodge Farm, North of A141', 'Hemingford Abbots 1: The Lattenburys' and 'North Huntingdon 4: Wyton Airfield'Lodge Farm Huntingdon, The Lattenburys and Wyton Airfield. These will be added to the Policies Map as the local centre is provided. At least one local centre must be included within the masterplan for each of these schemes. If the scale of any individual retail or other main town centre use proposed exceeds 600m^2 net internal floorspace it should be justified by a comprehensive retail impact assessment addressing both Huntingdon and St Ives town centres.

6.97 Education services should in most cases be located near the communities they serve, however, it is recognised that schools, community meeting halls and local community uses classified as use class F2 may be preferably located where more extensive areas of land are available so these are not limited to being within Local Centres and may be supported anywhere within Market Towns, Service Centres, Local Service Villages and Villages to support their local communities.

6.98 The loss of local services or community facilities can have a significant impact on the vitality of a local community and people's quality of life. The policy seeks to protect existing services and facilities within defined Local Centres to maintain the quantity of provision available locally although the policy allows for loss of specific premises where enhanced provision is proposed in an equally accessible location, or for healthcare facilities where they are formally declared surplus to operational healthcare requirements as part of a published strategy or transformation plan

6.99 To promote healthier communities NPPF paragraph 97 promotes limitations on the proximity of hot food takeaways to places where children and young people congregate outside town centres. The policy reflects the local interpretation of this allowing for hot food takeaways within a defined Local Centre regardless of the proximity to a primary or secondary school to reflect the reality of Local Centres within our Market Town neighbourhoods and Service Centres which may easily be within walking distance of the local primary or secondary school. The policy also seeks to prevent clustering of hot food takeaways to minimise impact on the amenity of local residents. Distance to hot food takeaways is to be measured on foot from any gate that provides access to the primary or secondary school. 400m is considered a reasonable walking distance as outlined within the Urban Design Compendium. To ensure that communities in local service villages and villages still have the opportunity to access new hot food takeaway services these are only restricted to avoid primary schools and clustering of takeaways.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Use class and amount of retail floorspace gained or lost within defined Local Centres

Local Services and facilities outside Designated Centres

6.100 The purpose of this policy is to guide development of services and facilities that are outside the defined designated centres known as Town Centres and Local Centres to ensure a sequential approach to local services and facilities whilst protecting the local offer in settlements with limited services and facilities thereby reducing the need to travel.

Policy LP 44

Services and facilities outside Designated Centres

Local Centres

Outside a Town Centre or a Local Centre of any Market Town neighbourhood and Service Centre, and within a Local Service Village or Village, a proposal for a shop, service or facility within use class E(a) and E(c) will only be supported where a sequential test successfully demonstrates that no suitable site or premises is available within a defined Town Centre or Local Centre.

A proposal for a commercial, business or service use within use class E(e) and E(f), or a learning or non-residential institutional use within use class F1, or a local community use within use class F2 will be supported within the settlement boundary of any Market Town, Service Centre, Local Service Village or Village.

Loss of Services and Facilities Outside Designated Centres

Where permitted development rights do not apply, the loss of a local service or community facility within use class F2 or a sui generis public house will only be supported where:

d. its retention is not feasible as the property has been effectively marketed for at least 12 months at a price which reflects its use, condition and local market values without realistic market interest, and
e. full consideration has been given to any potential opportunities to retain the existing use as part of a shared or combined service or facility to improve viability, or
f. equivalent or enhanced alternative provision will be provided in a location with an equal or better level of accessibility for the local community

Hot food takeaways

A proposal for a hot food takeaway in a Local Service Village or Village will will be supported within a defined Local Centre in a Market Town neighbourhood or Service Centre irrespective of its distance from a primary or secondary school. A proposal for a hot food takeaway outside a local centre will only be supported where it:

j. is more than 400 metres walking distance from the nearest gate of a primary school, and
k. does not create a cluster of 3 or more hot food takeaways

6.101 The policy guides development of services and facilities that are outside the defined designated centres known as Town Centres and Local Centres to ensure a sequential approach to local services maintaining the vitality and viability of town centres and local centres in the first instance whilst providing the opportunity for local services and facilities in settlements with limited provision thereby reducing the need to travel and creating more sustainable communities.

6.102 An impact assessment in accordance with NPPF paragraph 94 is also to be submitted for any proposal involving establishment of more than 600 m2 of net internal retail or leisure floorspace. This should be appropriate to the scale and type of retail or leisure floorspace being proposed. Dependent upon the scale of the proposed scheme this may need to consider the potential impact beyond the settlement in which the development is proposed.

6.103 Education services should in most cases be located near the communities they serve, however it is recognised that schools, community meeting halls and local community uses classified as use class F2 may be preferably located where more extensive areas of land are available so these are not limited to being within Local Centres and may be supported anywhere within Market Towns, Service Centres, Local Service Villages and Villages to support their local communities.

6.104 The loss of local services or community facilities can have a significant impact on the vitality of a local community and people's quality of life. The policy seeks to protect existing services and facilities within small settlements with no defined town or local centre to maintain the quantity of provision available locally although the policy allows for loss of specific premises where enhanced provision is proposed in an equally accessible location or for healthcare facilities where they are formally declared surplus to operational healthcare requirements as part of a published strategy or transformation plan.

6.105 To promote healthier communities NPPF paragraph 97 promotes limitations on the proximity of hot food takeaways to places where children and young people congregate outside town centres. The policy reflects the local interpretation of this allowing for hot food takeaways within the defined town centre of a Market Town, or Local Centre regardless of the proximity to a primary or secondary school to reflect the reality of town centres and Local Centres within our Market Towns and Service Centres which may easily be within walking distance of the local primary or secondary school. The policy also seeks to prevent clustering of hot food takeaways outside of these areas to minimise impact on the amenity of local residents. Distance to hot food takeaways is to be measured on foot from any gate that provides access to the primary or secondary school. 400m is considered a reasonable walking distance as outlined within the Urban Design Compendium. To ensure that communities in local service villages and villages still have the opportunity to access new hot food takeaway services these are only restricted to avoid primary schools and clustering of takeaways.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, businesses
Delivery mechanisms	Through decision-making on planning permissions.
Timescale	Throughout the plan period
Monitoring indicators	• Use class and amount of retail, community and hot food takeaway floorspace gained or lost within defined Local Centres • Use class and amount of community floorspace gained or lost within defined Local Centres

Chapter 7:

How will we support homes for all?

Introduction

7.1 This chapter sets out the Local Plan's approach to supporting homes for all. A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive and sustainable communities suitable for people with wide ranging housing needs. The National Planning Policy Framework (NPPF) requires that housing needs are met including addressing the needs of groups with specific housing requirements with the overall aim to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

7.2 The Local Housing Needs Assessment (2025) or successor document provides evidence on affordable housing needs and the needs of specific groups such as older people, looked after children, people with care and support needs, and people wishing to self or custom build their own homes to provide a comprehensive picture of housing needs for Huntingdonshire in the period 2021 to 2046. 'Providing affordable homes' seeks to help address the need identified in the Local Housing Needs Assessment which identifies that there is substantial need for affordable housing (defined in the 'Glossary') in Huntingdonshire up to 2046. The policy requires that proposals for developments involving 10 or more homes include some affordable housing provision to help support mixed and inclusive communities and encourage diversity in the supply of new homes. Rural exceptions housing is a mechanism to encourage the building of new affordable homes targeted at local people who have an established connection to a place but are unable to afford suitable market housing there to meet their needs. Policy 'Promoting rural exceptions housing' sets out the Council's approach to delivering such affordable housing that helps to deliver much needed affordable housing development prioritised for people with a local connection.

7.3 Also responding to evidence in the Local Housing Needs Assessment, 'Promoting a mix of housing' seeks to promote new housing that considers local housing needs and which contributes to diversity and choice in the supply of new homes. Policy 'Ensuring accessible and adaptable homes' sets a requirement for homes to meet the government's optional accessibility standards to make sure that new homes are built to higher standards to enable more people to access and move around within them easily. Given the increasing number of older people in Huntingdonshire, policy 'Supporting specialist housing' supports the delivery of a range of specialist housing and residential institutions, setting out broad location and design requirements.

7.4 Other needs are met through 'Facilitating self and custom build homes' which supports people who wish to build or commission their own new homes rather than purchase one from a developer and seeks to enhance the opportunities for plots to become available to assist in diversifying the housing market to provide more choice for people. Policy 'Supporting houses in multiple occupation' provides an approach to homes which are not occupied by a single person or family but by a number of unrelated people and small groups in varying combinations, who share facilities. Specialist evidence regarding the accommodation needs of Gypsies, Travellers, Travelling Showpeople, Boat dwellers and other caravan dwellers is presented in the Gypsy and Traveller Assessment (2024). Pitches for Gypsies, Travellers and Travelling Showpeople are a form of specialist housing provision meeting specific cultural accommodation needs. Policy 'Supporting sites for Gypsies, Travellers and Travelling Showpeople' supports the provision of such sites in locations with good access to education and health, whilst seeking to protect the countryside.

Promoting a mix of housing

7.5 This policy seeks to promote new housing that considers local housing needs and which contributes to diversity and choice in the supply of new homes and so supporting mixed and inclusive communities.

Policy LP 45

Promoting a mix of housing

A proposal for major scale development that includes 10 or more new homes will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities. This should be demonstrated by showing how the mix of housing proposed has regard to the following documents or their successors:

a. the Huntingdonshire Local Housing Needs Assessment
b. the Peterborough Strategic Housing Market Assessment (where applicable in the northern part of Huntingdonshire)
c. the Council's Housing Strategy and Tenancy Strategy
d. local assessments of housing need and demand within the relevant town or parish for the proposed scheme

To facilitate a mix of housing types a proposal for major scale development that includes 10 or more new homes will be supported where it:

e. demonstrates that it will make effective and efficient use of land
f. prioritises higher densities at more accessible locations such as in and adjoining town centres, in and adjoining local centres and near transport hubs

7.6 A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive sustainable communities suitable for people with wide ranging housing needs. The Huntingdonshire Local Housing Needs Assessment (LHNA) (Table 8.16) provides indicative guidance on the preferred size mix of housing by tenure across the district as a whole as at 2025 which should form a starting point for the mix of homes proposed. The policy does not set out a prescribed numerical mix in acknowledgement of the impact on the appropriate mix for a specific development scheme of its location and physical characteristics, the mix in the surrounding area and market demand. The LHNA also recognises the benefits of diversifying the housing stock, particularly in areas with few smaller or lower cost housing options. Given the ageing population of the district as a whole appropriate 'downsizing' accommodation will be supported.

7.7 The most up to date evidence available should be used at the time an application is prepared including any update to the LHNA. Other evidence may support provision of a specific mix of housing types within a proposed development. The northern part of the district crosses over with the Peterborough housing market area and guidance may be found amongst Peterborough City Council's strategic housing advice. Local evidence is sometimes prepared, often in conjunction with Neighbourhood Plans in which case this should be reflected in the mix of housing sizes and types proposed within a new development in preference to district wide data as it provides specific local information on a desirable mix of housing sizes and types. These will form a material consideration in determining a planning application with greater weight accorded depending upon the level of public participation in their preparation. Within Huntingdonshire, additional relevant information, particularly for larger schemes, may be found on our website regarding Housing Strategy, Policy and Law.

7.8 The LHNA emphasises the importance of housing suitable for older people within the district. A growth of around 38% is expected in the local population aged 65 and over equating to 32% of the total predicted population change. Many older people do and will continue to live in general market housing. Certain general housing types and sizes, such as smaller bungalows and ground floor flats, can play a role in providing appropriate accommodation into old age. Inclusion of properties particularly attractive to older

people within housing schemes will be supported as this can provide opportunities for people to move before they need substantial care and support to aid them to live independently for longer as well as being beneficial in releasing larger family homes back into the housing market.

7.9 Looked after children and young adults are highly vulnerable members of our community and experience a range of housing needs and provision. Bedspaces in traditional care homes are declining in favour of alternatives such as familial and foster care with the quantity of future need for specialist bedspaces being dependent on the success or otherwise of preferred alternatives. Should specialist residential schemes be brought forward they should be located within walking distance for future residents of key services and facilities appropriate to their age group.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers, registered providers, community land trusts
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Numbers of homes completed of each of 1, 2, 3 and 4(+) bedrooms

Ensuring accessible and adaptable homes

7.10 The purpose of this policy is to ensure new homes are accessible and adaptable to meet the needs of residents.

Policy LP 46

Ensuring accessible and adaptable homes

Where a proposal is for 50 or more new homes, including a scheme for specialist housing for older people or people with disabilities:

i. At least 5% of all market tenure homes must be built to M4(3)(2)(a) wheelchair user adaptable standard which must include provision of a level access shower; and
ii. At least 5% of all affordable tenure homes must be built to M4(3)(2)(b) wheelchair user accessible standard which must include provision of a level access shower; and
iii. At least a further 5% of all affordable tenure homes must be built to M4(3)(2)(a) wheelchair user adaptable standard which must include provision of a level access shower; and
iv. All other homes on the site must be built to at least the M4(2) accessible and adaptable standard unless robust evidence is presented that demonstrates why site specific factors make this impractical or unviable.

Where a proposal is for between 20 and 49 new homes including specialist housing for older people or people with disabilities:

i. At least 5% of homes must be built to the M4(3)(2)(a) wheelchair user adaptable standard which must include provision of a level access shower. These should be provided in proportion to the tenure mix of the proposed development; and
ii. All other homes on the site must be built to at least M4(2) accessible and adaptable standard unless robust evidence is presented that demonstrates why site specific factors make this impractical or unviable.

Where a proposal is for less than 20 homes all homes on the site must be built to at least M4(2) accessible and adaptable standard unless robust evidence is presented that demonstrates why site specific factors make this impractical or unviable.

In all instances, the number of M4(3) homes must be calculated to the nearest whole number. Where this results in a partial unit being required it will be rounded up from 0.5 of a unit or more.

7.11 The Building Regulations standard M4(2) for accessible and adaptable homes provides for more inclusive housing by offering a basic standard of visitable homes which are more accessible than the minimum national requirements. This should ensure that new homes make reasonable provision for most people to be able to get into the property and any associated parking and garden. The standard seeks to make the homes suitable for a wide range of residents and visitors including older people, those with reduced mobility, families with young children and some wheelchair users.

7.12 Homes meeting the enhanced M4(3) standard are designed to be either capable of being easily adapted for a wheelchair user to live in the property or fully accessible for a wheelchair user at the point of completion. The standards affect not just the home itself but also outdoor space, parking and communal facilities where these are provided.

7.13 The Huntingdonshire Local Housing Needs Assessment (HLHNA) indicates an existing need for 493 wheelchair user homes and an estimated need 2024 to 2046 for a further 175 wheelchair user homes, totaling a requirement for 669 wheelchair user homes by 2046. The HLHNA indicates that this type of housing will be in increasingly high demand in the district as our population ages.

7.14 The HLHNA shows that at 6.7% a higher proportion of social housing occupiers are wheelchair users than the 2.8% of residents of market housing who are wheelchair users. Hence, the higher policy requirement for M4(3) wheelchair user adaptable or accessible housing to be provided as affordable homes to help meet this need. The Council has the right to request full M4(3)(2)(b) wheelchair accessible housing for homes for which we have nomination rights regarding who will occupy them. To ensure that the most appropriate adaptations are incorporated into the initial construction and fit out of such homes the proportion and exact requirements of such properties are to be determined through negotiation with the Council's Housing Strategy team. The preferred form of M4(3) affordable homes is as bungalows.

7.15 It is acknowledged that in exceptional circumstances meeting the enhanced accessibility standards would be impractical or unviable. For instance, where floor levels need to be raised due to flood risk and this would necessitate significant ramping to comply with the standards. In such circumstances, a developer is expected to provide clear evidence supporting the reasons why the standards cannot be achieved and the specific plots within the development scheme which are affected by this. Where development of a site faces exceptional costs viability justification for reducing the M4(3) wheelchair user provision within a scheme will be considered subject to the Council's overall approach to site-specific development viability set out in 'How infrastructure will be provided'.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers, registered providers, community land trusts
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period

Monitoring indicators	• Proportion of homes built to standard M4(2) accessible and adaptable homes • Proportion of homes built to standard M4(3) wheelchair user homes

Facilitating self and custom build homes

7.16 The purpose of this policy is to support people who wish to build or commission their own new homes rather than purchase one from a developer. It seeks to enhance the opportunities for plots to become available to assist in diversifying the housing market to provide more choice for people.

Policy LP 47

Facilitating self and custom build homes

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the Huntingdonshire self and custom-build register.

A proposal for self and custom build home(s) will be supported where the building(s) respect local character and complies with other relevant policies in this plan and any relevant neighbourhood plan.

If a proposal for a self and custom build home is not wholly intended for occupation by the applicant then each plot for sale must be marketed using a marketing strategy agreed with the Council. This marketing strategy and the point at which it should begin in the site's development will be secured through a S106 agreement or condition. If a plot or plots have been actively marketed for nine months and evidence is presented to demonstrate that a buyer has not been found, then the owner can build for sale on the open market.

A design code or plot passports must be agreed for a development that includes 5 or more custom and self-build homes.

7.17 The Self-build and custom housebuilding Act 2015 provides a legal definition of self and custom build homes. This includes specifying that to be classified as such the initial occupant must have the primary input into the final design and layout of the home which must be their sole or main residence. Development of self and custom-build homes is growing in popularity as an alternative way for individuals and community groups to provide housing to meet particular needs either individually or for local communities. Under the Act, the Council maintains a custom and self-build homes register to establish the level of demand for housing of this type, and must have regard to this in fulfilling its planning and housing functions.

7.18 Although the NPPF does not differentiate between custom and self-build housing, they provide two main ways in which people can build their own homes. Self-build involves the occupier securing a plot and taking responsibility for the design, construction and funding of the home. Custom build involves the occupier commissioning or building their new home with the support of a landowner, developer, contractor or enabler who facilitates their options to specify the property to meet their individual preferences.

7.19 A serviced plot is defined within the Self-build and custom housebuilding Act 2015 . In summary, it is as a plot of land which either already has access to a public highway and connections for electricity, water and waste water, or can be provided with those things in specified circumstances or within a specified period when the agreed marketing strategy has been commenced, and the plot is available for immediate purchase with clearly defined boundaries.

7.20 The Council will work with partners to establish how serviced plots may be effectively provided to meet the identified demand. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice

7.21 Where a marketing strategy is required, it should include as a minimum:

- how individuals or groups who are registered on the Council's Self and Custom Build Register will be contacted and engaged with
- details of the information to be provided to prospective self or custom builders including details of the available plots and high quality visual materials and inspirational illustrations
- the price that each plot will be advertised at which should be derived from an experienced local RICS registered valuer who ideally has experience of valuing custom and self-build housing
- high quality visual materials and inspirational illustrations
- design parameters and information about the site as a whole
- the site visit arrangements including how potential plot purchasers will be able to gain safe access into the site to view the plots
- how plots will be advertised, such as on social media, website advertising, registration on marketing databases and information packs
- how a record of sales enquiries for each plot and the outcomes from the marketing exercise will be shared with the Council

7.22 A design code or plot passports must be provided for any scheme involving 5 or more self or custom build homes. This is to ensure provision of a coherent and high quality development that responds to its context whilst maximising the level of design freedom for initial occupants. The design code or plot passports must be agreed prior to marketing the plots for sale to provide certainty for potential plot purchasers as to what can and cannot be built on each plot. The cumulative effects of parameters must ensure that they do not unnecessarily restrict design freedom and initial occupants have the main input into the design and layout of their home.

7.23 Where the applicant is seeking to deliver affordable custom and self-build housing it must be demonstrated how the affordable housing will be delivered in a manner that meets both the NPPF's affordable housing definition and the custom and self-build housing definition of the Self-build and Custom Housebuilding Act. Potential mechanisms for this can include:

- Land offered to registered providers and/or community led housing groups to be delivered with a primary input from initial occupants
- The sale of plots at below market value with the reduction in market value captured through the Section 106 agreement and secured in perpetuity by a restriction on the title.
- Discounted self-finish homes with the reduction in market value captured through the Section 106 agreement and secured in perpetuity by a restriction on the title.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers, registered providers, community land trusts
Delivery mechanisms	Granting planning permissions, Community Infrastructure Levy exemptions, Neighbourhood Plans, masterplans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of self and custom build CIL exemptions granted

Supporting specialist housing

7.24 Specialist housing can help to meet the needs of a wide range of members of society. While older people are typically the largest market for such properties others with support needs for whom this policy aims to facilitate appropriate housing include care leavers, people with additional needs who cannot live entirely independently, people with a learning disability or mental health care and support needs who require intensive support, and those in need of temporary accommodation.

7.25 The Government's reforms of Health and Adult Social Care are underpinned by a principle of supporting people to live at home for as long as possible. The Council, working with partners such as the County Council, Registered Providers, health care agencies, and developers, needs to plan for the increasing need for specialist housing to facilitate choices that meets specific needs in terms of specialist accommodation for older people and those with additional care and support needs.

Policy LP 48

Supporting specialist housing

A proposal for self-contained specialist housing (use class C3) will be supported where it will:

a. be located where future occupiers can benefit from access to existing shops, services, community facilities, public transport and social networks appropriate to their needs
b. provide reasonable access by safe and suitable walking or public transport routes to primary healthcare facilities
c. be integrated with the wider community recognising the social and sustainability benefits of multigenerational and inclusive communities
d. include a mix of housing types and sizes
e. be of high design quality, relevant to the intended occupiers needs, including inclusive design in terms of the standard of facilities, the level of independence, and the provision of support and/ or care

A proposal including 50 or more self-contained homes will be required to provide affordable housing in accordance with policy 'Providing affordable homes'.

A proposal for a new residential institution (use class C2), or the replacement or extension of an existing one will be supported where:

a. it will be located where intended residents, their visitors and staff can benefit from access to existing shops, services, community facilities, public transport and social networks appropriate to their needs
b. it can be integrated with the wider community as appropriate to the social needs of the intended residents
c. it will incorporate high quality, secure, private shared amenity space for the use and enjoyment of residents within the curtilage of the development

7.26 Specialist housing can take many forms and cover a wide range of needs, from sheltered housing where residents live mainly independent lives whilst sharing some communal facilities to tenancy based supported living accommodation where support may be delivered on site for up to 24 hours a day, through to extra care housing and care homes, where a level of personal health care is typically provided. It can be provided through adapted market housing, assisted living housing or extra care housing. Extra care housing allows independent living but offers a higher level of support than sheltered housing, with care workers available on site up to 24 hours a day. However, it does not offer as much care as a care home or nursing home where residents have their own rooms but not their own front door. Care homes offer accommodation with personal care and nursing homes also provide around-the-clock care on site from qualified nurses. These types of housing provision offer specialised products which may span more than one category. Proposals

for specialist housing will be considered on their own merits having regard to whether the proposal falls within Class C2, C3 or C4 of the of the Use Classes Order. This will depend upon factors such as the level of personal care offered, the type of accommodation and level of communal space and facilities. Pre-application advice should be sought if clarification is needed as to which use class a development is categorised as.

7.27 New specialist accommodation must be located with good accessibility to a range of existing or planned services and facilities, and with good access to existing or planned public transport. This is important to support the ability of people to maintain independence, remain active and minimise the risk of social isolation.

7.28 A proposal for specialist provision for a residential home for looked after children or young adults will be supported where it is well-located in relation to relevant services and facilities.

7.29 The Huntingdonshire Local Housing Needs Assessment (HLHNA) identifies a projected increase from 2024 to 2046 of around 38% in the population aged 65 and over. 83% of older person households in the district are owner occupiers with many having substantial equity in their properties to facilitate the purchase of a new home that might better suit their needs. To avoid over-estimating the level of need for specialist housing, as many older people will continue to have their needs meet in the ordinary private and social housing markets for many years, the calculations of need are based on residents aged 75 and over. This estimates a need for around 2,000 additional housing units with support (sheltered or retirement housing) of which around 70% are needed in the private market sector. The HLHNA estimate a need for around 1,200 additional housing units with care (extra-care accommodation) of which around 75% is needed in the private market sector. Finally, it estimates a need for around 1,300 additional bedspaces in nursing and residential care homes. However, Cambridgeshire County Council's Adult Social Care Market Position Statement 2024 notes that although the national trend for people entering care bedspaces has declined since 2001 in Cambridgeshire the number of people entering bed based residential care was increasing but the trend is changing and their approach is for people to be supported to stay in their own homes or move to sheltered or extra care housing where possible, reserving bed-based care for people with complex or high level needs.

7.30 National and county policies for housing provision for looked after children focuses strongly on meeting their needs within a domestic setting that can be accommodated in the general housing market. The HLHNA indicates that need for bedspaces in specialist residential homes remains for very small numbers of children and a proposal that contributes to meeting these needs locally rather than necessitating out of county placements will be supported where it has secured the support of Cambridgeshire County Council.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Cambridgeshire County Council, Parish Councils, landowners, developers, registered providers
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Number of self-contained (C3) specialist homes permitted by tenure • Number of bedspaces in C2 residential institutions permitted

Supporting houses in multiple occupation

7.31 Houses in multiple occupation (HMOs) are houses which are not occupied by a single person or family but by three or more unrelated people forming more than one household as their only or main residence, and who share facilities such as toilets, bathrooms or kitchens. HMOs typically offer a lower cost accommodation option in the housing market generally for people with limited housing options including students, single people, and more vulnerable people in society. Houses in multiple occupation do not always require planning permission depending on the number of residents so this policy will only apply to the relevant proposals.

Policy LP 49

Supporting houses in multiple occupation

A proposal for a house in multiple occupation (use class C4) including conversions and change of use of existing properties will be supported where it:

a. can be successfully demonstrated that the property is of sufficient size to provide safe, functional and healthy living conditions with a high standard of amenity for existing and future residents and that the property will at least meet the nationally required minimum room standards for HMOs
b. will provide reasonable access by safe and suitable walking, cycling and public transport routes to existing shops, services and community facilities
c. provides safe and convenient access for all units with staircases being provided within the main structure of the building and rear gardens or yards can be entered from the accommodation by each occupier
d. will not give rise to significant detrimental change in the character of the surrounding area

7.32 NPPF paragraph 96 advises that planning policies should aim to achieve healthy, inclusive and safe places, complemented by paragraph 135 which promotes the creation of places that promote health and well-being with a high standard of amenity for existing and future users. This policy contributes to promoting mixed and balanced communities and sets out how a high standard of amenity should be achieved through the development of houses in multiple occupation. National standards specify the minimum appropriate size of rooms for different purposes and the level of amenity that must be met. To demonstrate that the policy is being complied with a statement must be provided showing how the proposal at least meets all the required standards.

7.33 It is recognised that HMOs can provide an affordable form of housing. However, it is important that in approving an HMO, this does not have a significant negative impact on the residential amenity of neighbouring residents and the character of the immediate locality. Amenity considerations will be addressed through 'Ensuring amenity for new buildings and neighbours'.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers
Delivery mechanisms	Granting planning permissions
Timescale	Throughout the plan period
Monitoring indicators	• Number of bedspaces granted through construction or conversion of housing into licenced houses in multiple occupation

Promoting rural exceptions housing

7.34 The purpose of this policy is to encourage the building of new affordable homes targeted at local people who have an established connection to a place but are unable to afford suitable market housing there to meet their needs. This seeks to deliver national policy aspirations to support exceptions sites for community-led development, for rural exceptions sites to be adjacent to existing towns and villages, to provide affordable homes to meet local needs and to allow such schemes where they would enhance or maintain the vitality of rural communities.

Policy LP 50

Promoting Rural Exceptions Housing

A proposal for housing will be supported on a site which is well-related to an existing built up area of a service centre, a local service village or a village as an exception to the requirements of other policies where it can be demonstrated that:

a. at least 60% (net) of the site area is for affordable homes for people with a local connection, and
b. where the site is well-related to a service centre, the number, size, type and tenure of the affordable homes is justified by evidence, including a local needs survey, that the homes would meet an identified need for that service centre, or for any other place in a lower category within the Settlement Hierarchy with an established connection to that place and where a site search has been completed to demonstrate that no potentially suitable sites are available well-related to that lower category settlement, or
c. where the site is well-related to a local service village, the number, size, type and tenure of the affordable homes is justified by evidence, including a local needs survey, that the homes would meet an identified need for the local service village or for any other place in a lower category within the Settlement Hierarchy with an established connection to that local service village and where a site search has been completed to demonstrate that no potentially suitable sites are available well-related to that lower category settlement, or
d. where the site is well-related to a village the number, size, type and tenure of the affordable homes is justified by evidence, including a local needs survey, that they would meet an identified need for that village only or within a hamlet with an established connection to that village, and
e. the rest of the site area is available for building open market housing or as plots for self-build or custom build homes, and
f. the total number of homes proposed does not exceed 5% of the number of homes within the settlement to which the site is well-related
g. the proposal is sensitive to the pattern of development which it adjoins and to the surrounding landscape and townscape

Mechanisms, including planning conditions or obligations will be used to ensure that:

g. the affordable homes are completed before or concurrently with the market homes
h. the affordable homes are delivered and remain affordable in perpetuity or provision is made for the recycling of any subsidy in line with national policy in place at the time when the property is changing ownership

A proposal for Gypsy and Traveller pitches will be supported on a site which is well-related to an existing built up area of a service centre, a local service village or a village as an exception to the requirements of other policies where it can be demonstrated that :the total number of pitches shold not exceed 3% of the number of homes within the settlement to which the site is well-related.

7.35 Most affordable homes will be delivered through allocated sites or on schemes of 10 or more homes approved through policy LP2 'Our strategy for change' as a proportion of a mixed tenure development. However, this approach may not meet all the need for affordable homes. National policy supports the development of affordable homes in locations where building new homes would not normally be supported when they are to meet an identified local need for people looking to live in a community to which they are already connected, for example through growing up there or working there.

7.36 In most villages planning policies limit new development, so few schemes will be big enough for us to require developers to provide affordable homes within them. A lack of affordable homes means some people, such as younger people and those on lower incomes, are often unable to afford homes that meet their needs. This can affect villages especially, and may lead to the population of some villages aging and the average number of people living in each property reducing which risks less people living in the place to support what services are present such as local shops, village halls and bus services.

7.37 This policy aims to boost the provision of affordable homes through allowing them to be built on land where planning permission would not normally be given so land values are lower. This is known as 'rural exceptions' housing, as the policy specifically targets land around the edges of existing places where granting planning permission is an exception to other policies.

7.38 As public subsidy for building affordable homes has reduced significantly and the sales value of the land is lower, delivery of rural exceptions homes can be challenging. This is why up to 40% of the net developable site area can be promoted for market homes or self-build or custom build homes to make the overall development scheme financially viable. If a scheme requires more than 40% of its net developable area for market housing it will not be acceptable as a rural exceptions scheme. No further viability considerations will be taken in to account. Where public subsidy is available for a scheme the proportion allowed for market homes should be reduced proportionally to reflect this.

7.39 The number, size, type and tenure of affordable homes to be provided within a rural exceptions scheme must reflect local evidence including an up-to-date parish survey of housing need for the place or places which the scheme is intended to serve. Inclusion of need from other places with an established connection will only be acceptable where a site search has been completed to explore the possibility of the need being met on land well-related to that place. An established connection between a service centre, local service village or village is considered to be where residents of the lower category place, e.g. the village, commonly rely on the higher category place, e.g. the service centre, to meet day to day needs such as basic food shopping, to access primary education or to participate in community social groups.

7.40 A rural exceptions housing scheme should be proportionate in size to the existing settlement to which it is well-related. This will be judged with regard to the number of existing homes there, the form of the settlement, the established pattern of development and the sensitivity of the local environment to help support a balanced community.

7.41 To be eligible for the rural exceptions homes, a potential resident must be able to demonstrate a genuine local connection and that they cannot afford suitable housing to meet their needs. This includes people who:

- are in need of different accommodation and already live in the place(s) the scheme is intended to serve
- are employed, or have a firm offer of employment, in the place(s) the scheme is intended to serve
- have a close family member who already lives in the place(s) the scheme is intended to serve
- have lived in the place(s) the scheme is intended to serve before and can demonstrate an ongoing connection to the settlement

7.42 Anyone promoting a rural exceptions scheme will be expected to work with the local community to resolve concerns expressed over a specific proposal. Given that any scheme is likely to receive both support and objections, a balanced judgement will be taken in the decision-making process reflecting community views and the merits of the proposal.

7.43 The market homes and self-build or custom build plots that may be included within a rural exceptions scheme are encouraged to contribute to the diversity of housing in the local area. In particular, homes will be supported that meet the needs of people wishing to downsize or move to a home that better meets their needs as they age while retaining established social networks within their community. Plots for self-build or custom build homes will also be supported where they respond to local evidence of need demonstrated through Huntingdonshire's self and custom build register.

7.44 Provision of Gypsy and Traveller pitches will be supported on rural exceptions sites to help meet the need for lower costs sites. The scale of any rural exceptions Gypsy and Traveller scheme should be proportionate to the settlement to which it is well-related to ensure that the sites and its residents can be successfully integrated with the settled community. To provide for an equivalent allowance for Gypsy and Traveller pitches to the rural exceptions housing element of a standard scheme at 60% of a proposed site, then the number of pitches on a site should not exceed 3% of the number of homes within the settlement to which the site is well-related.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, Parish Councils, landowners, developers, registered providers, community land trusts
Delivery mechanisms	Granting planning permissions, Neighbourhood Plans, masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Number of affordable homes completed on rural exceptions schemes

Supporting sites for Gypsies, Travellers and Travelling Showpeople

7.45 The purpose of the policy is to enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople in accordance with the Government's Planning Policy for Traveller Sites (December 2024)

Policy LP 51

Gypsies, Travellers and Travelling Showpeople

Huntingdonshire's Gypsy and Traveller site need over the plan period has been identified as an overall cultural need of 127 pitches. No need has been identified for additional plots for travelling showpeople in the plan period.

A new Gypsy or Traveller site outside of a built up area will be supported in a sustainable location where it respects the scale of the nearest settled community to allow for successful co-existence, and will be very strictly limited in open countryside that is away from existing settlements. A proposal which contributes to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots will be supported where it satisfies each of the following criteria:

a. the location should be within 1.5 miles of a primary school and 2 miles of a GP surgery
b. the character and appearance of the wider landscape is not significantly harmed

c. the location and scale of the site does not dominate the nearest settled community/ies, when the proposal is considered collectively with other nearby traveller sites
d. the proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community
e. satisfactory residential amenity can be retained for neighbouring occupiers
f. pitch sizes facilitate good quality living accommodation without over-crowding or unnecessary sprawl
g. the site provides a high level of residential amenity for the proposed residents, including provision of play facilities and protection from adverse impacts of on-site business activities, noise, disturbance, or loss of privacy
h. the health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, noise, contamination or unacceptable flood risk
i. there is adequate space for operational needs, including the parking and turning of vehicles
j. there are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes
k. the site can be safely and adequately serviced by infrastructure; and
l. the site will not adversely impact on the safe and effective operation of existing infrastructure

The change of use of existing permitted sites to alternative uses will not be permitted unless replacement provision meeting the above criteria is provided elsewhere. A condition or legal agreement to control the future uses of sites for Gypsies, Travellers or Travelling Showpeople may be imposed, as appropriate. Where the proposed use is short term, the development will be limited by a temporary permission.

7.46 A local assessment of need the Gypsy and Traveller, Travelling Showperson, boat dwellers and other caravan dwellers Accommodation Assessment 2024 (the GTAA), provides evidence on both the current levels of such accommodation and the anticipated need up to 2046. Gypsies and Travellers are recognised as being at significant risk of disadvantage and social exclusion. The lack of provision of a permanent residential base can give rise to particular disadvantages in securing healthcare and education, along with the lack of access to basic facilities such as water and waste disposal.

7.47 Table 4.5 of the GTAA established that there were 38 known sites Gypsy and Traveller sites containing a total of 146 pitches of which 21 were vacant. One site with 20 pitches provides social rented accommodation; all others are privately owned or rented. The occupied pitches provided accommodation for 108 Gypsy and Traveller households. 9 pitches were occupied by non-Gypsy and Traveller households. The GTAA acknowledged that the position in Middle Drove at Ramsey Heights is exceptionally complex with a potential for an additional 11 pitches that were unauthorised and unoccupied at the time of the surveys. Potential supply is acknowledged in the GTAA primarily from potential expansion or intensification of some existing sites, regularisation of existing unauthorised pitches and household dissolution.

7.48 Table 4.6 identifies that there is one Travelling Showpersons yard containing 4 plots, all of which are unoccupied.

7.49 Table 6.3 of the GTAA identifies a need for 127 authorised Gypsy and Traveller pitches over the period 2023/24 to 2045/46. Of this need, 36 is over the short-term 5 year period 2023/24 to 2027/28 and 91 is over the longer-term (2028/29 to 2045/46). This equates to an annual average need 5.5 pitches a year.

7.50 Four sites for Gypsy and Traveller pitches were put forward during the call for sites for allocations within this plan. Two at Middle Drove Ramsey Heights were not taken forward to allocation as permanent sites because they are situated in flood zone 3a. Two have been granted temporary planning permission for 5 years on appeal due to their location in flood zone 3a.

7.51 Since the GTAA was completed a further 15 Gypsy and Traveller pitches have been granted permanent planning permission providing a secure home base for these people. 3 have been granted temporary consent for 5 years with the limitation due to flood risk to provide a secure base from which to search for a suitable permanent pitch.

7.52 Due to the commitments achieved since 1 April 2023 which is the start of the initial 5 year period in the GTAA and the lack of suitable sites put forward for allocation the Council does not intend to identify additional land for pitches but to work with local Gypsy and Traveller representatives, agents and other applicants to bring forward sites through the planning application process using this criteria based policy.

7.53 Paragraphs 3.14-3.20 of the GTAA address the size of pitches and plots acknowledging that there is no up-to-date national definition of these. To ensure safety and residential amenity in accordance with the above criteria the minimum pitch size should be 25m by 25m (625 square meters or 0.0625 hectares). This would support a twin-unit chalet/mobile home (15m x 6.5m), a tourer, an amenity shed/building (5m x 4m), two vehicle spaces (minimum 2.4m x 4.8m for each space) and turning circle for vehicles, amenity space and a small garden area/play space. Residential units need to be 3m from the pitch boundary and at least 6m apart. A slightly larger pitch of 25m by 30m (750 square meters or 0.075 hectares) would be appropriate for larger household units requiring several residential units.

7.54 For the purposes of monitoring the delivery of pitches, and to limit the landscape harm that pitches and sites may cause, the Council will take a rounded approach to defining what constitutes a household and therefore a pitch. The starting point is that a single pitch includes one static caravan, one touring caravan and one utility block. However, in circumstances where applications propose a single pitch including more than two caravans and one utility block, consideration will be given to other factors to determine how many pitches the proposal includes. Factors include: where there is more than one 'breadwinner' living in separate caravans as this may point to the existence of more than one household, and therefore more than one pitch; and where adult family relationships are horizontal (including adult brothers and/or sisters with their own partner living in separate caravans) as opposed to 'vertical' (including grandparents, parents and children), this may also point to the existence of more than one household, and therefore more than one pitch.

7.55 The Planning Policy for Traveller Sites includes specific criteria guiding the location and design of Gypsy and Traveller sites, recognising their particular characteristics. These criteria recognise that sites may be located in rural areas, but that new traveller site development in open countryside that is away from existing settlements should be very strictly limited. This policy addresses proposals for Gypsy and Traveller sites outside of the built-up area; proposals for such sites within the built-up area will be assessed against other relevant policies in this Local Plan.

7.56 The local policy criteria identify that proposals for Gypsy and Traveller and Travelling Showpeople's sites should be in a location with good access to local health services and primary schools. This approach is intended to ensure that that Gypsy and Traveller and Travelling Showpeople households are able to access such services easily. For the purposes of this policy, the threshold distances have been determined to be within walking or cycling distance (no reliance has been placed upon public transport provision since bus services are liable to relatively frequent change). The threshold distance to a primary school is 1.5 miles (2.4km)[8]. At a typical walking speed of 3 miles per hour, a 1.5 mile walk to school would take 30 minutes. For the purposes of this policy, the threshold distance to healthcare services the distance is 2 miles (3.2km). At a typical walking speed of 3 miles per hour, a 2 mile walk to a GP surgery would take 40 minutes. These distances should be used as a guide rather than a fixed limit; account will also be taken of qualitative aspects, and in particular the nature of the route to the nearest primary school, including the presence or lack of pavements and/or cycle paths.

8 Distances identified here are as travelled on the ground, as opposed to being a straight line.

7.57 In addition to consideration of access to services, the effect on the landscape and on neighbours is of particular importance. Proposals will be considered together with other nearby gypsy and traveller sites to ensure that collectively, such sites do not dominate the nearest settled community. What constitutes the nearest settled community/ies will vary in relation to location and the local pattern of development. This issue will be considered on a case by case basis.

7.58 Appropriate boundary treatments should be provided which facilitate integration with the local community rather than completely enclose the site forcing a sense of isolation. Further criteria seek to ensure a safe and well functioning living environment for occupants of traveller sites, and to minimise negative impacts on adjoining uses. Other national or local policies such as those relating to vehicular access, contamination and heritage assets are also applicable.

How will we monitor delivery of this policy?

Who is responsible for delivery?	Huntingdonshire District Council, landowners, developers, registered providers, travelling community
Delivery mechanisms	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of Gypsy and Traveller pitches permitted • Number of Travelling Showpeople plots permitted

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Chapter 8:

How will we conserve and enhance the environment?

Introduction

8.1 The natural and historic environment are irreplaceable resources that shapes the character and identity of places. The Huntingdonshire Futures Place Strategy recognises the district's high quality and beautiful natural and historic environments and highlights the benefits they offer. It seeks their conservation, enhancement where needed, and explores how we can make the most of these assets. They contribute significantly to the attractiveness of Huntingdonshire by enhancing the quality of life enjoyed by residents and helping the local economy by attracting visitors and businesses. The Local Plan plays an important role in supporting and delivering this while also conserving and enhancing the natural and historic environments.

8.2 Huntingdonshire has numerous nature conservation designations, including several of international or national importance and areas of strategic green and blue infrastructure which shape Huntingdonshire's landscape and urban areas, together they form a rich nature network home to numerous species of trees, insects and wildlife and rich habitats for biodiversity and geodiversity. These habitats also provide an important climate function by naturally capturing carbon emissions from the atmosphere.

8.3 Also, Huntingdonshire has a rich history which is reflected in the large number of designated heritage assets found within the district along with many non-designated heritage assets and the potential for as yet undiscovered archaeology. Huntingdonshire's waterways and flood plain meadows contribute significantly to the value of our natural and historic environment.

8.4 The National Planning Policy Framework (NPPF) is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes and biodiversity. The 25 Year Environment Plan sets out the government's aspirations for improving the UK's air and water quality; protecting threatened plants, trees and wildlife species; and the goals to do this while working with specialists, local communities and businesses. The Environment Act (2021) set a mandatory biodiversity net gain of at least 10% on qualifying developments.

8.5 Additionally, the NPPF is also clear that the historic environment is an irreplaceable resource and that local plans should set a positive strategy for their conservation and enjoyment. Alongside this the Planning (Listed Buildings and Conservation Area) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 for Scheduled Monuments form the key legal framework for the historic environment. Much of the character of Huntingdonshire is shaped by its heritage; historic features are an asset for the economy, the environment and the local community. The quality of the historic environment is sensitive to change from development and this chapter identifies the Council's approach to conserving and enhancing the historic environment.

8.6 This chapter also sets out the Council's approach to enhancing biodiversity and geodiversity and protecting our existing natural assets and heritage assets so that development works with them recognising their significant contribution to sustainable development.

Protecting our nature conservation sites

8.7 The purpose of this policy is to set out the council's approach to protecting sites that are protected under international, national and local conservation designations.

Policy LP 52

Protecting our nature conservation sites

A development that would be likely to have a significant effect on an internationally designated site either alone or in combination with other plans or projects, will be subject to assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitat Regulations') at application stage. If

it cannot be ascertained that there would be no adverse effects on site integrity the application will be refused unless it passes the tests set out in the Habitats Regulations, and any necessary compensatory measures are secured.

All possible efforts must be taken to avoid adverse impacts on habitats and species on and surrounding nationally and locally protected sites. If it is demonstrated that adverse impacts cannot be avoided they must be minimised and then appropriately mitigated. Only where a proposal can clearly demonstrate that this hierarchy has been carefully followed and all efforts have been made to avoid and then reduce the impact on habitats and species will consideration be given to compensation measures. Following this process, a proposal will only be supported subject to a hierarchy where:

a. a site of national importance would be affected exceptional circumstances must be demonstrated where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;
b. a protected species, a priority habitat or species, a site of local or regional importance, the achievement of water body good ecological potential, or the biodiversity value of the proposed development site as part of the wider network would be affected, the need for and the benefits of the proposal must clearly outweigh the assessed impacts.

A proposal that includes measures that can enhance a nature conservation site and/or its connection to wider ecological networks will be supported particularly where this contributes towards achievement of the objectives of the Local Nature Recovery Strategy for Cambridgeshire and Peterborough .

A proposal that would result in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, will be resisted unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

8.8 Designated sites for nature conservation importance are classified into a hierarchy according to their status and the level of protection they should be afforded. International sites form the top tier of the hierarchy with the highest level of protection, followed by national and then locally designated sites.

8.9 Huntingdonshire includes internationally and nationally important nature sites, which benefit from statutory protection set out in international or national legislation:

- **Ouse Washes** Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar and the Swan and Goose Impact Risk Zone which is functionally linked land to the Ouse Washes SPA and Ramsar located partially within the plan area extending into East Cambridgeshire.
- **Portholme Meadow** SAC - it is the largest surviving traditionally-managed meadow in the UK, with an area of 104 ha of alluvial flood meadow (7% of the total UK resource). There has been a long history of favourable management and very little of the site has suffered from agricultural improvement, and so it demonstrates good conservation of structure and function.
- **Fenland** SAC (where it is underpinned by Woodwalton SSSI) - it is important for the conservation of the geographical and ecological range of fen habitat type, as this type of fen-meadow is rare and ecologically distinctive in East Anglia.
- **Woodwalton Fen** Ramsar
- 26 Sites of Special Scientific Importance (SSSIs)
- four National Nature Reserves (NNRs) at Woodwalton Fen, Holme Fen, Monks Wood and Upwood Meadows

8.10 The district also includes locally designated sites such as 137 County Wildlife Sites (CWSs) and two Local Geological Sites (LGSs) at Warboys Clay Pit and Ramsey Heights Brick Kiln and Clay Pits and several Local Nature Reserves. These locally designated sites are not statutorily defined but provide important habitats to sustain a wealth of biodiversity.

8.11 All the above sites are shown on the Policies Map.

8.12 As well as protected sites within the district, proposals may where relevant be required to assess their impact on internationally protected sites in neighbouring authority areas, these are shown on the Policies Map for clarity. The following sites have specific guidance produced by the relevant LPA which may need to be considered:

- **Eversden and Wimpole Wood** SAC located within South Cambridgeshire is protected habitat for the Barbastelle Bat. Greater Cambridge's Biodiversity SPD (2022) establishes a 5km key conservation area for bats and a wider 10km sustenance or wider conservation area reflecting Natural England's SSSI Impact Risk Zones. Development proposals within these areas should aim to retain mature trees, woods and copses, and to provide new habitat linkages through new tree planting and the integration of existing hedgerow networks with new one and comply with requirements for ecologically sensitive lighting, in line with the Institute of Lighting Professionals' Guidance Note 8 - GN08 Bats and Artificial Lighting (2023) or successor documents. The site and its zone of influences are shown on the Policies Map.
- **Upper Nene Valley Gravel Pits** SPA and Ramsar in North Northamptonshire is a wetland of international importance or breeding, feeding, wintering or migration of rare and vulnerable species of birds. The Upper Nene Valley Gravel Pits Special Protection Area Technical Guidance and Mitigation Strategy (2026) requires proposals within the zone of influence to consider potential recreational impacts on the SPA/Ramsar site. Additionally, this Strategy also identifies a zone within which Functionally Linked Land may be located and requires an applications within 10km of the SPA/Ramsar consider impact on the importance of functionally linked habitats. The site and its zone of influences are shown on the Policies Map.

8.13 Proposals that could potentially affect an internationally important site (either in Huntingdonshire or a neighbouring area) will be required to undertake an appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and sufficient information for this to be undertaken will need to be submitted with the proposal. The Local Plan is supported by a Habitats Regulations Assessment.

8.14 In addition to sites with a designation, there are irreplaceable habitats. The NPPF defines irreplaceable habitats as being habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. Huntingdonshire benefits from several ancient woodlands and extensive areas of wetland and fens which are deemed to be irreplaceable habitats.

8.15 The nature conservation sites are home to many important habitats and species including meadows, hedgerows, ponds, grazing marsh, woodland, orchards, parkland, fen, wetlands, reedbeds and lakes. Many of these habitats comprise important features in the landscape strongly influencing the character of Huntingdonshire and merit protection. Some of these sites will overlap with the Green and Blue Infrastructure Priority Areas defined in policy 'Green and Blue Infrastructure Priority Areas' shaped by the Local Nature Recovery Strategy for Cambridgeshire and Peterborough and Huntingdonshire Nature Recovery Network Report and priority habitats of importance for nature conservation under the Natural Environment and Rural Communities Act 2006.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, Natural England, Natural Cambridgeshire Local Nature Partnership, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, Cambridgeshire and Peterborough Biodiversity Partnership, landowners, developers, registered providers, Middle Level Commissioners, Internal Drainage Boards and the Environment Agency.
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
	• Losses to biodiversity habitat in hectares • Total Change in habitats in hectares • % of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition

Enhancing biodiversity and geodiversity

8.16 The purpose of this policy is to set out the council's approach to managing development and the natural environment in response to the decline in biodiversity. The policy aims to protect, enhance and restore biodiversity across the district and reflect the new national requirements for biodiversity net gain in the Environment Act 2021.

Policy LP 53

Enhancing Biodiversity and Geodiversity

A development proposal will be required to protect and enhance biodiversity and/or geodiversity on site in accordance with the biodiversity mitigation hierarchy, Green and Blue Infrastructure Priority Areas and Local Nature Recovery Strategy.

A successful development proposal will demonstrate:

a. the pre-development biodiversity value* and post development 10% gain, as required by the Environment Act 2021, of the onsite habitat (this can include offsetting) using the statutory biodiversity metric or successor tool;
b. the appropriate ecological appraisals have been completed, such as a Ecological Impact Assessments and/or Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity onsite including potential impacts on identified green corridors and wildlife links; and
c. how the10% biodiversity net gain will be maintained, monitored and managed (through a Biodiversity Management and Monitoring Plan) for at least 30 years, or a period of time set out in national policy or legislation if this is greater. This will be secured by legal agreement, with funding and annual reporting to the council and a district BNG register maintained publicly.

Where the applicant is unable to provide the 10% BNG on-site, contributions to providing net gain off site will be required. Priority shall be given to securing biodiversity gains on other sites within the district and could be on sites with a conservation covenant. Off-site gains whether within or outside the district should be achieved through justified and proportionate financial contributions of biodiversity unit types and volumes

specified by the council. These can be purchased through third party providers. Should suitable biodiversity units not be available, the purchase of statutory credits will be used to secure the necessary biodiversity gains.

A proposal that is exempt from statutory biodiversity net gain, must provide evidence of the exemption.

A proposal will not be supported if potential impacts would lead to the deterioration of a water body's ecological status or potential.

* The baseline value will not be accepted where site clearance or deliberate neglect or damage to the habitats on site before the application process can be evidenced. In this instance the local planning authority ecologist will determine the previous ecological value on site for use as the baseline.

Biodiversity Design

A development proposal will design the required net gains or no net loss in biodiversity, with reference to the Natural Cambridgeshire publication 'Developing with Nature Toolkit' and should prioritise design measures that:

d. seek to create, conserve or enhance existing nature corridors and wildlife links
e. complement or enhance existing features of biodiversity value within the design and layout of development
f. provide new biodiversity features within the development using landscape focused design approaches, with consideration to using sustainable drainage systems to deliver biodiversity benefits
g. help reverse the decline of species and enable species adapt to climate change
h. assist in achieving local targets for priority habitats and species including those set out in Habitat Action Plans
i. improve public access to nature
j. ensure the effective management of biodiversity or geological features
k. contribute to the provision of multi-functional green infrastructure to enhance ecological networks and the Green Infrastructure Priority Areas
l. contribute towards the achievement of good ecological status in water bodies

A proposal will submit all data to the Cambridgeshire & Peterborough Environmental Records Centre to ensure that impacts of development on biodiversity can be monitored.

8.17 There has been a significant decline in biodiversity for the last hundred years, with damaging implications for future wildlife and humanity. Local authorities in England and Wales have a duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to the purpose of conserving biodiversity. Local plans and planning decisions have the potential to affect the retention, enhancement or restoration of biodiversity or geodiversity. Therefore, they need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering site allocations or planning applications.

8.18 The National Planning Practice Guidance (NPPG)states that net gain in planning 'describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.' Biodiversity net gain (BNG) at a minimum level of 10% has been made mandatory by the Environment Act 2021.

8.19 The policy maintains the legislative requirement of the Environment Act 2021 for all schemes that are not identified as exempt under national guidance. Support will be given to a proposal where it seeks to provide more than the mandatory 10%.

8.20 A proposal should follow the Biodiversity Net Gain mitigation hierarchy from the outset of design providing specific measures in pursuit of biodiversity net gain. Priority should be given to the retention and enhancement of existing natural features, and should increase tree, hedge and shrub planting, incorporating ponds and other wetland features where appropriate and incorporating rewilding.

8.21 When producing an assessment of habitats and species an established methodology should be used such as that for Ecological Impact Assessments (EIA) and Preliminary Ecological Appraisal(PEAs) available from the Chartered Institute of Ecology and Environmental Management. The assessor will be expected to access the ecological data held by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) before undertaking any on-site ecological survey work. To ensure the quality of the assessment it should be completed by an appropriately qualified specialist. A useful tool at the initial assessment stage will be the SSSI Impact Risk Zones produced by Natural England. The Impact Risk Zones (IRZs) are a mapping tool to make a rapid initial assessment of the potential risks posed by development proposals to: SSSIs, SACs, SPAs and Ramsar sites. Zones are defined around each site which reflect the particular sensitivities of the features for which it is designated and indicate the types of development proposal which could potentially have adverse impacts. Further information on issues to be considered is available from the Association of Local Government Ecologists.

8.22 A development proposal should consider its potential impact on biodiversity on site and on surrounding areas particularly sites of importance for geological conservation. Existing buildings should be carefully assessed for any affect of the development on all species of animals but in particular protected and priority species that may use the building as part of their habitat. If any further research, such as species specific survey work, is identified as necessary it will need to be carried out by a suitably qualified person at an appropriate time of year and prior to the submission of an application proposal.

8.23 The Middle Level Commissioners (MLC) have responsibility for flood defence and water level management along with some conservation duties in much of the northeast of the district. The detailed guidance found in the Middle Level IDB Biodiversity Manual and the Drainage Channel Biodiversity Manual should be complied with when assessing the impacts and determining mitigation measures for proposals in the MLC area. Proposals should contribute towards the achievement of good ecological status in water bodies (or not compromise achievement of good ecological potential) in accordance with the Anglian River Basin Management Plan (RBMP) and accompanying catchment action plans.

8.24 To incorporate biodiversity within developments, Natural Cambridgeshire's Developing with Nature Toolkit' which seeks to guide developers through the decisions they make with a view to being able to demonstrate enhancement of biodiversity above and beyond mitigation and compensation, so that a net gain is achieved. Development should complement or enhance existing features of biodiversity value within the design and layout of the development, with consideration to the Local Nature Recovery Strategy. Natural methods should be prioritised appropriate to the scale, type and location of development for the planned retention, enhancement and creation of habitats and wildlife features. A proposal should be accompanied by a landscape scheme with high biodiversity value of appropriate species to the development site and surrounding area, to ensure the sustainability of the proposal through habitat creation. It should be noted that knowledge of wildlife sites and their condition is constantly changing, and decisions will be based on the most up to date information available.

8.25 Where the proposal seeks to provide new biodiversity features within the development using landscape focused design approaches, consideration should be given to using sustainable drainage systems to deliver biodiversity benefits in accordance with policy "Managing surface water".

8.26 Any works affecting a protected species and/ or habitats should be undertaken at an appropriate time of year and under the supervision of a suitably trained person in accordance with appropriate guidance.

8.27 Mitigation may involve providing or contributing towards the following measures: access and visitor management measures within the designated site/s; improvement of existing green space and recreational routes; provision of suitable alternative natural green space and recreational routes; monitoring the impacts

of new development on designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures. a justified and proportionate financial contribution to fund off-site measures will be secured.

8.28 Cambridgeshire & Peterborough Environmental Records Centre provides a source of information on the biodiversity of Cambridgeshire and Peterborough and forms an evidence base to support decision makers, planners and developers meet the European and UK governance that protects wildlife. The sharing of information across the region and wider landscape is crucial for local record centres to offer the best biodiversity information for the area. The council require all information collected about a site to be submitted to the records centre to ensure the continuation of biodiversity monitoring can be maintained.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, Natural Cambridgeshire Local Nature Partnership, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers, Middle Level Commissioners, Internal Drainage Boards and the Environment Agency
Delivery mechanism	Through the determination of planning applications, supplementary planning documents (SPDs), master plans, design codes, neighbourhood plans, planning conditions, S106 legal agreements and Conservation Covenants.
Timescale	Throughout the plan period
	• Number of applications refused based on non-compliance with biodiversity net gain

Protecting our trees, orchards, woodlands, hedges and hedgerows

8.29 The purpose of this policy is to set out the Council's approach to protecting existing trees, orchards, woodlands, hedges and hedgerows particularly those of visual, historic or nature conservation value, from the impacts of development and to halt the loss of trees in Huntingdonshire.

Policy LP 54

Protecting our trees, orchards, woodlands, hedges and hedgerows

A proposal will be required to demonstrate that the potential for adverse impacts on trees, orchards, woodland, hedges and hedgerows has been investigated.

A proposal will only be supported where it first seeks to conserve and enhance any tree, orchard, woodland, hedge or hedgerow of arboricultural, ecological or landscape value (including ancient or veteran trees) that would be affected by the proposed development both within and immediately adjacent to the site (as determined within site surveys). In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's Huntingdonshire Tree Strategy 2020 - 2030 or successor documents.

Where a proposal affects any trees, orchards, woodlands, hedges and hedgerows of arboricultural, ecological or landscape value (including ancient or veteran trees) within and immediately adjacent to the site, now or in the future (such as through construction), it must demonstrate that a full site survey has been carried out by a competent person* and includes the submission of an Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan in compliance with BS5837:2012.

Where a proposal is unable to avoid the loss, threat, damage or deterioration of any trees, orchard, woodland, hedges or hedgerow of arboricultural, ecological or landscape value (including ancient or veteran trees), whether on site or immediately adjacent, it will only be supported, where the need for and benefits of the development in that location clearly outweigh the loss, threat, damage or deterioration. Where loss, threat, damage or deterioration may occur, these must be minimised as much as possible before mitigation measures.

If loss, threat, damage or deterioration cannot be fully addressed through minimisation and/ or mitigation measures the proposal must include alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting to compensate for the harm and can (where appropriate) be implemented and established before development starts. This will secured by condition or planning obligation as appropriate.

A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.

*As defined within paragraph 3.4 of BS5837:2012**.**

8.30 The Huntingdonshire Tree Strategy 2020 - 2030 indicates that tree canopy cover throughout the district averages 8.7%. Coverage in urban areas is typically higher, ranging from 15.9% to 18.8% across our four market towns. The lower district-wide figure reflects the predominance of agriculture in our landscape and the notably lower canopy cover found across the fenland parts of Huntingdonshire.

8.31 Trees, orchards, woodlands, hedges and hedgerows provide vital habitats for a range of species, provide shelter, provide shade and keep areas cool, help reduce noise and atmospheric pollution and also store carbon dioxide, helping to us to mitigate and adapt to the impacts of climate change. These landscape features shape the character of the district as set out in the Huntingdonshire Townscape and Landscape Assessment SPD (2022)Orchards are a valued landscape character element particularly in the eastern part of the district but community orchards are also increasingly being established in towns and villages across the district, these have the potential to add to the landscape character and ecological value of an area. A hedge is generally found within a settlement and often has an amenity or ornamental role; a hedgerow is more commonly found in a rural setting and often provide field boundaries although some old hedgerows remain within settlements and typically comprise a range of native species. They add to the character and quality of the local environment, can have historic value (e.g. ancient woodlands) and can offer recreation opportunities supporting health and wellbeing. Trees are crucial along a river bank to help protect the river edge and shade the water reducing the potential for water to warm and thereby holding less oxygen, to the detriment of biodiversity.

8.32 Trees are vulnerable from both human action and nature changes and in particular construction works can significantly impact trees and alter their immediate environment. A mature tree or hedgerow can often be damaged beyond its ability to recover by human action and therefore requires early physical protection including that of its root system.

8.33 To ensure benefits are retained, development proposals will be expected to avoid harm to trees, orchards, woodlands, hedges and hedgerows of arboricultural, ecological or landscape value (including ancient or veteran trees) wherever possible, and where appropriate, incorporate them within a landscape scheme. Development provides for opportunities to increase tree, woodland and hedge cover across the district. This can assist in integrating the scheme into the local environment by providing some mature, established landscape elements. When this cannot be achieved, or it is known that trees are being lost to disease, mitigation or replacement compensatory measures will be required to ensure no loss to the overall value to the environment.

8.34 Preserving and protecting existing trees should be prioritised early in the design process to prevent their loss during construction or throughout the development's lifespan. Design should account for tree impacts such as root growth, shading, and debris, ensuring developments are sited to avoid conflicts. Maintaining trees aids carbon sequestration and helps retain canopy cover for shade during high temperatures, this is increasingly important as periods of extreme heat become more common.

8.35 Where a proposal affects any trees, orchards, woodlands, hedges and hedgerows an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and associated Tree Protection Plan in compliance with BS5837:2012 must be undertaken. The AIA and AMS must include a tree survey and a plan showing which trees will be kept or removed and any root protection areas within the proposal. It should identify how tress have been considered within the design of the scheme and what harm could arise. They should also contain information on what trees will be retained, what works will be undertaken to them and any mitigation measures.

8.36 The retention of existing trees, orchards, woodlands and hedgerows as part of new development can provide significant benefits in terms of biodiversity, public health benefits and overall desirability. However it is recognised that during the course of construction damage to trees may result. To demonstrate that damage to existing trees, woodland and hedges does not occur during the construction phase, a proposal should include a Tree Protection Plan in accordance with BS5837:2012.

8.37 Some specific trees or groups of trees are of particular value such that their removal would have a significant impact upon the local environment and their enjoyment by the public. Where they are potentially under threat, the Council will make Tree Preservation Orders (TPO) to protect them. Where trees are covered by TPOs, the policy is intended to safeguard them from damage or removal unless there are overriding reasons for the development.

8.38 Some parts of urban and rural Huntingdonshire have very few trees. In these areas it is particularly important to retain existing trees and plant new ones. The requirements of this policy relating to additional new trees apply to new-build residential development and conversions to residential use.

8.39 The Council's approach to tree protection, care, planting and risk management is set out in the Huntingdonshire Tree Strategy 2020 - 2030. This also provides operational standards for the care and management of trees. It contains a 10 year action plan which shapes the Council's tree related management and projects.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, neighbourhood plans, ecological appraisals, S106 agreements, TPOs
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows

Protecting our open spaces, outdoor sport and recreational facilities

8.40 The purpose of this policy is to protect against the loss of open space, outdoor sport and recreational facilities, allotments and areas of garden land that provide amenity value.

Policy LP 55

Protecting our open spaces, outdoor sport and recreational facilities

A proposal that would lead to the whole or partial loss of an existing area of open space, sports and recreational building(s) or land will only be supported where

a. evidence demonstrates that the open space, building(s) or land are surplus to requirements;
b. there would be no significant adverse impact on the character of the surrounding area;
c. the loss is minimised where possible and replacement or enhanced provision is made that provides a net benefit to the same community which will be judged in terms of availability, accessibility, quality and quantity

New provision to compensate for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.

Local Green Space

A Local Green Space may be designated in a Neighbourhood Development Plan where it accords with the criteria in the NPPF. A proposal for development on a designated Local Green Space will only be supported where it accords with the local criteria in the relevant neighbourhood plan.

8.41 Open space takes many forms including parks, village greens, play areas, sports pitches, allotments and semi-natural amenity open space. Many provide important recreational and sporting facilities or are important for biodiversity. Others are part of heritage assets or form part of the setting of heritage assets. Whatever their size, function and accessibility they all contribute to the character of the place and quality of life for the local community. It is important to prevent the loss of open space where this would harm the character of a settlement, the visual quality of the locality or the quality of life of residents and visitors.

8.42 The policy seeks to protect areas of open space, sports and recreational facilities from development that would lead to their partial or complete loss. A proposal will only be supported where the open space is to be replaced with an alternative for which there is a proven need or where compensatory measures that will deliver net gains for the community can be delivered. The loss of outdoor sport or recreation facilities may also be accepted where up to date assessment shows that the facility is surplus to requirements. The Huntingdonshire Leisure and Sports Facilities Strategies 2022 - 2043 include the Indoor and Built Sports Facility Strategy (November 2022) and the Playing Pitch and Outdoor Sports Strategy (December 2022). They identify sports facilities which need to be maintained due to identified strategic need or new or enhanced provisions. Variations in under- and over-provision of outdoor sports facilities exist across the district, as stated in the strategy. These, or their equivalent in any successor strategies should be used to inform any planning application. Additional information and guidance is available in the HDC's Healthy Open Space Strategy (2020). Sports facilities requirements up to 2046 have been produced using Sports England's calculators to supplement the strategies identified above. Sport England's Strategic outcomes planning and leisure services delivery (May 2021) provides national guidance.

8.43 When considering whether open space is surplus the needs of the existing population must be assessed. The population that will live in residential development allocated in this plan that would be served by the open space should also be taken into account.

8.44 In addition to the protection offered to open space, sports and recreational facilities, the policy also identifies the national provisions for Local Green Spaces that can be designated in neighbourhood plans. The process for preparing a neighbourhood plan is set out in the Localism Act 2011 and subsequent regulations. The Council has extensive advice available for parish and town councils considering producing neighbourhood plans. Criteria for designation of Local Green Spaces are set out in the NPPF. The NPPG

also includes a section that deals with Local Green Space designation. Development proposals on designated Local Green Space will be considered carefully given the status of the designation, which conveys similar protection to Green Belt. A key consideration will be that the qualities that enabled designation as Local Green Space should be maintained.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, supplementary plans, neighbourhood plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications resulting in the loss or gain of open space, sports and recreational building(s) or land • Number of LGS designations made in neighbourhood plans

Conserving and enhancing our heritage assets

8.45 The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets and where possible enhance them and their settings.

Policy LP 56

Heritage Assets and their Settings

Great weight and importance is given to the conservation of heritage assets (designated and non-designated assets) and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or non-designated, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest
b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible
c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset
d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits, and
e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings

Heritage at Risk

Where a proposal contains a listed building(s) identified as being at risk the proposal should ensure its/their repair and re-use prior to any new development being substantially completed

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, or other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset
g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities
h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset
i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asse, and
j. contributes to securing its optimum viable use and long-term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Where a non-designated heritage asset would be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset.

Conservation Areas

A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:

k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;
l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and
m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.

Archaeology

Where a development proposal involves land with archaeological potential, a proportionate desk-based assessment will be required in advance of determination of the application. If this initial site assessment identifies archaeology of significant interest, developers will be required to undertake fieldwork evaluation of the site site.

Where possible and appropriate, the preservation, and where practical, enhancement of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording and analysis of the remains and publication of the results.

8.46 The features of heritage assets can be of historic, archaeological, architectural or cultural interest that have a degree of 'significance', whether designated or not. The significance of a heritage asset is the value of the asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

8.47 As heritage assets are irreplaceable, any harm to or loss of them requires clear and convincing justification. The NPPF sets out how potential heritage impacts should be considered. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings and grade I and II* registered parks and gardens should be wholly exceptional. When assessing if the public benefits of a proposal outweigh heritage harm, it is important to remember that these do not necessarily have the same weight to counteract each other. For example, if a scheme has some public benefit, this would not outweigh significant heritage harm. This assessment requires a thorough understanding of the public benefits of the proposal which should be set out in a heritage statement.

8.48 Where a heritage asset is at risk any proposal for development of the site should be phased and secured by legal agreement to ensure that its/their repair and re-use is completed as early as possible in the development process. For any proposal where there is evidence of deliberate neglect and /or damage to a heritage assets the deteriorated state of that asset will not be taken into consideration when making a decision on a development proposal. Where evidence of neglect is reported, or becomes apparent during the course of a planning or listed building application, the council will try to draw the owner's attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The Council will also work proactively with owners in order to establish an appropriate use for any heritage asset at risk. The Council will seek to facilitate the bringing back into use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building.

8.49 The value or significance of heritage assets may be derived from the archaeological, architectural, artistic or historic interest of the asset or its setting - it is this significance that justifies protection in planning decisions. The key to the sympathetic management of heritage assets is having a clear understanding of the assets themselves and the context within which they exist. Detailed information on both designated and non-designated heritage assets within Huntingdonshire can be found in the Cambridgeshire Historic Environment Record or limited information is available on the Heritage Gateway. These can also be used to help predict the likelihood of unidentified heritage assets which exist in the vicinity of a proposed development. Other appropriate sources include Conservation Area character statements, Neighbourhood Plans, other parish or community plans and the Huntingdonshire Landscape and Townscape Assessment SPD (or successor documents).

8.50 All proposals will need to investigate whether heritage assets will be affected. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a more detailed heritage statement will be required. The statement needs to explain the:

- value of each asset, reflecting its character, appearance, historic value, value to the local community and its setting;
- public benefits of the proposal; and
- where appropriate set out how the proposal is achieving the optimum viable use of the heritage asset in accordance with national policy and guidance.

8.51 Evaluation requirements will vary depending on the nature of the asset likely to be affected. Guidance on the scale and nature of information required may be obtained from the Council's Conservation Team or, in some instances, from Historic England or Cambridgeshire County Council's Historic Environment Team. The statement should indicate how the proposal will affect any of these qualities, any public benefits that it will give rise to and how it will assist in conservation of the asset. When considering the acceptability of

potential adverse impacts the level of harm will be weighed against the public benefits of the proposal. Any accompanying heritage statement should justify the proposal in the context of NPPF paragraphs 202-221.

8.52 The significance of heritage assets should be conserved for the long-term wherever possible. Carefully managed change can help achieve this goal, delivering viable uses consistent with conservation objectives. Where a change from the original use is proposed it should be demonstrated that the use is the best viable use for the asset, causing the least harm to its significance.

8.53 A development proposal that relates directly to a heritage asset or affects the setting of a heritage asset should be of high quality design which enhances the special character of the heritage asset and pays special attention to the surrounding area's established height, scale, massing, building lines, detailing and materials. New development will not be encouraged to copy existing buildings but rather must be informed by and well integrated with the established character of the area. There is no embargo on development in conservation areas; carefully considered, high quality designs that provide a successful contrast with their surroundings can preserve and enhance character, as well as schemes that employ authentic historical forms and features.

8.54 Archaeological remains provide links to the past and can provide useful information about local heritage. Appropriate steps must be undertaken to identify and protect them as they are easily damaged or destroyed when development takes place. Huntingdonshire's archaeological heritage comprises of both above and below ground remains, previously identified through individual finds, evidence of previous settlements and standing structures. Due to its nature, much of the district's archaeological heritage is likely to have been undiscovered and so is very sensitive. If a site is identified as having potential archaeological significance, applicants will be required to undertake a proportionate desk based archaeological assessment and, if necessary, a field evaluation, which may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site. It is the responsibility of the developer to fund any investigations, using appropriately qualified and experienced personnel. To protect the integrity of archaeological remains which are discovered, preservation should take place in situ wherever possible. Where this is either not possible or inappropriate an agreed programme of excavation, recording, publication and archiving should be undertaken prior to the commencement of any development.

8.55 A major risk to the district's heritage assets, particularly the many listed buildings, is that they fall into disuse, over time become derelict and demolition is then sought. The Council is keen to avoid this situation arising and so will generally be supportive of a proposal that can bring a vacant listed building back into use where the proposed use is viable, sustainable and appropriate to the particular location. A detailed assessment will be required to justify any proposed development which would result in substantial harm to or total loss of significance of a designated heritage asset. Where there is evidence of deliberate or conscious damage to, or neglect of, a heritage asset the Council may take action to prevent further decay. This may involve prosecution, serving an Urgent Works or Repairs Notice or adding the building to the Heritage at Risk Register.

8.56 Another major risk is the impact of climate change on heritage. Historic England have produced guidance on how climate adaptions and management such as energy efficiency measures can be made to historic assets. When doing so it is important to take a whole building approach whereby the special characteristics of the listing are also considered. Any works undertaken should be consistent with the conservation of the asset's significance (including its setting) and be in accordance with national and local policies for conserving and enhancing the historic environment.

8.57 When, in exceptional circumstances, a known heritage asset cannot be retained, the development will be required to conduct a full recording survey (including photographs) and make the information publicly available. When a non-designated heritage asset of archaeological interest cannot be retained, a programme of archaeological investigation will be required, including post-excavation analysis, publication and preparation of archive material; this information should be made publicly available.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, County Council's Historical Environment Team
Delivery mechanism	Through the determination of planning applications, supplementary plans, conservation area statements
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of planning applications refused on grounds of impact on heritage assets • Number of conservation area statements reviewed • Number of heritage assets on the heritage at risk register

Supporting water related development

8.58 The purpose of this policy is to set out the Council's approach to development proposals that relate to rivers, lakes and other water bodies within the district.

Policy LP 57

Water related Development

A proposal for water related development will be supported where it can be demonstrated that:

a. it will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body
b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste
c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements
d. the use of any publicly accessible paths or other forms of access to the water body will not be compromised or impeded
e. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's Anglian river basin district River Basin Management Plan and the Water Framework Directive
f. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced
g. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk
h. it will contribute to the re-naturalisation of the water body. and
i. there is adequate demand to justify the creation of new berths or moorings where they are proposed.

Residential Moorings

In addition to applicable criteria above a proposal for a berth or mooring for permanent sole or main residential use will be supported where:

j. the boat will be moored to the bank of a watercourse or water body where that bank is within the built up area of any settlement; or

k. the proposal is for a berth in a marina, where the marina is within or immediately adjacent to the built up area of any settlement and the use would not lead to a change in the character of the marina away from a tourist/ leisure facility; or
l. the proposal is for berths outside of a built up area, and it demonstrates that the location has sustainable access to services

Grafham Water

A proposal for essential operational development to improve the function of Grafham Water and its associated water treatment infrastructure will be supported where it:

m. would improve the reservoir's role in providing a resilient water supply to support growth across the region and to safeguard it from potential deterioration or pollution
n. would preserve the value of the nature conservation designations of the reservoir and immediately adjoining land

A proposal for recreational, sport and leisure uses at Grafham Water will be supported where it:

o. would preserve or enhance the value of the nature conservation designations of the reservoir and immediately adjoining land
p. would be in keeping with its surroundings in terms of scale, location, form and design
q. would facilitate the provision of, and participation in, water sports, active travel modes of leisure, nature conservation enjoyment and other quiet forms of recreational activities
r. would not detract from the setting of Grafham Water

8.59 Water related development includes water related tourism, sport and leisure developments, such as proposals for new short term/ leisure moorings and marinas, and residential moorings.

8.60 Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are already widely used for tourism, sport and leisure activities including boating, fishing and birdwatching. They also provide valuable wildlife habitats, increased recreational use should only be facilitated where no significant environmental damage will result. While there is an extensive network, the level of public access to rivers and other bodies of water varies. Proposals which facilitate public access to waterside recreation opportunities will be encouraged where they can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

8.61 Huntingdonshire has many long established marinas. Across Huntingdonshire there are 13 marinas locations that provide moorings for boats, mainly for leisure purposes, the majority of these are located along the River Great Ouse. They make a valuable contribution to the local economy and provide alternative accommodation options. Improvements to established boatyards and marinas will generally be considered favourably provided they demonstrate no detrimental impact on the watercourse or body of water which they serve or on any surrounding countryside.

8.62 The level of public access to rivers and other bodies of water varies. Proposals which facilitate public access to waterside recreation opportunities will be encouraged where they can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

8.63 Development should include measures to help achieve the objectives of the Anglian River Basin Management Plan (RBMP). Development should not compromise the ability to achieve these objectives. Water Framework Compliance assessments will be needed for development that has the potential to compromise RBMP objectives, or risk deterioration. UK law does not allow further deterioration in status

of a groundwater body already in 'poor' condition. This will reflect in strategic matters, such as any future availability of the groundwater resources for abstraction in the area. Specific projects are also assessed through Water Framework Compliance Assessments.

8.64 Water quality and quantity are important in maintaining rivers and water bodies as valuable resources for a wide range of uses and particularly for biodiversity. There are a wide range of measures that can be taken to help maintain and improve water quality. For example, trees and other vegetation on the banks of rivers and water bodies can provide shading which will help limit temperature rises during sunny periods with consequent benefits to oxygen levels and biodiversity. Water quantity is managed through controlling water flow and abstraction rates.

8.65 The biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced under the Biodiversity Net Gain watercourse metric which will apply to all non-exempt developments within 10 m of the bank top of a watercourse. Buffer zones, in agreement with the Environment Agency, Middle Level Commissioners, Internal Drainage Board and the Council where appropriate, should be created to protect the complex biodiversity within and surrounding water courses.

8.66 It is acknowledged that living on boats is a lifestyle choice for some residents and contributes to increasing the diversity of residential accommodation within the district. The outcomes of the Gypsy and Traveller, Travelling Showperson, boat dwellers and other caravan dwellers Accommodation Assessment (December 2024) showed there is some need for more residential moorings in Huntingdonshire with one marina actively considering increasing the number of residential moorings. However, it was not possible for the assessment to specify a specific number of moorings needed given the complexities of ownership of moorings, the interplay between the need for continuous cruisers and residential moorings and the business objectives of individual marinas.

8.67 While some choose to live on residential boats or houseboats, the Council considers these forms of accommodation to have some shortcomings in terms of meeting the needs of residents or prospective residents. As Building Regulations do not apply to the residential use of boats or houseboats the Council cannot be certain that they meet the basic accessibility requirements of these national regulations and therefore are uncertain that they meet the needs of our ageing population. The number of berths, either residential or for leisure uses, is subject to frequent change. It is, however, considered reasonable to assume that residential use of boats represents a very small proportion of the total residential accommodation available and sought in Huntingdonshire. It is difficult to gauge the proportion of existing moorings that may be suitable for conversion to residential use. For these reasons it is not considered possible to set a target for residential moorings in the Local Plan so any that are developed will form part of the expected small sites windfall development identified in the Council's housing trajectory illustrated in "Securing infrastructure provision" and updated annually.

8.68 Residential use of boats can create demand for facilities that are inappropriate in a rural riverside location, such as boardwalks for safe access or provision of water and pump-out facilities. There is also a risk of pollution and disturbance to wildlife. New homes should therefore be concentrated in sustainable locations and so the same principle will be applied to proposals for berths and moorings for residential use. The policy aims to ensure that potential residents of such residential moorings benefit from the same level of access to services and facilities as those living in conventional housing and to protect the countryside from adverse impacts associated with permanent occupation, such as visual intrusion.

8.69 Proposals for conversion of existing leisure berths or moorings for permanent sole or main residential use will be accepted within a built up area of a defined settlement. For those outside of a built up area, proposals for conversion of existing moorings will only be accepted within marinas that are adjacent to a built up area. In such cases, consideration will be given to the level of provision of leisure berths or moorings within the marina and the impact of residential use. Proposals outside these circumstances will be assessed on a case by case basis considering the sustainability of the location of the leisure berth to services.

8.70 Relevant consent and licenses must also be secured from the relevant navigation authority and flood authority for residential use of boats and associated moorings.

8.71 Grafham Water's primary purpose is as a functional reservoir to store, supply and treat water for use by customers across Huntingdonshire and beyond. However, it also has strong roles as a nature conservation site with an SSSI covering 806ha and a nature reserve covering over 80ha. The water itself supports diverse water sports focusing on sailing, wind-surfing and fishing. The land around the reservoir provides extensive opportunities for quiet, healthy recreation and sports with two large car parks offering the main points of access for walking, cycling, nature watching, and picnics with the Grafham Water Centre offering both land and water based activities.

How will we monitor delivery of this policy?

Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency, Middle Level Commissioners, Anglian Water, water management organisations
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of moorings granted permission for leisure and residential use • Number of applications where this policy was applied

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Section D:

Our Development Sites

Huntingdonshire FUTURES

A Brighter Future for Huntingdonshire.

D.1 This chapter sets out our preferred sites for development, the chapter starts with the North Huntingdon Growth Cluster Opportunity Zone and then is set out in settlement hierarchy order starting with the market towns, service centres, local service villages and then villages. The site boundary is coloured based on its proposed use, these are:

Site locations and parish boundaries

Proposed site allocations are listed within the parish in which they are primarily located. Where they also relate strongly to another place then a link is provided at the beginning of that section to the proposed allocation.

This mainly affects sites on the outskirts of market towns where they are actually located within an adjoining parish. The proposed allocation can be found within the relevant parish.

All allocations can be found on the Policies Map where they can also be viewed within their wider setting.

D.2 The National Planning Policy Framework (NPPF) specifies that local planning authorities should prepare planning policies that identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: specific, deliverable sites for five years following the intended date of adoption; and specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period. To promote increased certainty over deliverability of development this Local Plan identifies specific sites which are suitable and confirmed as available for development that have sufficient capacity to fulfil the total outstanding housing requirement for the district up to 2046.

D.3 The Council's land availability assessments and evidence base have informed a package of sites capable of delivering the development strategy for the district up to 2046.

The inclusion of a site as an allocation does not remove the need for planning permission; nor does it guarantee that planning permission will be granted. A proposal should be in accordance with the site-specific allocation policy. In addition, a proposal should satisfy:

- all relevant national planning policy and guidance
- all other relevant development plan policies contained in this plan
- any relevant policies contained in the Cambridgeshire Minerals and Waste Plan (or successor documents)
- any relevant policies in a 'made' neighbourhood plan covering the site area.

The site allocation policies highlight the key issues for each site. However, it is impossible to foresee every eventuality prior to a planning application being made and consequently to foresee which polices may be applicable. Therefore, additional information and requirements may be sought dependent on the detailed nature of development proposals put forward.

D.4 For the purposes of town and parish councils that may draw up Neighbourhood Plans the allocations in this section are considered to be strategic as they are necessary to deliver the spatial strategy and achieve the development requirements of this plan.

D.5 The site allocations identified in this Local Plan are not an exhaustive list of sites with development potential within the district. In addition to this, an ongoing supply of small and windfall sites is expected to continue to come forward throughout the plan period. Decisions on such sites will be made using the development strategy and development management policies of this plan.

D.6 There is some flexibility in the level of development proposed on most of the allocations. Residential capacities have been conservatively estimated to ensure the overall districtwide development requirements are achievable. All sites with a capacity of over 15 dwellings are shown with an approximate number of homes rounded to the nearest 5 and described as 'about' whatever number of homes. This is to ensure that there is some flexibility for the planning application process to reflect the aspirations of the particular site developers and market conditions at the time the site is to be built. It is expected that in many cases higher capacities may be achieved on sites as a result of individual design processes. A 10% tolerance either side of the 'about' figure set out is considered to be reasonable. Any resultant change in the proposed housing number from the 'about' figure stated in the policy may be delivered in any part of the site. However, all housing capacities should be design-led and where a scheme proposes a number outside this suggested level of variance this may be acceptable where it is appropriately justified through the design and access statement.

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Chapter 9:

North Huntingdon Growth Cluster Opportunity Zone

Introduction

9.1 The Cambridgeshire and Peterborough Combined Authority's (CPCA) Local Growth Plan (LGP) was approved on 22 October 2025. This is a 10 year strategic framework to set out:

- A clear economic vision and sector strengths
- Priorities for collaboration with central government
- Opportunities for cross-regional working

9.2 This will inform the CPCA's Spatial Development Strategy being introduced by the Planning and Infrastructure Bill. The Local Plan will be required to be in general conformity with this depending on its delivery timing..

9.3 The Local Growth Plan (LGP) aims to take a place-based approach to development with the establishment of 4 'opportunity zones' one of which the 'North Huntingdon growth cluster' is within this district. The others are Peterborough Fast Growth City, Global City Cambridge and Fens Growth triangle. The Local Growth Plan sets out the CPCA's core ambition to at least double the size of the Cambridgeshire and Peterborough economy by 2050 based on a growth rate of 2.6%. It also sets out the Mayor's further aspiration to triple the gross value added of the area's economy to over £97bn by 2050 based on a 4.6% growth rate.

9.4 It focuses on growth in six priority sectors of which the first three are already strongly represented in the North Huntingdon area:

- Advanced manufacturing and materials
- Defence
- Life sciences
- Digital technologies
- Agri-food and tech
- Energy and Clean tech

9.5 Huntingdonshire has a long history of manufacturing businesses with growing strengths in the advanced manufacturing and materials sector. This sector typically has extensive land requirements compared to other priority sectors making locations in and around our towns ideal compared to more constrained city locations. This sector supports knowledge intensive employment and research and development. The LGP highlights Paragraph, a spin-out company from the University of Cambridge which has operations in Huntingdon and Somersham that is the first company in the world to deliver a scalable approach to graphene electronic device manufacturing.

9.6 The defence cluster across Cambridgeshire and Peterborough is strong building on the long established military history, most particularly in Huntingdonshire of the Royal Air Force (RAF). Defence is seen by the LGP as a critical driver of high value employment and innovation. Three of the area's four strategic Ministry of Defence sites are located within Huntingdonshire comprising RAF Wyton, RAF Alconbury and RAF Molesworth. RAF Wyton is a major defence intelligence hub hosting both the National Centre for Geospatial intelligence and the NATO Joint Intelligence Centre. The Defence Industrial Strategy: Making Defence an Engine for Growth (September 2025) highlights RAF Wyton as being part of a key cluster for defence and dual-use innovation.

9.7 Life sciences and related medical technologies are a particularly strong cluster around Cambridge and South Cambridgeshire. However, the LGP highlights the scheduled redevelopment of Hinchingbrooke Hospital as a platform to grow a life sceience and medical technology cluster alongside its role as a healthcare centre providing substantial employment within the North Huntingdon growth cluster.

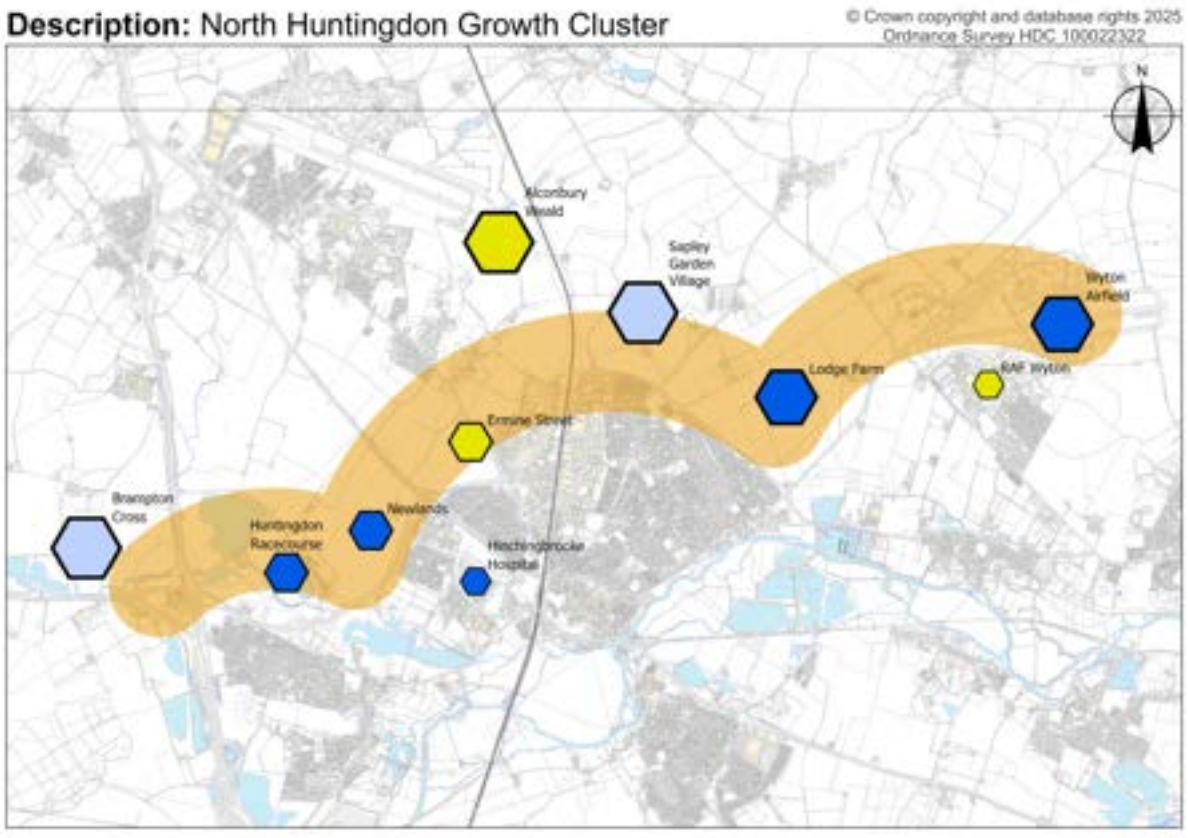
9.8 The scale and speed of growth envisaged in the LGP will rely on extensive collaborative working across local authorities, central government, infrastructure providers, private investors and financial institutions. This Local Plan seeks to play a part in this growth by setting out a policy framework to support growth and identifying key site allocations for delivery to start on. This Local Plan, and future plans covering this area, will need to offer flexibility to enable rapid response to changing priorities at national and regional level.

9.9 The place-based approach aligns well with the Huntingdonshire Futures Place Strategy to 2050 which has helped shape this Local Plan overall; it also aligns well with residents' feedback during earlier engagement phases on this Local Plan which supported concentrating growth in and around our larger towns to maximise the benefits of their existing infrastructure and services and reduce the need for people to travel.

9.10 The North Huntingdon growth cluster extends broadly from Weybridge Farm just west of the Brampton Hut junction of the A1/ A14, through Alconbury Weald, around the north of Huntingdon broadly following the A141 corridor and continues eastwards to include RAF Wyton and Wyton Airfield. The LGP advocates the North Huntingdon growth cluster as an area with strong potential to support businesses looking to scale up with those in innovative and high productivity sectors being able to expand their enterprises in the area. It looks to develop existing defence and life sciences assets as well as delivering new opportunities. Given the scale of growth aspirations it is recognised that some schemes proposed for allocation in this Local Plan will have significant lead in times before development starts to ensure the detailed development schemes are appropriate and the essential infrastructure is in place to allow development to start. They are likely to be built out over extended periods with completion likely to be beyond the 2046 end date of the Local Plan. Delivery rates will depend on many aspects including availability of finance, market absorption, infrastructure provision and political priorities.

9.11 The diagram below provides an indicative illustration of the growth cluster. The hexagons show the relative locations of the known sites in the cluster. These are colour coded as:

- Yellow - sites which already exist or are under construction - these are identified below under the headings 'Site allocations from Huntingdonshire's Local Plan to 2036' and 'Existing military base'
- Dark blue - sites which are proposed for allocation through this plan - these include:
    - 'North Huntingdon 1: Huntingdon Racecourse'
    - 'North Huntingdon 2: Land North of A141 between the Racecourse and A1307'
    - ''North Huntingdon 3: Lodge Farm, North of A141'
    - 'North Huntingdon 4: Wyton Airfield'
    - 'Huntingdon 1: Hinchingbrooke Hospital'
- Pale blue - sites which have also been proposed for development within the growth cluster but are not proposed for allocation within this plan. Development here may be supported in principle at the appropriate time, in line with the CPCA Local Growth Plan, subject to the agreement of a phased infrastructure delivery strategy which will be established through a Spatial Development Strategy to be prepared by the CPCA and the relevant local plan policies at the time.



9.12 The LGP recognises that infrastructure provision is a major challenge to achieving the growth aspirations that it sets out. They have agreed shared priorities with central government to focus delivery and enable delivery of infrastructure priorities to support growth. These are:

- Place making - creating the housing and commercial space needed to support growth in the region
- Transport - creating the inter-connectivity needed to drive rapid growth

9.13 In addition to these four key enabling infrastructure priorities are set out being:

- Water
- Energy
- Connectivity
- Skills

9.14 Within the North Huntingdon growth cluster the LGP identifies six projects to assist with delivery:

- A railway station at Alconbury Weald to serve the enterprise campus and growing community and support capacity management at nearby stations
- A new focal point for Alconbury Weald enterprise campus for innovation and enterprise with infrastructure to support it
- An employment park at Brampton Cross (Weybridge Farm) with space for up to 15,000 jobs
- Hinchingbrooke Hospital redevelopment to provide a healthcare service hub for the local community and an anchor to grow a life sciences and medical technology cluster

- RAF Wyton and Wyton Airfield to grow support for defence operations and enterprises with new homes and employment opportunities
- Improvements to the A141 corridor through construction of a bypass north of the existing route supported with public transport and active travel routes. Consultation on the A141 closed on 19 November 2025.

Delivery progress on the North Huntingdon growth cluster

9.15 The CPCA have prepared a detailed Prospectus to identify the scale of ambition they hold for the North Huntingdon growth cluster. This includes details on the potential of the area to contribute to national housing and employment growth aspirations and the infrastructure necessary to support this transformational scale of growth.

RAF Wyton and Project Fairfax

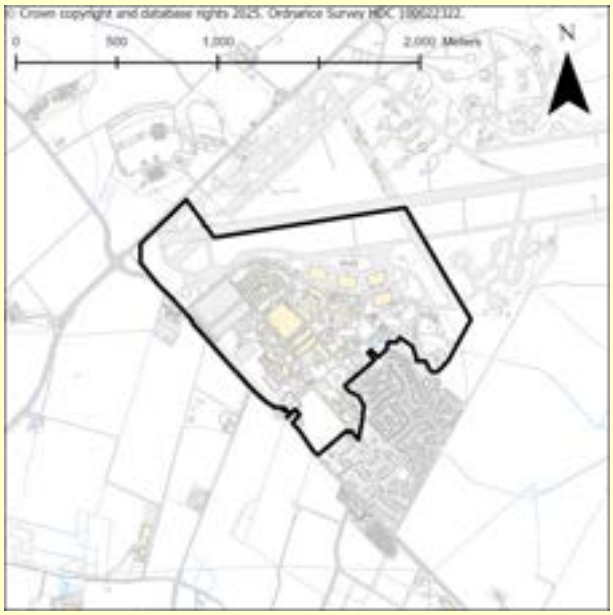
9.16 RAF Wyton is a UK Strategic Command Station and home to the National Centre for Geospatial Intelligence (NCGI), which provides intelligence support to UK Armed Forces on operations globally. It now also hosts a range of Defence Intelligence functions, the Ministry of Defence Police Headquarters, the Defence Infrastructure Organisation Regional Headquarters, and several other UK and Allied Forces capabilities, authorities, and departments.

9.17 The Defence Industrial Strategy identifies a corridor from RAF Brize Norton in Oxfordshire to RAF Wyton as anchoring a key cluster for defence and dual-use innovation. Some development can be undertaken within RAF Wyton under permitted development rights but other proposals would require planning permission. Over 2,500 personnel were based at RAF Wyton at the end of 2025 and planned developments are expected to increase this by a further 1,000 personnel by 2032.

9.18 In October 2025 the Ministry of Defence formally announced Project Fairfax as a strategic partnership with the District Council to develop a major defence technology cluster at RAF Wyton to establish a national hub for defence intelligence, research and innovation. This was reinforced in December 2025 when the Ministry of Defence and the District Council signed a statement of intent committing to developing Wyton into a nationally significant centre for defence intelligence and innovation bringing together government, industry and academic partners. The aspiration is for this to strengthen the local economy, support high quality jobs and assist with the delivery of necessary infrastructure.

RAF Wyton

The active airbase of RAF Wyton is supported for further development which supports and expands its role in providing intelligence support to UK Armed Forces. Complementary and ancillary development is also supported which will help to reinforce the role of RAF Wyton in delivering the aspirations of the Defence Industrial Strategy.



Collaborative working approach

9.19 Promoters and developers of sites within the North Huntingdon Growth Cluster are strongly encouraged to work collaboratively between themselves and with the CPCA, Cambridgeshire County Council and Huntingdonshire District Council (and any successor authorities), and with other statutory partners when looking to bring sites forward for development. Provision of the A141 is a key piece of infrastructure needed to open up these sites for development and developers will be expected to contribute appropriately to its provision, along with all associated public transport infrastructure and active travel infrastructure. It will be important for this collaborative working to recognise the need for continuous provision of routes to destinations that future residents and workers will most frequently need to travel and ensure that appropriate provision is made. Consideration should also be given to collaborative provision of other aspects of infrastructure such as secondary schools, health facilities and specific forms of sports provision where joint provision may result in a higher quality of facility provided that this can be located such that it can be easily accessed by active travel routes from all sites contributing to its provision. Developers will be expected to conduct their own cost share analysis of the impact of this on their scheme and demonstrate as part of their planning application that an appropriate resolution has been reached and that collaborative provision will give rise to a higher quality overall outcome.

Site allocations

9.20 The remainder of this chapter is sub-divided into two sections:

A. Existing site allocations brought forward from Huntingdonshire's Local Plan to 2036. - Development has progressed on all three of these sites. Some amendments have been made to the original allocations to reflect planning permissions granted on them since 2019. Their inclusion within this plan is primarily for the purpose of presenting a comprehensive picture of the scale and nature of growth envisaged across the North Huntingdon Growth Cluster Opportunity Zone. The revised allocations will also provide guidance for the determination of any future planning applications which

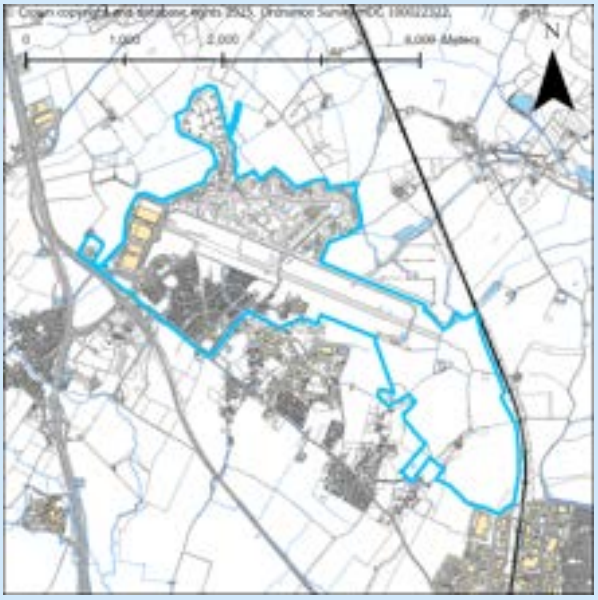
are primarily expected to be reserved matters providing detailed information to enhance that provided through the outline planning permissions.

B. New site allocations to support further development across the Huntingdon Growth Cluster Opportunity Zone.

North Huntingdon Existing 1: Alconbury Weald

North Huntingdon Existing Allocation 1: Alconbury Weald

A total area of approximately 575ha of land east of the A1(M) at the former Alconbury Airfield and Grange Farm is allocated for a mix of uses to comprise:



1. the permitted scheme for 5,000 homes (including 400 units of supported housing some of which may be classed as residential institutions) with potential for more homes to be supported subject to capacity
2. safeguarding of land to facilitate provision of a realigned A141
3. at least 290,000m2 of business floorspace (class E9(g)) on the designated 150ha Alconbury Enterprise Zone
4. approximately 7,000m2 retail floorspace (use class E(a)) to be contained within defined centres to comprise approximately 4,500m2 shop floorspace (class e(a), with a maximum of 1,500m2 floorspace in any one store
5. educational and community facilities appropriate to the scale of development, to include a secondary school and at least 3 primary schools and day care/ nursery provision
6. indoor and outdoor sports facilities appropriate to the scale of development
7. supported living and residential/ nursing accommodation appropriate to the scale of the development
8. strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the scale of development
9. transport infrastructure improvements proportionate to the scale of development including linkages to the Cambridgeshire Busway and the identified opportunity for provision of a railway station on the East Coast Mainline Railway

Successful development of the site will require:

a. comprehensive master planning to be undertaken by the site developer with public engagement with the cooperation of the Council
b. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
c. integration with Huntingdon while maintaining separation from other nearby settlements
d. a comprehensive approach to maintaining and enhancing character and creation of development with a distinctive sense of place that integrates development with the existing structure of the airfield and protects and enhances the significance of heritage assets and their settings
e. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
f. satisfactory resolution of any additional traffic impact on the surrounding road network arising from detailed transport assessment of each key phase of development
g. safeguarding of land to facilitate provision of a realigned A141

h. provision of access to serve the development from the existing A141 in order to limit amount of, and ease the impact of, additional traffic on Ermine Street through The Stukeleys and to provide greater connectivity by all travel modes to and from Huntingdon
i. provision of high quality pedestrian and cycle linkages into Huntingdon and surrounding villages
j. all retail to be complementary to the continuing vitality and viability of Huntingdon town centre
k. the location of a main centre and up to two secondary centres and the details of the mix of uses to be incorporated in these centres, including social and community facilities sufficient to meet the needs arising from the proposed development
l. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
m. design codes for the appearance of development proposals
n. assessment of noise impacts for the site, particularly from the East Coast Mainline Railway, and appropriate acoustic treatments to address any adverse impacts
o. management, retention or replacement of existing trees in accordance with a tree survey/ landscaping scheme
p. enhancement and provision for habitats in accordance with an ecological strategy
q. a coordinated and integrated approach to the provision of green infrastructure throughout the site, including links with and enhancement of the surrounding green infrastructure network concentrating on establishing links between the development, Huntingdon and the Great Fen
r. a comprehensive approach to providing publicly accessible green and open space throughout the development
s. landscaping design recognising vistas, boundaries and appropriate visual screening from the surrounding countryside
t. production and implementation of a waste audit and a waste minimisation, re-use and recovery strategy
u. flood risk assessment and provision of sustainable drainage systems to be provided in accordance with the approved flood risk assessment site wide water management strategy
v. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
w. early engagement and agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

9.21 As part of the government's initiatives to promote economic growth a number of enterprise zones were designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the then Greater Cambridge Greater Peterborough Enterprise Partnership area.

9.22 Outline planning permission (1201158OUT) was granted on 1 October 2014 for development at this site including 5,000 homes, 290,000m2 of employment floorspace and a range of community and ancillary facilities. The first homes went on sale in April 2016 with Ermine Street Church Academy opening in September ready for pupils from the first homes as they moved into through autumn 2016.

9.23 The site is progressing well with a range of housebuilders involved including Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, and Cross Key Homes so far. By 31 March 2026 1,397 homes were completed 203 dwellings were under construction as at 31 March 2026 with a further 362 benefiting from reserved matters approval. By March 2026, over 90,000 sqm of commercial floorspace had been completed. Businesses located at Alconbury Weald include John Adams Leisure, Encocam, AM Fresh, MMFlowers UK Ambu and IKO Insultations. Magpas Air Ambulance, the Central Co-op and the Watch Office Bar & Kitchen support the local community.

9.24 At Grange Farm, on the southern end of the site adjoining the A141, an additional 1,500 homes, local centre and associated community uses and infrastructure were approved under an outline application in October 2024 (19/01341/OUT). A new junction has been constructed to connect the land with the A141 and land safeguarded for a re-aligned A141. Reserved matters are expected from 2026 for the site.

9.25 The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that homes suitable for first time buyers, family homes, single person homes, homes for those who wish to downsize and specialist accommodation for people needing support and nursing and care homes are all likely to be required. In recognition of the scale of this new community, it is important that the full range of sizes, types and tenures of home are available to promote a sustainable, inclusive living environment.

9.26 Alconbury Airfield and the surrounding area are of considerable importance in terms of the historic environment. The airfield represents a significant example of World War II and Cold War military heritage, with a number of surviving buildings, spaces and routes. There are four designated heritage assets within the airfield (the Grade II listed Watch Office and Briefing Room dating from World War II and the three Grade II* Cold War structures dating from the 1980s, namely the two Extra-wide Hardened Aircraft Shelters and the Avionics Building), plus a number of buildings that can be regarded as undesignated heritage assets. Beyond the airfield, but still within the site boundary, is Prestley Wood Scheduled Monument which was on the National Heritage at Risk Register as at 2017, while there are a number of designated and undesignated heritage assets within close proximity of the site. It is essential that the significance of heritage assets is preserved and where possible enhanced, particularly the Grade II* listed Cold War structures and Prestley Wood Scheduled Monument.

9.27 A variety of densities of development along with local centres will help a distinctive character to emerge. The distinctive character will respect the heritage and historic character of the airfield which includes listed structures from World War II and the Cold War. It is expected that the main centre and other secondary centres will be the focus of the highest density development. Design codes will establish how variation in character through transitions in the use of materials and a changing dynamic of hard and soft landscaping features can be achieved without limiting the potential for variety and innovative design responses. Appropriate design should ensure that development sits as a positive feature within the landscape. Residential development will be set back from the East Coast Mainline Railway and existing major roads with necessary acoustic treatments incorporated in respect of areas affected by noise.

9.28 A transport assessment and travel plan is required for each key phase of development in order to assess the transport impact of each phase on the local road network, including the A141, A1, A1307 and A14. The southern access to the A141 provides a more direct connection to Huntingdon and will assist in avoiding additional traffic on Ermine Street through Great and Little Stukeley. The outline consent included the need to provide an extensive range of travel modes to both Huntingdon and its town centre, as well as to further destinations, particularly by an extensive range of public transport services, and these will be vital to the success of the development and to minimise the effects of car-based impact on the local network.

9.29 Bus services from Alconbury Weald go north to Sawtry and Peterborough or south into Huntingdon for local facilities and onward connections towards Cambridge. Extensions to the Cambridgeshire Guided Busway will also be developed in order to facilitate links to Huntingdon and further afield to Cambridge and Peterborough. The outline consent also requires other bus services, plus cycle and footways, to be provided to nearby settlements and other service and employment destinations in order to link with the wider network of such routes.

9.30 The opportunity to incorporate a new railway station on the East Coast Mainline (ECML) has been identified and is supported through the CPCA's Local Growth Plan which promotes this as serving the enterprise campus, supporting capacity management at surrounding stations and providing mobility options to serve

the rural areas to the west. Such provision should be coordinated with proposed capacity enhancements and upgrading of the ECML by Network Rail. This would result in vastly increased sustainable integration of the development into the national rail network.

9.31 It is expected that retail development will be limited to that which is necessary to serve day to day needs of residents and visitors, as the community at Alconbury Weald are encouraged to look to Huntingdon town centre as the main location for retail services in the same way that residents of Brampton and Godmanchester do. Retail uses, along with other services and facilities are expected to be concentrated at a main centre towards the northwestern end of the site and a secondary centre at the eastern end of the site adjacent to the ECML. Another secondary centre is expected to provide shops for local convenience/ top up shopping needs. Other social and community facilities will be required to meet the needs of the population. The temporary Swynford Stores has evolved into a coffee shop following the opening of the Co-op on the Boulevard; more retail shops at The Glade are scheduled to open in early 2027.

9.32 Alconbury Weald will be home to a substantial new community, albeit one benefiting from good access to the services and facilities available in Huntingdon. To help develop a successful and cohesive community and encourage sustainable lifestyles the provision of adequate social and community facilities and support will be an integral part of this development. These are essential to help promote the health and well-being of residents of this new community. Facilities that foster community spirit and cohesion such as public meeting spaces, places of worship and education facilities should be incorporated in accessible locations; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. Significant provision has already been completed including local retail, a community garden and The Pavilion community space. The Ermine Street Church Academy provides primary schooling and provides space for worship and community uses. At least two further primary schools to be provided. Alconbury Weald Church Academy Secondary School is scheduled to open in September 2027; initially designed for 4 forms of entry this is designed to be capable of expansion to accommodate 8 forms of entry. Prestley Wood Academy opened in September 2024 providing special educational needs schooling for 150 students aged 3-19. New schools should include appropriate early years/ day care nursery provision which may be a mixture of public and private provision.

9.33 The Glade Surgery healthcare facility is scheduled to open on the upper floors of the Co-op store in autumn 2026 Provision of community infrastructure should continue through future phases of development to ensure easy access to all residents.

9.34 Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development. An objective assessment of need for sports and active recreation facilities will be required reflecting the quantity and nature of development proposed. A cricket pitch was provided in the first phase of Alconbury Weald and a community garden was launched in April 2025 including allotments.

9.35 As a new community there are opportunities to add significantly to the strategic green infrastructure network and provide significant open space for a wide range of uses. Open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. Given the scale of the development Prestley County Park is being established with plans being worked up in collaboration with Nene Park Trust.

9.36 It is envisaged that green space provided on this site will link in with public rights of way to the south through Huntingdon to the Ouse Valley and beyond and northwards to the Great Fen. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity.

North Huntingdon Existing 2: Ermine Street

North Huntingdon Existing Allocation 2: Ermine Street

85ha of land at Ermine Street, Huntingdon is allocated for mixed use development to comprise:

1. approximately 1,650 homes
2. a realignment route for the A141 to include land for the roadway and associated active travel infrastructure, along with adequate landscaping and drainage to ensure their safe and effective operation
3. approximately 1,000m^2 of retail floorspace (use class E(a) or F.2(a))
4. food and drink retail (use class E(b))
5. a primary school and other social and community facilities to meet needs arising from the development
6. strategic green infrastructure

Successful development of the site will require:

a. satisfactory resolution of any impact caused by traffic generated from the allocation on the local and strategic road networks in accordance with the requirements of relevant highway authorities
b. satisfactory resolution of any impact caused by traffic generated from the allocation on the surrounding local road network having regard to a transport assessment and travel plan
c. safeguarding of land to facilitate provision of a realigned A141
d. provision of a sustainable transport network for vehicles, public transport, cyclists and pedestrians incorporating safe off-road routes connecting north and south parts of the site, to Huntingdon and to the Stukeleys
e. provision of strategic green infrastructure to provide a substantial buffer between the development and Green End and to link with existing and planned green infrastructure in the surrounding area
f. social and community facilities appropriate to the scale of development
g. phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
h. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
j. flood risk assessment and provision of sustainable drainage systems
k. separation from the gas pipeline and electricity transmission line in accordance with National Grid requirements
l. all retail elements to be complementary to the continuing vitality and viability of the town centre
m. a programme of work designed to investigate, and where appropriate, protect archaeological assets
n. preparation of a detailed master plan and public consultation exercise agreed with the Council that addresses:

    i. provision of vehicular routes to be created
    ii. provision of a sustainable transport network for vehicles, cyclists and pedestrians incorporating
    iii. links to the surrounding area including the nearby right of way

iv. integration of development with the main built up area of Huntingdon
v. design codes or conceptual appearance of development proposals
vi. provision of primary and early years education facilities
vii. phasing of development
viii. landscape design recognising vistas, long distance views, boundaries and green infrastructure networks
ix. mitigation against the potential impact of noise from the A14 and A141 development proposals

9.37 This site forms a single allocation in recognition of the need for joint provision of some services and facilities, for instance a two form of entry primary school, to serve new homes on both sides of Ermine Street. It is being brought forward by two separate site promoters.

9.38 The south western part gained outline planning permission (reference 18/01918/OUT) on 20th September 2024 for up to 1,000 new homes, a primary school with early years provision, up to 1,000 m2 of retail floorspace, food and drink uses, open space, play areas, pedestrian and cycle linkages, and drainage and highway works. A series of detailed Reserved Matters have been submitted since then and conditions discharged to allow development to commence. Archaeological investigations prior to development are scheduled for summer 2026. The main access to this part of the site will be from a roundabout to be constructed on Ermine Street with a secondary access from the A141. An area of the site to the western corner, alongside the A1307, is located within Flood Zones 2 and 3 and the outline permission has proposed this land for open space to ensure it is excluded from the net developable area. Bloor Homes anticipates completion of the first homes on the site in 2026/27 with the site completing in 2030/31.

9.39 The north eastern parcel of land has a planning application reference 20/00847/OUT. As of March 2026 this was awaiting resolution of issues with Anglian Water before a decision can be issued. The proposal involves up to 648 new homes, open space and associated services and infrastructure. This also proposes a main access from Ermine Street with a secondary access from Washingley Road. A pedestrian crossing will be provided connecting this land to the south western parcel.

9.40 Residential led development of the southern part of this site was originally proposed in the 2002 Local Plan Alteration but difficulties with access and integration have hindered delivery. Construction of the A14 improvements have significantly altered the nature of traffic in the immediate vicinity of this site. Access will need to be considered in context with neighbouring developments, including the potential junction to the A141 for Alconbury Weald.

9.41 A transport assessment (in accordance with policy LP 18 Facilitating transport, travel and connectivity) and Travel Plan is required for each phase of development in order to assess the transport impact on the local road network. The development also needs to ensure that sufficient parking is provided on the site in line with policy LP 28 Parking and Vehicle Movement.

9.42 An updated outline business case for improvements to the A141, including an offline rerouting has been prepared by the CPCA. To facilitate delivery of this route land is safeguarded through this site to secure the westernmost part of this and linkages into the existing A141, A1307 and onto the strategic road network. This route will assist in separating the strategic and local functions of the current route,and provide capacity for further growth both locally and further north-east along the A141. Transport impacts will be reassessed once the A14 upgrade scheme is completed.

9.43 Assimilation into the main built up area of Huntingdon is essential to ensure social and economic integration. Surface level pedestrian and cycle connections through into Huntingdon must be included as part of any development proposal as well as connections to Alconbury Weald and the Stukeleys. To facilitate pedestrian links with the wider area a pedestrian route would need to be incorporated to link into the existing public right of way (The Stukeleys Bridleway 230/12) on the northern boundary.

9.44 To reduce the need to travel adequate community and retail facilities should be incorporated within the site to meet residents' everyday needs. This must include a primary school within the site situated in a position which maximises the potential for children to walk to school and incorporates early years education facilities. Retail facilities (use class E(a)) should be incorporated to promote sustainable access to convenience shopping. To minimise impact on Huntingdon town centre any one store should not exceed 600m2 net floorspace in accordance with policy LP39 Promoting Town Centre Vitality In addition, commercial, business or service properties within use class E(b) or local community uses within use class F2 would be appropriate to provide local social opportunities.

9.45 Green infrastructure should be provided along the north-western boundary, dependent on the future A141 alignment, to provide a substantial landscaped setting between the development and Green End/ Great Stukeley. This should link with the existing green infrastructure network and planned provision nearby. A robust landscape management plan would be required for the whole site to help integrate it with its surroundings, to mitigate against visual intrusion for Great Stukeley and Green End and to help maintain settlement separation.

9.46 Archaeological investigation of any areas proposed for development is required as the site lies either side of the Roman Ermine Street and there are known heritage assets in the area.

9.47 The site is highly visible in the local landscape and can been seen from several long distance viewpoints. It will require significant landscaping both to ameliorate the impact of development and to protect future residents from noise and air pollution. Careful layout and design along with use of strategic green infrastructure should be used to mitigate the potential harmful impacts of this with consideration given to both current and likely future impacts. A noise assessment will be required along with the incorporation of appropriate acoustic treatments into the design of any scheme as necessary.

9.48 To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

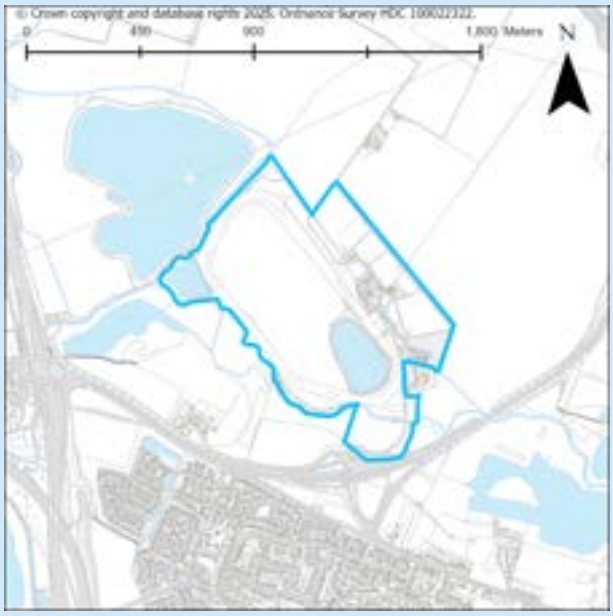
North Huntingdon 1: Huntingdon Racecourse

Allocation North Huntingdon 1

Huntingdon Racecourse

72ha of land at Huntingdon Racecourse is allocated for mixed use development to comprise:

1. continued use of the site for the racecourse, equine support facilities and Huntingdon and District Rugby Football Club
2. complementary conference and events facilities, outdoor recreational and leisure facilities



Successful delivery of this development will require:

a. provision of a strong design and landscaping scheme to minimise the visual impact of the scheme on Brampton Racecourse SSSI and the Great Ouse Valley priority natural landscape informed by a proportionate Landscape and Visual Impact Visual Assessment
b. a development strategy that seeks to sequentially locate development and relocate existing uses to lower flood risk parts of the site wherever possible in order to reduce overall exposure to flood risk
c. provision of a flood risk assessment and detailed drainage strategy, taking into account culverts and modelling of Alconbury Brook and unnamed ordinary watercourses to evaluate current and future fluvial and surface water flooding risks and a strategy to provide betterment to be produced in agreement with the Council in liaison with relevant bodies
d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
e. an ecological assessment to ensure protection of the Brampton Racecourse SSSI
f. archaeological investigation, recording and where appropriate conservation
g. a proportionate transport assessment and travel plan will be required in relation to the proposed development and taking into account the cumulative impact of any preceding or future development.
h. retention and enhancement of public rights of way and pedestrian, cycle and public transport routes where appropriate to link to existing networks demonstrated through a Travel Plan
i. consultation with Cambridgeshire County Council to address the location of the site within a sand and gravel mineral safeguarding area

9.49 Huntingdon racecourse is one of just 59 horse racing courses in the UK and typically hosts 19 jump race a year between October and May. The site comprises 72ha of land currently used for horse racing, with the racecourse buildings also hosting conferences, exhibitions and weddings along with a range of occasional outdoor events. The site is also home to Huntingdon and District Rugby Football Club.

9.50 The racetrack itself surrounds a 21ha SSSI designated for its species rich neutral grassland and two lakes which together contribute to flood drainage for Alconbury Brook which forms the western boundary of the site. It is situated within the open countryside and is clearly visible from the A1 and A141 roads. The site contains a number of uses associated with the operation of the racecourse including stables, bar, stands, parking etc. A 98 bedroom hotel was opened adjacent to the site in 2013. The site would provide opportunities for leisure, events and recreational facilities and retention of the Racecourse as a unique visitor attraction in the district.

9.51 Proposals related to equine support facilities and provision or improvement of uses necessary for the effective running of race meetings will be supported where they are within or well-related to the existing complex of buildings to minimise the visual impact.

9.52 The site is currently home to Huntingdon and District Rugby Football Club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

9.53 The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape, a listed building 200m northeast of the site and has the potential to increase light and noise pollution. Impacts on Brampton Racecourse SSSI and the Great Ouse Valley priority natural landscape are key considerations in the design and landscaping of any proposal. Any proposals for complementary uses for conferences and events, recreation or leisure should ensure minimal visual impact and that any ancillary buildings are contained within the eastern portion of the site and are well-related to the existing complex of buildings. Building heights carefully considered to avoid impacts on both of these features.

9.54 The site is within the Impact Risk Zone associated with Brampton Racecourse SSSI, Brampton Meadow SSSI, Great Stukeley Railway Cutting SSSI and Portholme SSSI. Assessment will be required of the potential impacts on these SSSIs arising from increased urbanisation pressure generated by users of this site. Appropriate mitigation will be required and consultation with Natural England.

9.55 Due to the scale of the site and its countryside location a proposal will require an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement, including potential impact on Brampton Racecourse SSSI. Special consideration should be given to any adverse affects resulting from air pollution, water quality, water quantity, noise and light pollution.

9.56 Due to the size of the site and proximity to a scheduled monument there is the potential for archaeology on the site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

9.57 The majority of the site is situated within Flood Zone 3b (functional floodplain) with Alconbury Brook and ordinary watercourse running adjacent to and within the northeast of the site. Surface water risk is negligible given the site is almost wholly at fluvial risk. There are several culverts around the site where residual risk from potential blockages could impact the site. However, existing risk is significant, therefore residual risk from culvert blockages is negligeable. A proposal would require safe access and escape routes available at times of flood. Provision of a flood risk assessment and detailed drainage strategy, taking into account culverts and modelling of Alconbury Brook and unnamed ordinary watercourses to evaluate current and future fluvial and surface water flooding risks would be required in consultation with the Environment Agency (EA) and Lead Local Flood Authority (LLFA) with a sequential approach taken to the site layout based on modelled outputs. A proposal must demonstrate that residential risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. A proposal must demonstrate that any proposed development is capable of being safely used for its expected lifetime and that it will reduce overall flood risk especially to Brampton Racecourse SSSI which supports

an extensive area of unimproved neutral grassland. A strategy to provide flood risk betterment must be produced in agreement with the Council in liaison with relevant bodies. Appropriate ecological assessments should be undertaken and development should ensure no detrimental impact.

9.58 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

9.59 The site has an existing connection via the public highway at the racecourse/Brampton junction of the A141 between Spittals interchange and Brampton Hut. A proportionate transport assessment will be required that takes into account a road safety audit, local junction spacing, capacity assessments and improvements to the highways network. These should take into account the cumulative impact of any preceding or proposed future development. There is a significant demand for car parking during racing events and concerns exist over increased transport leading to deteriorating air quality and additional noise.

9.60 Appropriate travel planning would need to be put in place for visitors and people working on the site, including retention of the public transport connection to Huntingdon railway station to promote non-car based access for race day visitors.

9.61 The site is affected by existing public rights of way. Such rights of way should be retained on their existing alignment, maintained, or enhanced including connectivity to the wider right of way/highway network.

9.62 The site is located within a Sand and Gravel Mineral Safeguarding Area. Cambridgeshire County Council recommend that the site be subject to the preparation of a Minerals Resource Assessment and include proposed mitigation to incorporate extraction where possible, and make use onsite or available for others to use off-site. Design of development should seek to minimise mineral sterilisation.

North Huntingdon 2: Land North of A141 between the Racecourse and A1307

Allocation North Huntingdon 2

North of A141 between the Racecourse and A1307

103.5ha on land North of A141 between the Racecourse and A1307 is allocated for employment led development to comprise:

1. B8 storage and distribution uses
2. B2 light industrial uses with up to 30% of floorspace to be for B2 use
3. About 1,000 sqm of sui generis floorspace for a bus depot or similar transport related use to support sustainable travel in the area

Successful development of the site will require:

a. use of design that ensures that the physical relationships and separation from existing heritage assets and Brampton Racecourse SSSI are achieved such that any buildings are not oppressive or overbearing, considering the routes, and spaces between buildings with their uses informed by a master planning exercise agreed with the Council
b. agreement of a phasing plan for development
c. provision of a strong landscaping scheme to provide separation from existing heritage assets and Brampton Racecourse SSSI to minimise the visual impact on the Great Ouse Valley priority natural landscape and to allow for transition to the open countryside informed by a proportionate Landscape and Visual Impact Assessment.
d. an Arboricultural Assessment to inform the preferred trees and hedgerows to be retained or reinforced to provide a mature setting to development
e. an assessment to assess impact on Brampton Racecourse SSSI, Brampton Meadow SSSI, Great Stukeley Railway Cutting SSSI and Portholme SSSI as it falls within their Impact Risk Zone
f. an Ecological Survey to determine the presence of protected species and measures for their protection and biodiversity enhancement, including potential impact on Brampton Racecourse SSSI
g. the sequential location of development within flood zone 1 and provision of a flood risk assessment and detailed drainage strategy taking into account groundwater and surface water flood risk, modelling of ordinary watercourses and assessment of residual risk including climate change
h. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated either by Anglian Water or through provision of a private on site waste water treatment facility with the necessary permit from the Environment Agency
i. noise and air quality assessment and appropriate mitigation from the A141, A1307 and proposed uses on the site
j. provision of high quality development to reflect the site's sensitive location and relationship with the grade II listed Waterloo Farmhouse ensuring that the heritage asset and its setting are conserved and enhanced supported by a heritage assessment
k. archaeological investigation, recording and where appropriate conservation
l. safe and suitable means of access from the A141 and assessment of transport impacts through a transport assessment

m. a sustainable transport network for vehicles, cyclists, pedestrians and public transport informed by a Travel Plan
n. retention or enhancement of and connections to public right of way
o. it to maximise opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse.
p. submission of an employment and skills strategy

9.63 The site is enclosed by Huntingdon Racecourse to the east, the A141 to the south, and the A1307 to the west. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing employment uses in the north of Huntingdon. Due to its location the site is considered appropriate for B2 light industrial and B8 storage and distribution uses, with two thirds of the site expected to consist of B8 uses. The site is considered capable of delivering about 240,000 sqm of employment floorspace. This site is also well located for provision of a bus depot or similar use to support sustainable transport services.

9.64 The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape. Waterloo Farmhouse (a grade II listed building) is approximately 250m north of the northern site boundary across open countryside. The proposed site has the potential to impact on the setting of the listed building and this should be minimised.

9.65 Opportunities to respond appropriately to the existing uses within and around the site will be required through the undertaking of a master planning exercise agreed in advance with the Council. Design aspects should include how proposed uses can integrate with the surrounding countryside location and address the presence of overhead powerlines on the site. The nature of the master planning process should be proportionate to the scale of development proposed but should include setting a vision and design principles for the proposal. Development proposals should be supported by a design code, as an integrated part of the master planning process. Due to the scale of strategic logistics and distribution, a proposal must agree a phased development strategy as part of a planning application to prevent the irreversible loss of agricultural land if market conditions or demand change over time.

9.66 Although some of the site is screened by trees and hedgerow, views into the site can be clearly seen from the southern third of the eastern boundary. The boundary with Huntingdon Racecourse is substantially screened by trees and hedgerow, however the elevation of buildings within the allocated site have the potential to adversely impact surrounding land uses. This should be addressed through a proportionate Landscape and Visual Impact Assessment.

9.67 The site is within the Impact Risk Zone associated with Brampton Racecourse SSSI, Brampton Meadow SSSI, Great Stukeley Railway Cutting SSSI and Portholme SSSI. Assessment will be required of the potential impacts on these SSSIs arising from increased urbanisation pressure generated by users of this site. Appropriate mitigation will be required. Due to the scale of the site and its countryside location a proposal will require an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement, including potential impact on Brampton Racecourse SSSI. Special consideration should be given to any adverse affects resulting from air pollution, water quality, water quantity, noise and light pollution.

9.68 The site is predominantly located within flood zone 1 with some fluvial flood risk from Alconbury Brook. This is confined to the southern site extent (5% flood zone 3b, with 1% flood zone 1 and less than 1% 3a) and coincides with the Alconbury Brook in Cambridgeshire flood alert area. The area of functional floodplain onsite should remain undeveloped and left as open greenspace that is allowed to flood. Surface water risk to the site is predominantly very low but inconclusive between dataset. Therefore further consideration of surface water flood risk, including a drainage strategy will be required and discharge rates should remain at greenfield rates at a minimum in consultation with the LLFA, including the consideration of safe access and escape routes. A sequential approach should be taken to the site layout based on modelled outputs.

The ordinary watercourses within the site should be included within the site design and layout and infilling of drainage ditches should be avoided. The majority of the site is classified as no risk of groundwater flood risk, however in combination with surface water and fluvial flooding further investigation may be required.

9.69 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A foul drainage strategy will be required to address network and treatment capacity.

9.70 Residual risk is present as a result of two structures present beneath roads in the northeast of the site. Culvert course and condition surveys may be required, including for consultation with the culvert owner. There may also be other culverted sections of watercourse on or near the site that will require investigation. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Scope for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

9.71 Modern warehouses are increasingly expansive meaning logistics facilities need significant land, which is preferably flat and unconstrained. A proposal should demonstrate through a masterplan or design code that these impacts including visual, noise, light, air can be mitigated or managed. A proposal will be expected to demonstrate how the scheme can integrate into the local environment through landscaping and minimisation of hardstanding . A proposal must also demonstrate that the development will not give rise to unacceptable adverse impacts on the amenity of occupiers of nearby properties resulting from visual, noise, air, light, air and dust pollution, public safety and increased impact on the transport network and the compatibility of any proposal for 24 hour operations will need to be addressed**.**

9.72 The grade II listed Waterloo Farmhouse could be adversely impacted by the development without effective masterplanning. A proposal must demonstrate potential impacts on this heritage asset and its significance and any others with an appropriate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

9.73 The site has multiple access points including from off the A141, A1307 and via a bridge crossing which provides agricultural access to the fields separated by the A1307. The beginning of this chapter sets out existing site allocations across the road to the north. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A141 and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include a road safety audit, local junction spacing and capacity assessments

9.74 Public rights of way traverse the site. A proposal must demonstrate how it can connect to and retain the right of way. This should be on its existing alignment unless a proposed diversion offers significant public benefit and connect to the wider right of way/highway network.

9.75 The site is immediately north of the A141. There may be opportunities to connect the site to the existing bus network and provide an enhanced service and/or further enhance provision between urban areas such as Huntingdon and surrounding settlements. Provision of safe and sustainable active travel routes

to the wider area including from Hinchingbrooke Business Park and nearby residential areas, including to the south will be demonstrated through the submission of a Travel Plan to demonstrate sustainable placemaking.

9.76 The site is within a Sand and Gravel Mineral Safeguarding Area. Cambridgeshire County Council recommend that a Construction Environment Management Plan is completed demonstrating how a proposal can make best use of any mineral incidentally extracted as part of the development and / or make available for others to use.

9.77 Net zero and energy efficient buildings are becoming increasingly fundamental to site selection decisions for new, expanding and existing businesses, with a building's environmental performance and overall sustainability greatly influencing future occupants' choice of new commercial space. Greener stock not only cuts carbon emissions but also makes the local economy more resilient (reducing operating costs). This aligns with national policy encouraging upgrading of building stock for a modern economy and the UK's Modern Industrial Strategy (2025) which signals ongoing support to help freight and logistics businesses overcome challenges, including reliance on fossil fuels. The Department for Transport's Future of Freight: a long-term plan all supports a shift towards net zero. Therefore, to meet Council and wider national policies and strategies a proposal must demonstrate that it has taken action to maximise opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse above the requirements set out in the Local Plan.

9.78 The policy supports inclusive economic growth by raising skill levels in the district, aligning with the CPCA Local Growth Plan, Huntingdonshire Economic Growth Strategy 2025 and Economic and Employment Needs Assessment 2025. A proposal must provide an Employment and Skills Statement covering all development phases, secured through planning conditions or legal agreements. To support the Economic Growth Strategy and Employment Needs Analysis for Huntingdonshire, it is essential to foster a skilled workforce aligned with the district's evolving economic priorities and to ensure that development projects contribute meaningfully to the area's social and economic wellbeing. This requires developers to consider not only the creation of jobs and business opportunities, but also the incorporation of social value—such as supporting local supply chains, offering training and apprenticeships, and enhancing community infrastructure—into their proposals. Close collaboration with the Council's Economic Development team from the earliest stages of planning is crucial to achieving these aims. By engaging early, developers can gain insight into local employment needs, skills gaps, and social priorities, ensuring their developments both support the Economic Growth Strategy and deliver lasting benefits to Huntingdonshire's communities.

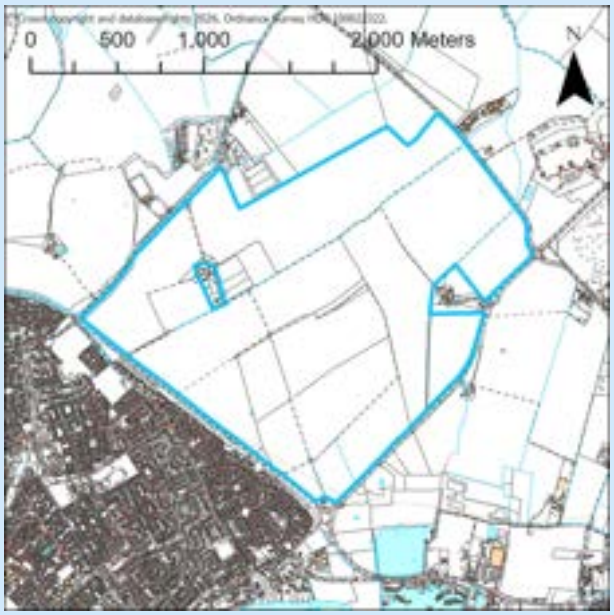
9.79 25/01922/OUT for the construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses was approved at Development Management Committee in March 2026.

North Huntingdon 3: Lodge Farm, North of A141

Allocation North Huntingdon 3

Lodge Farm, North of A141

317.7ha of land at Lodge Farm, north of the A141 is allocated for a new community with mixed use development comprising:



1. about 4,900 homes (use class C3) to include a diverse range of tenures to support establishment of an inclusive community
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector care bed needs to be undertaken prior to the submission of applications for reserved matters on each phase of development
3. about 8ha for development of an innovation quarter to support diverse employment uses, skills and training opportunities including commercial, business and service uses (use class E(g)), general industrial uses (use class B2) and storage and distribution uses (use class B8) only where they are ancillary to other uses or provide 'last mile' distribution operations
4. a realignment route for the A141 including land for the roadway and active travel infrastructure along with associated landscaping and drainage infrastructure
5. transport infrastructure improvements proportionate to the scale of development including upgrades to the A141 and provision of public transport infrastructure at least one mobility hub and active travel routes
6. about 6.5ha for at least one local centre to include commercial, business and service uses (use class E(a-f)), and a neighbourhood health facility and local community uses (use classes F1(e-f) and F2)
7. educational and community facilities appropriate to the scale of development, with provision for early years education and for those with special educational needs and disabilities
8. indoor and outdoor sports and recreation facilities appropriate to the scale of development
9. strategic green infrastructure, public open space uses, biodiversity net gain and other planting and sustainable drainage appropriate to the scale of development
10. implementation of an integrated water strategy setting out the approach to be taken to all forms of flood risk, surface water management, natural flood management, use of water and waste water management

Successful development of the site will require:

a. comprehensive master planning to be undertaken by the site developer including public engagement to allow for detailed inputs by the local community and development of design codes for the layout and appearance of development proposals
b. agreement of a development strategy and phasing plan through a planning application that seeks to ensure balanced delivery of new homes, employment opportunities, infrastructure, services and facilities
c. the master plan should reflect a clear place-making strategy to create a new community which balances provision of a distinctive sense of place as a new community with its role as a strategic expansion area of Huntingdon

d. a transport assessment with a comprehensive transport strategy demonstrating how the proposals will reduce the need to travel and maximise opportunities for use of public transport and active travel modes including provision of at least one mobility hub combining access to transport and travel options and local facilities and services

e. agreement with appropriate Highways Authorities to obtain provision of safe and appropriate vehicular, public transport and active travel access to and within the site to promote active travel within the site and support integration with Huntingdon

f. completion of a landscape and visual impact assessment and a landscaping strategy to provide a comprehensive approach to provision of multi-functional strategic green infrastructure throughout the site that reflects the need for visual screening from the wider countryside and the Great Ouse priority infrastructure area while maximising opportunities to provide long distance vistas to link the development into its wider context

g. completion of an ecological and biodiversity assessment, enhancement and provision of habitats, and provision of at least 10% biodiversity net gain throughout the site

h. a comprehensive approach to provision of publicly accessible green and open space and play provision throughout the new community to maximise ease of access to open space and active play opportunities by residents

i. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water, reservoir and residual flood risk and modelling of ordinary watercourse including climate change

j. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated

k. provision of a heritage assessment and appropriate mitigation of potential impacts on listed buildings and conservation areas in Hartford and Kings Ripton and known archaeological assets within the site

l. archaeological investigation, recording and where appropriate conservation

m. exploration of the feasibility of providing an underground waste collection system in agreement with the Council's Head of Operational Services (or future equivalent)

n. provision of a comprehensive employment and skills plan covering both the construction and operation of the development

9.80 Lodge Farm offers the opportunity for creation of a substantial new community benefitting from both the advantages of a purpose designed new settlement and its immediate co-location with the long established market town of Huntingdon. A master plan will be required for Lodge Farm which must demonstrate how it has endeavoured how the new community will blend housing, employment and other uses and maximise the opportunities arising from its location within North Huntingdon growth cluster and the aspirations of the CPCA's Local Growth Plan.

9.81 Place-making is a key element of establishing a new community. Given the greenfield nature of this site establishment of a clear sense of identity and character for the scheme is critical. This should ensure physical and social integration between the new community, and Huntingdon whilst providing a clear distinction from development of Wyton Airfield and RAF Wyton. The master plan should clearly illustrate how this is proposed to be achieved.

9.82 As a new community, the scheme proposed for Lodge Farm should seek to maximise its sustainability in terms of layout, design and construction and promote the establishment of a mixed, inclusive community providing residnetial opportunities for all through inclusion of a diverserange of propertytypes and sizes.

The diversity of tenures and property types is expected to contribute to improved market absorption and facilitate enhanced delivery rates. This should include accommodation meeting the needs of single people, families, older people. and those with specialist housing needs.

9.83 To reflect the increasing proportion of older people living in Huntingdonshire, this should include homes suitable for supported living for extra-care within the use class C3 homes to support aspirations for people to remain living independently within their own homes as long as possible. In addition, residential care and nursing home provision should reflect up to date needs assessments for each phase of the scheme's delivery. These bedspaces within use class C2 will be required to help meet the need for residents who are not capable of living fully independently.

9.84 It is anticipated that due to the scale of this scheme development will extend beyond the 2046 end point of this Local Plan. Development is encouraged to progress as quickly as possible subject to delivery of the necessary supporting infrastructure alongside each phase to help support the wider aspirations for the North Huntingdon Opportunity Zone. The housing trajectory in 3 'How Huntingdonshire will grow and change' allows for a cautious figure of 2,600 new homes by 2046 with the remaining 2,300 new homes being completed after 2046.

9.85 The North Huntingdon Opportunity Zone is expected to provide significant new employment opportunities in addition to those already available within Huntingdon and the wider area. The proposals for this site should demonstrate how the scheme will support a resilient community which maximises the opportunities for people to work within it and across the wider Huntingdon area and access employment by active travel and public transport. Inclusion of employment land within the scheme is essential to support the establishment of a sustainable new community by facilitating opportunities for people to live and work in close proximity. The 'innovation quarter' is expected to provide transformational employment opportunities for residents through inclusion of flexible spaces for start-ups as well as established businesses along with learning opportunities through a Skills Academy.

9.86 Transport infrastructure improvements are key to unlocking the development potential of Lodge Farm. The site owners and development partners will need to work collaboratively with the CPCA, Cambridgeshire County Council and Huntingdonshire District Council to promote and deliver improvements to the A141, the surrounding local road network, public transport opportunities and active travel routes to facilitate delivery. The number and location of points of access onto the existing A141 and the proposed realigned route should be agreed with the relevant highway authorities. The phasing of delivery indicated in the delivery plan must take account of the anticipated programme for upgrading the A141 and provide a realistic indication agreed with the relevant highway authorities of the development capacity that can be achieved prior to the completion of this upgrade. It is anticipated that the site will need to include connections to the new A141/Kings Ripton Road and A141/B1090 Sawtry Way most likely in the form of roundabouts.

9.87 At least one mobility hub within the scheme is required to facilitate use of sustainable and active travel modes for residents to support diverse travel options interlinked with access to local services and facilities.

9.88 The internal active travel network for the site is expected to maximise opportunities for people to use active travel modes for local journeys both within the site and beyond. It should connect to the cycleway on Kings Ripton Road proposed in the Local Cycling and Walking Infrastructure Plan, as well as the cycleway on the existing A141 proposed as part of the A141 improvements. Local travel infrastructure improvements would be required in the form of high-quality walking and cycling connectivity to Huntingdon town centre, including appropriate safe crossing of affected roads. It is unclear at this stage whether sufficient verge exists within the public highway to achieve facilities suitable for a development of this scale. Safe pedestrian and cycle crossings will be required over the realigned A141 to connect development to the B1090 Sawtry Way and the Pathfinder Long Distance Path.

9.89 The transport assessment and travel plan should also investigate opportunities beyond the A141 and St Ives improvements schemes that relate directly to the site that could provide public transport and active travel opportunities to provide direct connections into existing local services and facilities in Huntingdon. Public transport infrastructure should be incorporated both along the site boundaries and within the site to maximise the ease and attractiveness of using public transport for residents and people working within the development.

9.90 The open character and rising landform of Lodge Farm from the Hartford roundabout to Kings Ripton Road should also be acknowledged. Whilst the focus of the master plan should be on designing a successful new community, it must be informed by a visual and landscape impact assessment to reflect the wider surrounding network of towns and villages and the potential impacts of the scheme on their local character. This should inform a comprehensive landscaping scheme for the development. At the local level this should mitigate potential adverse impacts of the development on existing properties around the boundaries such as Hartford Hill Farm and incorporate existing landscape features such as St Thomas's Dole Plantation.

9.91 A heritage assessment will also be required to consider the impacts of the scheme on the cluster of listed buildings and conservation area to the south of the site at Hartford, to the north west of the site at Kings Ripton (including the grade II* Church of St Peter) and a scheduled moated site, the known archaeological assets within the site itself, and more remotely the conservation areas of Houghton and Wyton and the Hemingfords. This will need to be in compliance with Policy LP 56 'Heritage Assets and their Settings'.

9.92 Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

9.93 Substantial multi-functional strategic green infrastructure will be required to reduce the impact of built development on the landscape. To avoid long term coalescence the need to reflect the settlement structure of the local area a gap of approximately 1km should be incorporated between any built development within Lodge Farm and that at 'North Huntingdon 4: Wyton Airfield', other than land used for essential infrastructure provision to ensure that Wyton and Huntingdon remain separate and distinct places. This is broadly the equivalent to the gaps between Wyton on the Hill and Houghton via Mere Way or between Huntingdon and Brampton.

9.94 Diverse green infrastructure provision will be required including parks, biodiversity corridors, sustainable drainage areas, grass and artificial turf playing fields, allotments, informal recreation spaces and play areas. Provision should accord with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Playing Pitch and Outdoor Sports Strategy or successor documents. Early delivery of green infrastructure is particularly important as it plays a critical role in placemaking, climate resilience, and supporting community wellbeing.

9.95 To successfully accommodate the proposed development significant community infrastructure will be required. This should be located within highly accessible parts of the site to maximise opportunities for people to access them by active travel modes to minimise the need for car travel. At least one local centre will be required to provide a focal point for services for the community. Day to day retail opportunities should be included with potential additional local shopping services dispersed across the new community. A health facility will be required with an interim facility being expected during early phases of development to support access to health services for new residents. A permanent neighbourhood health centre of at least 984 sqm gross internal floorspace will be expected to be delivered during mid to late phases of development once the threshold for an operational health facility is reached. Social and community facilities will also be required to support local residents in hosting community events and groups to help build a sense of place and belonging. This will be expected to be delivered in a phased manner ensuring that an interim community meeting space is provided with the first phase of homes which may be delivered as

part of a multi-use building. Indoor sports and recreation facilities will also be required in accordance with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Indoor Built Facilities Strategy or successor documents.

9.96 Education provision is a high priority in a new community given the tendency for a high proportion of families to move into such places. While an overall ambition for educational provision must be included within the masterplan for the whole scheme, the amount and type of educational provision should be assessed prior to submission of reserved matters for each phase and appropriate provision made to meet the identified need at that time. Overall, it is anticipated that educational provision will be in the region of 10 forms of entry for primary schools with accompanying facilities for early years education facilities and for those with special educational needs and disabilities. The provision of these should be phased alongside the new homes that they will support with schools of between 2 and 4 forms of entry being preferred by the local education authority. Secondary education provision will also be required with an expectation of the need for a single school with capacity for up to 9 forms of entry for which about 9.6ha of land should be reserved. Should all the land anticipated to be needed for educational facilities not ultimately be required for this use then alternative uses of the surplus land will be considered as appropriate at the time.

9.97 The site is within flood zone 1. Surface water risk is predominantly very low and located along the ordinary watercourses through the centre and northeast of the site. The ordinary watercourses should be left free from development and used as blue green corridors which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. Topographic low spots and flow paths should be incorporated into site design and layout. Infilling of drainage ditches should be avoided. Residual risk at this site comes from the potential blockage of the structure beneath roads to the northeast and south of the site. Culvert course and condition surveys may be required, including for consultation with the culvert owner. Risk from reservoir flooding (Grafham reservoir) should be investigated. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

9.98 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in both a medium and high sensitivity catchment. The availability of water and water management will need to be taken in to account in the delivery phasing plan for the site, see also 'Managing flood risk'.

9.99 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A foul drainage strategy will be required to address network and treatment capacity.

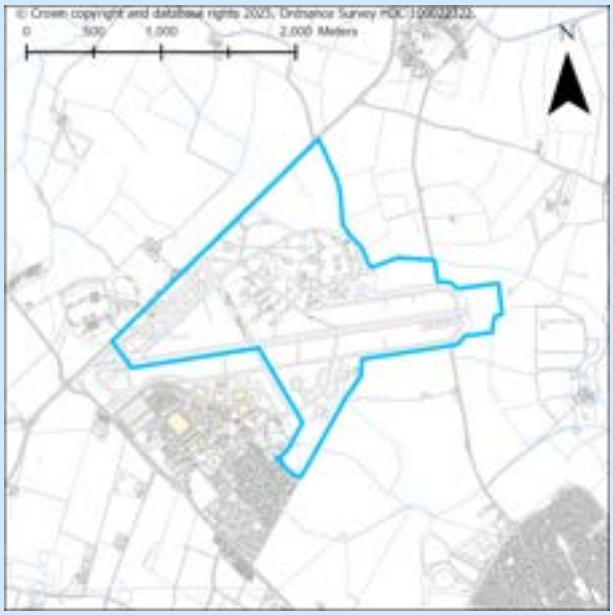
9.100 Establishment of a complete new community offers opportunities to take new approaches to service delivery. The feasibility of providing an underground waste collection system should be explored in collaboration with the Council's Head of Operational Services and implemented where demonstrated to be feasible. This offers advantages to households of removing the need for multiple wheeled bins to be stored within gardens, and can offer cleaner, more attractive public spaces. The site promoter's intentions to include a Skills Academy on site throughout the construction phase is welcomed.

North Huntingdon 4: Wyton Airfield

Allocation North Huntingdon 4

Wyton Airfield

253.9ha of land is allocated at Wyton Airfield for a new community with mixed use development to comprise:



1. about 4,000 homes (use class C3) across a wide range of tenures to support establishment of an inclusive community
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector care bed needs to be undertaken prior to the submission of applications for reserved matters on each phase of development
3. about 15ha for employment uses for commercial, business and service uses (use class E(g)), general industrial uses (use class B2) and storage and distribution uses (use class B8) only where they are ancillary to other uses or providing 'last mile' distribution operations
4. transport infrastructure improvements including upgrades to the A141, retention of land for a park and ride site, linkages to the Cambridgeshire Busway and provision of active travel routes along with associated landscaping and drainage infrastructure
5. about 6.4ha for a local centre to include commercial, business and service uses (use class E(a-f)), and a neighbourhood health facility and local community uses (use classes F1(e-f) and F2)
6. educational and community facilities appropriate to the scale of development
7. indoor and outdoor sports and recreation facilities appropriate to the scale of development
8. strategic green infrastructure, public open space uses, biodiversity net gain and other planting and sustainable drainage appropriate to the scale of development
9. implementation of an integrated water strategy setting out the approach to be taken to all forms of flood risk, surface water management, natural flood management, use of water and waste water management

Successful development of the site will require:

a. comprehensive master planning to be undertaken by the site developer including public engagement to allow for detailed inputs by the local community and recognises the unique opportunities and constraints arising from the adjoining active RAF Wyton and development of design codes for the layout and appearance of development proposals
b. production and implementation of a development strategy and phasing plan that seeks to ensure balanced delivery of new homes, employment opportunities, infrastructure, services and facilities
c. the master plan should reflect a clear place-making strategy to create a new community with a distinctive sense of place reflecting the heritage of the airfield, integration with the existing village of Wyton-on-the-Hill and separation from Houghton and Wyton village.
d. a transport assessment with a comprehensive transport strategy demonstrating how the proposals will reduce the need to travel and maximise opportunities for use of public transport and active travel modes
e. agreement with appropriate Highways Authorities to obtain provision of safe and appropriate vehicular, public transport and active travel access to and within the site

f. completion of a landscape and visual impact assessment and a landscaping strategy to provide a comprehensive approach to provision of multi-functional strategic green infrastructure throughout the site that reflects the need for visual screening from RAF Wyton and the wider countryside while maximises the opportunities to provide long distance vistas to link the development into its wider context

g. completion of an ecological and biodiversity assessment, enhancement and provision of habitats, and provision of at least 10% biodiversity net gain throughout the site

h. a comprehensive approach to provision of publicly accessible green and open space and play provision throughout the new community to maximise ease of access to open space and active play opportunties by residents

i. provision of a flood risk assessment, a detailed drainage strategy taking into account surface water flood risk including climate change, modelling of unnamed watercourse and residual risk

j. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated

k. provision of a heritage assessment and appropriate mitigation of potential impacts on listed buildings and conservation areas in surrounding villages

l. archaeological investigation, recording and where appropriate conservation

m. completion of a contamination assessment reflecting the site's former use as a military airfield and identification and completion of necessary remediation works

n. production and implementation of a waste audit and waste minimisation, reuse and recovery strategy including reuse of existing hardstanding materials where feasible within the construction of the site

o. exploration of the feasibility of providing an underground waste collection system in agreement with the Council's Head of Operational Services (or future equivalent)

9.101 Wyton Airfield was declared surplus to requirements by the Ministry of Defence and closed in 2014 making it the largest brownfield development site in Huntingdonshire. However, RAF Wyton remains as a UK Strategic Command Station and home to the National Centre for Geospatial Intelligence. The two areas immediately adjoin although the proposed allocation is separated by a security fence from the active RAF Wyton. The Defence Industrial Strategy highlights RAF Wyton as part of a key cluster for defence and dual-use innovation.

9.102 Any master plan for Wyton Airfield should demonstrate how it has endeavoured to maximise the opportunities arising from its unique juxapostion with RAF Wyton to develop synergies between economic growth within the allocated site and the intelligence and geospatial specialisms hosted at RAF Wyton. The site provides an opportunity to support both the ambitions of the Ministry of Defence (MOD) as set out in the Strategic Defence Review, and recognition of the need to contribute to the government's housing growth aspirations through the efficient use of surplus MOD land acknowledged through the 'Trailblazer' status by the Defence Infrastructure Organisation (DIO).

9.103 Place-making is a key element of establishing a new community and this should build on the established heritage of the site and opportunities to maximise physical and social integration between the new community, RAF Wyton itself and Wyton on the Hill.The master plan should clearly illustrate how this is proposed to be achieved. The master plan should indicate how the new community will blend housing, employment and other uses and contribute to the wider North Huntingdon opportunity zone and the aspirations of the CPCA's Local Growth Plan.

9.104 As a new community, the scheme proposed for Wyton Airfield should seek to maximise its sustainability in terms of layout, design and construction and promote the establishment of a mixed, inclusive community providing opportunities for all through inclusion of a diverse range of property types and sizes. The diversity of tenures and property types is expected to contribute to improved market absorption and facilitate enhanced delivery rates. This should include accommodation meeting the needs of single people, families,

older people. and those with specialist housing needs. Given the immediate proximity RAF Wyton and the employment growth expected to be delivered there, particular regard should be paid to the needs arising for accommodation to suit the needs of military personnel.

9.105 To ensure this, and to reflect the increasing proportion of older people living in Huntingdonshire, the new homes provided should include a diverse range of property types and sizes. In particular, homes suitable for supported living extra-care provision should be included within the use class C3 homes to support aspirations for people to remain living independently within their own homes as long as possible. Residential care and nursing home provision should reflect up to date needs assessments for each phase of the scheme's delivery. These bedspaces within use class C2 will be required to help meet the need for residents who are not capable of living fully independently.

9.106 It is anticipated that due to the scale of this scheme development will extend beyond the 2046 end point of this Local Plan. While development is encouraged to progress as quickly as possible subject to delivery of all necessary supporting infrastructure it is estimated that about 2,250 new homes will be delivered by 2046 with the remaining 1,750 new homes being completed after 2046.

9.107 Inclusion of employment land within the scheme allows for promotion of a sustainable new community and promotion of opportunities for a cluster of technical excellence focused on supporting and enhancing defence intelligence and technical innovation. Preparation of the master plan for the site should explore potential with the DIO and MOD for collaboration and co-location of businesses, research establishments and MOD facilities to promote highly skilled, high value jobs complementing wider opportunities across the North Huntingdon Growth Cluster. The proposals should demonstrate how the scheme will support a resilient community which strengthens and supports the connections between the new community and the established operations on RAF Wyton and residents of Wyton on the Hill. Given the known transport challenges of the site proposals for use class B8 storage and distribution are specifically excluded other than where it is a small scale ancillary element of another use.

9.108 Transport infrastructure improvements are key to unlocking the development potential of Wyton Airfield. The site owners and development partners will need to work collaboratively with the CPCA, Cambridgeshire County Council and Huntingdonshire District Council to promote and deliver improvements to the A141, the surrounding local road network, public transport opportunities and active travel routes to facilitate delivery. Due to the scale of the proposed scheme its is expected that at least two points of access will be required onto the A141 including a connection to the A141/B1090 Sawtry Way roundabout. A park and ride scheme is expected to be included within the A141 improvements scheme so land for this in an appropriately accessible location should be reserved and made available at a time agreed with the CPCA. The phasing of delivery indicated in the delivery plan must take account of the anticipated programme for upgrading the A141 and provide a realistic indication agreed with the relevant highway authorities of any development capacity that can be achieved prior to the completion of this upgrade.

9.109 The transport assessment and travel plan should also investigate opportunities beyond the A141 and St Ives improvements schemes that relate directly to the site that could provide public transport and active travel opportunities such as the enhancement of the Old Ramsey Road route to provide more direct connections into St Ives to reduce the need to use the B1090.

9.110 Local travel infrastructure improvements would be required in the form of high-quality walking and cycling connectivity to other local centres of population, including appropriate safe crossing of affected roads. To promote active travel opportunities should be taken to improve links to St Ives, Oldhurst and Woodhurst and Houghton utilising links previously severed by development of the airfield at Old Ramsey Road and Bridleway 272/1. The existing public right of way, footway 192/16 adjoins the site and the opportunity should be taken to connect into this in agreement with Cambridgeshire County Council. Rights of way should be retained on their existing alignment, and opportunities explored for enhanced connectivity to the wider right of way and highway network where feasible.

9.111 The elevated and open character of Wyton Airfield should also be acknowledged. While the focus of the masterplan should be on designing a successful new community, it must be informed by a visual and landscape impact assessment to reflect the wider surrounding network of towns and villages and the potential impacts of the scheme on their local character.

9.112 A heritage impact assessment will also be required to consider the impacts of the scheme on the cluster of listed buildings to the north east of the site at Old Hurst (including the grade II* Church of St Peter) and a scheduled moated site, the cluster of listed buildings including the grade II* Church of St John the Baptist within the Woodhurst conservation area and more remotely the conservation areas of Houghton and Wyton and the Hemingfords. This will need to be in compliance with Policy LP 56 'Heritage Assets and their Settings'.

9.113 Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

9.114 Substantial multi-functional strategic green infrastructure will be required to reduce the impact of built development on the landscape and particular attention should be paid to the need to maintain a clear sense of separation from the existing communities of St Ives, Houghton and Wyton, Old Hurst, Woodhurst and Broughton to ensure their retain their individual identities. A clear and distinct gap must also be provided between the site and proposed development at 'North Huntingdon 3: Lodge Farm, North of A141' to ensure that Wyton and Huntingdon remain separate and distinct places. Given the configuration of the road network it is expected that most of the gap will lie within green infrastructure provided within the Lodge Farm scheme.

9.115 Diverse green infrastructure provision will be required including parks, biodiversity corridors, sustainable drainage areas, grass and artificial turf playing fields, allotments, informal recreation spaces and play areas. Provision should accord with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Playing Pitch and Outdoor Sports Strategy or successor documents. Early delivery of green infrastructure is particularly important as it plays a critical role in placemaking, climate resilience, and supporting community wellbeing.

9.116 To successfully accommodate the proposed housing and employment development significant community infrastructure will be required. This should be located within highly accessible parts of the site to maximise opportunities for people to access them by active travel modes to minimise the need for car travel. At least one local centre will be required to provide a focal point for services for the community. Day to day retail opportunities should be included with potential additional local shopping services dispersed across the new community. A health facility will be required with an interim facility being expected during early phases of development to support access to health services for new residents. A permanent neighbourhood health centre of at least 885 sqm gross internal floorspace will be expected to be delivered during mid to late phases of development once the threshold for an operational health facility is reached. Social and community facilities will also be required to support local residents in hosting community events and groups to help build a sense of place and belonging. This will be expected to be delivered in a phased manner ensuring that an interim community meeting space is provided with the first phase of homes which may be delivered as part of a multi-use building. Indoor sports and recreation facilities will also be required in accordance with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Indoor Built Facilities Strategy or successor documents.

9.117 Education provision is a high priority in a new community given the tendency for a high proportion of families to move into such places. This is expected to be require in the region of 8.7ha of land to be reserved for a secondary school and up to 9ha of land reserved for up to 3 primary schools with early years provision and for any separate special educational needs provision required. The provision of these

should be phased alongside the new homes that they will support. Should all the land reserved for educational facilities not ultimately be required for this use then alternative uses of the surplus land will be considered as appropriate at the time.

9.118 The site is predominantly within flood zone 1 with less than 1% within flood zone 3b confined to the site boundary. Surface water risk to the site is predominantly very low. There is an unnamed watercourse. The ordinary watercourses should be included within the site design and layout. Infilling of drainage ditches should be avoided. The presence of a structure beneath the unnamed track along the eastern boundary may require a culvert course and condition survey, including for consultation with the culvert owner. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

9.119 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

9.120 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Wyton (RAF) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

9.121 Given the former use of Wyton Airfield as an active flying base for the RAF including as a bomber command station there is high potential for ground contamination to be present within the site. A contamination assessment is required to include identification of necessary remediation works to a standard appropriate for the proposed future use of individual parcels of land. The former runway, taxiways and extensive areas of hardstanding comprise large amounts of concrete containing substantial levels of embodied carbon. A waste audit and waste minimisation, reuse and recovery strategy should be completed to maximise opportunities for recovery and reuse of these materials within the proposed development scheme for hardcore.

9.122 Establishment of a complete new community offers opportunities to take new approaches to service delivery. The feasibility of providing an underground waste collection system must be explored in collaboration with the Council's Head of Operational Services and implemented where demonstrated to be feasible. This offers advantages to households of removing the need for multiple wheeled bins to be stored within gardens, and can offer cleaner, more attractive public spaces.

Chapter 10:

Market Towns

10.1 Market Towns are the highest level in the settlement hierarchy and considered to be the most sustainable places in Huntingdonshire due to the level of services, facilities and infrastructure they contain. They serve as focal points for their own residential and business communities and each serve the wider communities of their surrounding areas. Although the presentation of North Huntingdon Opportunity Growth Zone in a separate chapter has resulted in limited allocations within the existing built up area of Huntingdon the market town itself remains at the highest level of the settlement hierarchy within the district alongside St Neots, St Ives, and Ramsey and Bury. The identity of Huntingdonshire is reinforced by the role of its market towns and their ongoing growth and success is crucial to promoting a sustainable pattern of development in the district.

10.2 The following table sets out how many allocations are proposed in each of the Market Towns, all allocations can be found on the Policies Map where they can also be viewed within their wider setting:

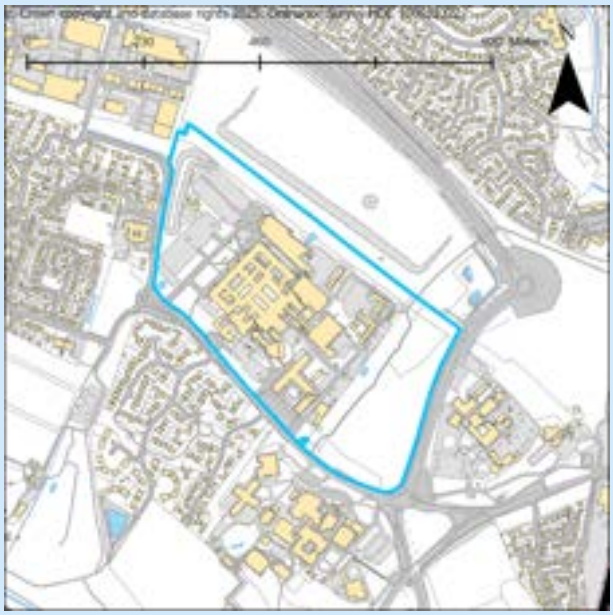
Settlement	Number of allocations
Huntingdon	2
St Neots	2 new and 1 under construction (St Neots East)
St Ives	1
Ramsey and Bury	5

Huntingdon 1: Hinchingbrooke Hospital

Allocation Huntingdon 1

Hinchingbrooke Hospital

22 ha of land at Hinchingbrooke Hospital is allocated for mixed use development to comprise:



1. redevelopment of the hospital, including necessary enabling works and its associated buildings for provision of a replacement hospital
2. reprovision of the ambulance station
3. provision of affordable key worker and medical/care student accommodation
4. car parking for staff, patients and visitors
5. other related healthcare provision within use class E(e)
6. residential institutions (use class C2) to provide specialist residential accommodation including step down accommodation
7. non-residential educational facilities (use class F1a) for healthcare related training
8. health related research and development space
9. ancillary uses to support the functioning of the hospital and other uses within the site including provision of a day nursery (use class E(f) and space for public worship (use class F1(f))
10. strategic green infrastructure and informal open space for the use of staff, visitors and patients

Successful delivery of the site will require:

a. completion of a public master planning exercise agreed with the Council resulting in the submission of a masterplan illustrating a design and layout that is capable of being integrated with existing development to the west, south and east and which demonstrates minimisation of the development's impact Views Common to the north
b. provision of a strong landscaping scheme informed by a Landscape and Visual Impact Assessment and Arboricultural Assessment which minimises landscape impact including the retention of trees and hedgerows within and around the site other than to facilitate provision of essential infrastructure, and retention of a landscaping buffer fronting Hinchingbrooke Park Road
c. provision of an access directly onto Views Common Road
d. provision of amenity and open space to mitigate impacts on nearby nature sites
e. completion of a heritage impact assessment to consider and mitigate any potential impacts of the development on the Huntingdon conservation area and listed buildings at Hinchingbrooke School
f. archaeological investigation, recording and where appropriate conservation
g. provision of multiple access points will be required with access from both Views Common Road and Hinchingbrooke Park Road
h. integration of existing Anglian Water infrastructure ensuring it is available for maintenance and repair

i. provision of a flood risk assessment and drainage strategy to evaluate current and future surface water flood risk

j. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated and safeguarding of suitable access for the maintenance of existing water supply and sewerage infrastructure

10.3 Hinchingbrooke Hospital was opened in 1983 and about 75% was built of reinforced autoclaved aerated concrete which is now failing. The hospital is part of the government's National Hospital Programme for replacement with a target completion date of 2032 for new facilities. The aspiration is to construct the new hospital towards the central northern part of the site and to open this before closing and then demolishing the old hospital buildings to ensure continuity of healthcare services. The Treatment Centre opened in 2007 will remain as will the replacement Theatres building completed in 2026 with the whole scheme to be connected to allow for more efficient service delivery.

10.4 This is a complex previously developed site to redevelop and will also be dependent on funding and further scoping on the scale and nature of potential development and health uses on site. The current hospital site is extended to include the southern portion of an area of open grassland and a tree belt on land to the east formerly part of the adjacent Police Headquarters from which it was separated by the construction of Views Common Road.

10.5 Views Common Road was constructed as part of the A14 re-routing project and provides a direct link to the A1307 to the north west and onwards to the A141. A direct access is required onto Views Common Road and access to parking within this portion of the site from there in order to provide an alternative access to the hospital site than that from Hinchingbrooke Park Road.

10.6 A comprehensive transport assessment and travel plan will be required to understand the vehicular needs of the site, including a replacement Ambulance Station, emergency access points and adequate on-site parking for staff to promote operational efficiency. All opportunities to maximise the accessibility of the site by public transport and active travel modes should be taken through integration of appropriate infrastructure to lessen the potential for road congestion at peak times. Adequate parking provision should also be made for patients and visitors reflecting the wide catchment area of the hospital and the physical and mental conditions that patients and visitors may be experiencing

10.7 The hospital site is situated amongst a mixed use area and masterplan preparation informed by public engagement started in 2024. A detailed landscape and visual appraisal and arboricultural appraisal are essential to ensure the redevelopment scheme maintains and reinforces the combination of open landscape and tree belts that provide the current setting to the hospital and along Hinchingbrooke Park Road. Informal open space is also required in multiple locations within the site with easy access to buildings to support the physical and mental health of staff, visitors and patients.

10.8 The site is located within the Impact Risk Zone associated with Portholme SSSI, Great Stukeley Railway Cutting SSSI and Brampton Racecourse SSSI. Assessment will be required of the potential impacts on these SSSIs arising from increased recreational and urbanisation pressure generated by users of this site. Appropriate mitigation or alternative recreational provision will be required. Engagement with Natural England may be required.

10.9 The masterplan will need to include delivery phasing of the scheme to deliver the various elements of the hospital, ambulance station, car parking and key worker housing along with phasing for the demolition of the existing hospital and associated buildings to ensure continuity of health service provision and car parking accessibility for patient, staff and visitors.

10.10 Opportunities should be thoroughly explored to maximise the healthcare, social and community benefits that can be delivered on the site. Alongside the hospital itself this may include provision of specialist residential accommodation in use class C2 that can support people with additional needs who might benefit

from the co-location of accommodation and healthcare provision. Provision of affordable key worker housing on the site for those employed within the hospital in healthcare and support roles will be encouraged as a way of supporting the hospital and other healthcare uses provided on the site to attract and retain staff. This may also include accommodation that provides short-term accommodation for students on training placements. Provision of training facilities to support medical, nursing and care related students will be supported to encourage long-term skills improvement across the wider healthcare sector.

10.11 Provision of health-related research and development space may be supported to reinforce the role of the hospital within the wider medical community and provide opportunities for medical staff, patients and researchers to benefit from faster refinements of treatments The provision of ancillary support services such as a day nursery within the hospital site is also supported to assist with recruitment and retention of healthcare staff.

10.12 Anglian Water states they have water mains within the site boundary, this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted.

10.13 The site is located within flood zone 1. Surface water risk is predominantly very low with small areas of higher risk largely confined to areas of scattered ponding in topographic low spots, constrained by the existing development on site. As such, a site-specific flood risk assessment and drainage strategy must be prepared that considers present day and climate change scenarios.

10.14 Discharge rates should remain at existing rates though betterment should be investigated in consultation with the Lead Local Flood Authority (LLFA). Surface water modelling based on layout plans and detailed design may be required through consultation with the LLFA, Environment Agency (EA) and Anglian Water. The assessment should consider the wider impact of flood risk and opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, see also 'Managing flood risk'.

10.15 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Land is required to safeguard suitable access for the maintenance of existing water supply and sewerage infrastructure due to the presence of rising mains (pressurised sewer) and water mains within the site boundary.

10.16 A heritage impact assessment will be required to consider the potential impacts of redeveloping the site on the extensive nearby heritage assets in compliance with Policy LP 56 'Heritage Assets and their Settings'. Huntingdon conservation area covers the eastern end of the site and also adjoins parts of the southern and all the northern edges of the site. A cluster of listed buildings are situated to the south at Hinchingbrooke School including the grade I listed Hinchingbrooke House. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

Huntingdon 2: Amber Centre, Mayfield Road

Allocation Huntingdon 2

Amber Centre, 36 Mayfield Road, Huntingdon

0.35ha of land formerly used as the Amber Centre at Mayfield Road is allocated for residential development of about 12 homes.

Successful development of the site will require:

a. use of design that harmonises with surrounding development to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. provision of landscape planting to reflect the setbacks of other development facing Mayfield Road
c. provision of a flood risk assessment and drainage strategy taking into account, surface water and residual flood risk including climate change
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. the safeguarding of suitable access for the maintenance of existing water supply and sewerage infrastructure
f. provision of vehicular access and active travel routes to integrate the site with adjoining development and to minimise additional vehicular movements in close proximity to Hartford Community Infant School

10.17 This is a redevelopment site which offers the opportunity to improve the quality of the immediate locality and provide new homes in a highly sustainable and accessible location.

10.18 The site is within flood zone 1. Surface water risk to the site is predominantly very low. Risk predicted in the northern area of the site appears to be restricted by the existing buildings. Discharge rates should remain at existing rates at a minimum in consultation with the Lead Local Flood Authority (LLFA). Residual risk at this site comes from the potential blockage of the culvert beneath Mayfield Road. Culvert course and condition surveys may be required, including for consultation with the culvert owner. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

10.19 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

10.20 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close

to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

10.21 Anglian Water has sewers and a water main within the site boundary, therefore the policy seeks to safeguard a suitable access for the maintenance of existing water supply and sewerage infrastructure. This should be in consultation with Anglian Water.

10.22 The site has road frontages on three sides and a pedestrian footpath on the northern boundary. Location of vehicular junction(s) must be agreed with the local highways authority to ensure adequate junction spacing is achieved and to ensure pedestrian safety. High quality linkages to nearby community facilities should facilitate their access by active travel modes.

10.23 A landscaping scheme will be required to demonstrate that the layout of the new homes reflects the setback of properties facing onto Mayfield Road. This should either retain the 3 silver birch trees by the southern and western boundaries of the site or provide alternative planting to add to the local character and visual amenity for residents.

St Neots Existing 1: St Neots East

Allocation St Neots Exisiting 1

St Neots East

226ha of land east of Loves Farm and at Wintringham Park, Cambridge Road, St Neots is allocated for mixed use sustainable development in accordance with the St Neots Eastern Expansion Urban Design Framework 2010 to comprise:

1. about 3,820 homes
2. about 22ha of employment land (class 'B')
3. a local centre of some 3ha containing offices (class 'B1a' uses), approximately 4,000m^2 of gross retail floorspace (class 'A1') including a supermarket (class 'A1') with a maximum retail floorspace of 3,000m^2 and other retail and food and drink uses (classes 'A2' to 'A5') and ancillary uses appropriate to the scale of development within the centre
4. a neighbourhood centre of some 0.3ha containing approximately 800m^2 of floorspace for retail, service, food and drink and community uses (class 'A1' to 'A5' and 'D1' and 'D2')
5. specialist accommodation for older people equivalent to at least a 120 bed space care home
6. educational and community facilities appropriate to the scale of development, including primary schools and day care/ nursery provision
7. indoor and outdoor sports facilities appropriate to the scale of development
8. transport infrastructure improvements proportionate to the scale of development
9. strategic green space and open space

Successful delivery of the site will require:

a. satisfactory resolution of the impact of additional traffic on the A428, A1 and the local highway network having regard to a transport assessment and travel plan
b. comprehensive master planning to be undertaken by the site developer with public engagement with the cooperation of the Council
c. provision of quality pedestrian and cycle improvements to the town centre and other key service destinations
d. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
e. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
f. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
g. a mix of uses to be incorporated, including social, community and sporting facilities, that meets the needs of the proposed development
h. retail provision appropriate to the area which is complementary to the continued vitality and viability of St Neots town centre

i. the creation of a single main centre on the south side of Cambridge Road fronting the road, with shared communal spaces and a clear sense of place
j. the creation of a neighbourhood centre near to the underpass by Howitt's Lane
k. the creation of a landscaped business park with frontage to the A428
l. enhancement and provision for habitats in accordance with an ecological assessment and strategy
m. areas of green and open space throughout the development that link with the strategic green infrastructure network and provide for a wide range of recreational purposes and flood reduction n. a tree survey and planting scheme
n. a landscaping scheme recognising and enhancing vistas, boundaries, and green infrastructure networks
o. design codes for the appearance of development proposals
p. assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
q. flood risk assessment and provision of sustainable drainage systems
r. separation from the gas pipeline and high voltage electricity transmission line in accordance with National Grid requirements
s. production and implementation of a waste audit and a waste minimisation, re-use and recovery strategy
t. early engagement and agreement with the Council in liaison with Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
u. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

10.24 Growth plans for this area were initially set out in the Core Strategy 2009 with details established through the Urban Design Framework 2010

10.25 Two separate outline planning permissions cover the area, one to the south of Cambridge Road (Wintringham Park) and the other to the north (Loves Farm Phase 2). These are being built out a number of phases, co-ordinated by a single master developer.

10.26 Rerouting and upgrading of the A428 has been a key issue for development of this site to allow for greater capacity on the strategic highway network and allow easier access east to Cambridge and west to the A1 and Bedford. National Highways' improvement scheme from the Black Cat roundabout on the A1 to the Caxton Gibbet junction of the A428/ A1198 began in 2023 to provide a new dual carriageway and associated infrastructure. It is scheduled to be completed in 2027 after which it will be re-numbered as the A421.

10.27 A transport assessment (in accordance with policy LP 18 Transport, Travel and Connectivity) is required for each phase of development in order to assess the transport impact on the A428/ A421, A1 and the local road network. Part of the southern parcel of land has been used as a National Highways compound to facilitate the delivery of the road improvements. Delivery of the site will need to take into account the timing of highway improvement works. The development also needs to ensure that sufficient parking is provided on the site in line with policy LP 28 Parking and Vehicle Movement.

10.28 The internal layout of the development will include new roads and public rights of way. A central landscaped spine road is anticipated from Cambridge Road south through to Potton Road. Additional access along Cambridge Road will be needed, especially for the main centre and the area north of Cambridge Road. Links with the existing Loves Farm development should be provided to encourage integration. Linkage opportunities, particularly for active travel infrastructure, should also be provided to enable connectivity with the allocation at St Neots 1: Land east of Loves Farm (Tithe Farm). Cambridge Road itself should be improved as the gateway to St Neots town centre. Despite the barrier of the railway line, connections are expected under the two bridges in the area between Cambridge Road and Potton Road. New and improved public transport, in particular bus transport, is expected. Some of the existing public rights of way will need to be relocated to correspond with expected travel routes.

10.29 A variety of densities of housing development and some mixed use areas should be incorporated to help promote areas of distinct character within St Neots East. The housing mix should have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes for those who wish to downsize and self-contained supported housing are all likely to be required. A care home suitable to meet the needs of older people should be incorporated to ensure that people who move to the neighbourhood have the opportunity to remain there in appropriate specialist accommodation later in life if they require this. In recognition of the scale of this allocation, it is considered important that the full range of sizes, types and tenures of home are available.

10.30 It is expected that development will be most dense closest to the main centre and other services. Design codes will establish how the uses will be viewed and their interrelationships. Appropriate design should ensure that development sits as a positive feature within the landscape. Development is expected to be set back and necessary acoustic treatments incorporated in respect of areas affected by noise from the East Coast Mainline. In order to best provide for economic growth and facilitate easy access to employment opportunities, development of industrial and commercial uses will need to be phased in with housing growth.

10.31 Wintringham Park and Loves Farm Phase 2 have started to form a substantial increase to the established community at Loves Farm and will continue to require social and community services and facilities as each phase develops to supplement those accessible elsewhere within St Neots. To help develop a successful and cohesive community and encourage sustainable lifestyles social and community facilities and support are integral to this development. Locations to facilitate the development of community spirit such as public meeting spaces, places of worship and education facilities should be incorporated in accessible positions; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. Wintringham Primary Academy and the Plaza outside the school have provided an initial focus for community activities within the key phase 1 development with festivals, food trucks and regular events provided to support community development.

10.32 A reserved matters planning application for The Hub at Wintringham was submitted in September 2025 to provide the northern centre within Wintringham Park for shops, services and leisure amenities including a foodstore, smaller shops, offices and co-working spaces, a café and a health and fitness club.

10.33 To accommodate the need for school places that will arise from the scale of development proposed two more primary schools should be provided. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.

10.34 Employment land is an essential element of this allocation to contribute to sustainable development by offering opportunities for people to work close to home. Employment provision should complement that already in St Neots and be distributed across several locations. A variety of premises should be included offering suitable accommodation for a range of employment uses. Use class E(g) light industrial and office uses may be integrated with residential areas, however, B2 general industrial uses should avoid directly adjoining residential areas to protect against adverse impacts on the amenity of residents. Storage and distribution uses (use class B8) should only be included where they are ancillary to other uses or provide ‘last mile’ distribution operations. A jobs figure of approximately 2,420 may be possible on the 22ha identified with further employment opportunities dispersed across retail, leisure and educational provision..

10.35 Given the size of the development there are opportunities to provide significant open space for recreational needs and add to the strategic green infrastructure network. A full range of formal and informal open space, including sports and play facilities, should be incorporated in accordance with the Council's current standards at the time of development.

10.36 An objective assessment of need for sports and active recreation facilities will be required and appropriate provision made, reflecting the quantity and nature of development proposed. Structural planting should also be provided to help define and shape the new development. Public open space can address the

potential for flooding and should result in little if any sensitive development within flood zones. However, surface water attenuation areas, such as swales or retention basins, should not be used as public open space if their use would be impractical during wet months.

10.37 Improved biodiversity and wildlife can be encouraged through a network of green spaces and sustainable drainage systems that are specifically designed to foster greater ecological diversity. The open space referred to above should therefore be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards: improving accessibility, naturalness and connectivity of green spaces. In addition, it is envisaged that green space provided on this site will link in with public rights of way through St Neots to the Ouse Valley and that this site should link to additional green corridors out to South Cambridgeshire. Existing areas of particularly high biodiversity value should be integrated into the design of the network of green spaces.

10.38 Part of the site is affected by overhead transmission lines and there are also gas pipelines near the railway line. Appropriate separation distances from these will need to be maintained, in accordance with advice from National Grid. It is recognised that the overhead transmission lines will not be placed underground as it is not considered feasible and there is little net benefit in visual terms due to the need to replace two pylons with larger terminal towers.

10.39 Reference should be made to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (or relevant successor document) regarding requirements to ensure that waste is appropriately managed and dealt with.

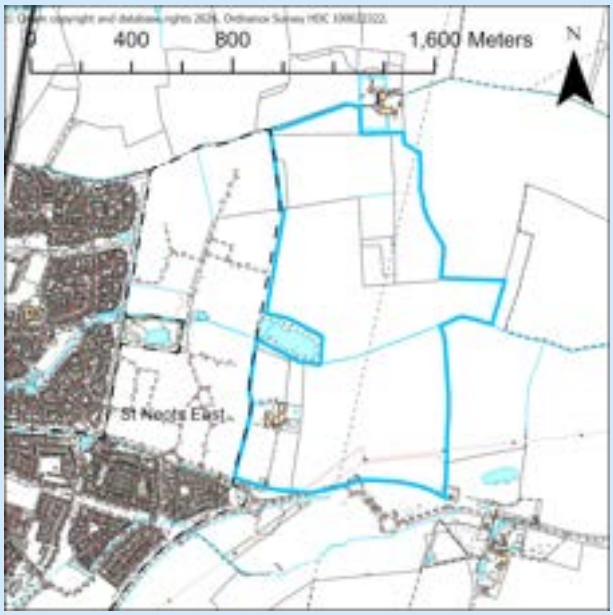
10.40 The policy requires agreement with the Environment Agency (EA) and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place. Anglian Water has identified further investment at St Neots Water Recycling Centre as outlined in their current Asset Management Plan (which covers the period 2015 to 2020).

St Neots 1: East of Loves Farm (Tithe Farm)

Allocation St Neots 1

East of Loves Farm (Tithe Farm)

99.5ha of land East of Loves Farm (Tithe Farm), St Neots is allocated for mixed-use development to comprise:



1. about 1,100 homes
2. about 3.7ha for employment use within classes E(g)
3. educational facilities including a primary school plus associated early years nursery facilities
4. a neighbourhood centre to include local shops and other community facilities appropriate to the scale of development
5. indoor and outdoor sports and recreation facilities appropriate to the scale of development
6. about 40 ha for green infrastructure to include a mixture of strategic green space, accessible natural green space, amenity green space, flood mitigation areas, land for biodiversity net gain
7. land reserved for an appropriate route for East West Rail and its associated uses

Successful delivery of the site will require:

a. completion of a public master planning exercise agreed with the Council resulting in the submission of a design code and master plan illustrating layout and design that harmonises with surrounding development to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. differentiated densities of development to create distinct character areas with higher densities around defined centres where appropriate.
c. provision of a landscaping scheme to minimise the landscape and visual impacts of the development and retention of trees and hedgerows to provide a mature setting to development, informed by a Landscape and Visual Impact Assessment and Arboricultural Assessment
d. provision of a flood risk assessment and detailed drainage strategy taking into account surface water flood risk including climate change
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated and sustainable connections can be achieved
f. liaison with East West Rail Co to understand the nature and extent of temporary and permanent land requirements, the accommodation of land uses and site phasing
g. assessment of noise and air quality impacts for the site, particularly from future development of the A428 and East West Rail, and appropriate mitigation to address any adverse impacts
h. protection of the listed building at Tithe Farm and its setting by provision of high quality development to reflect the site's sensitive location is conserved and enhanced informed by a proportionate heritage assessment
i. archaeological investigation, recording and where appropriate conservation

j. provision of a safe and suitable means of vehicular access from Cambridge Road and assessment of transport impacts through a comprehensive transport assessment
k. retention of and connections to the public right of way (Priory Hill) along the northern boundary of the site.
l. provision of pedestrian and cycle routes to link existing networks including access to Loves Farm 2, Wintringham Park, St Neots railway station and onwards to the town centre supported by a Travel Plan.

10.41 The site is located East of Loves Farm 2 and north of Wintringham Park; a strategic mixed use development. Opportunities to integrate development with the nearby residential areas through clear visual and physical links must be addressed through the master plan. The site offers the opportunity to improve the quality of the immediate locality and provide new homes in a highly sustainable location within access to the market town of St Neots and the railway station.

10.42 The southern section of the site falls within the A428 Development Consent Order boundary and safeguarded land for East West Rail, a major infrastructure project of national significance. Delivery of this site will need to take into account the timing of highway delivery and ensure that any potential adverse impacts on the construction or operation of East West Rail are avoided. The area safeguarded for East West Rail is identified on the Policies Map and shown alongside the site allocation boundary on the adjacent diagram. Policy 'Supporting and enabling strategic infrastructure' also applies to the land safeguarded for EWR.

10.43 The site should provide a mix of densities reflective of large developments with higher densities around defined centres where appropriate. Density mix should be balanced with the requirements of other criteria within the within the allocation including those relating to landscape, biodiversity and heritage. The site will provide a neighbourhood centre which will include elements of retail development and community uses, retail development in this area should not compete with, but instead complement the existing town centre and surrounding uses within St Neots town centre, Wintringham Park and Loves Farm.

10.44 Employment land is an essential element of this allocation and contributes to sustainable development by offering opportunities for people to work close to home. Employment provision should complement that already in St Neots and be sustainably located with active travel connections. A variety of premises should be included offering suitable accommodation for a range of employment uses. E(g) uses may be integrated with residential areas, however, B2 general industrial uses should avoid directly adjoining residential areas. A proposal must demonstrate that all employment development is sustainably located within the site avoiding adverse impacts on the amenity of residents including from transport, parking, noise, air and light pollution.

10.45 The site is within the Impact Risk Zone St Neots Common SSSI and Little Paxton Pits SSSI. These IRZ may require Natural England consultation. Assessment will be required of the potential impacts on the St Neots Common SSSI and Little Paxton Pits SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required. Given the size of the development there are opportunities to provide substantial open space for recreational needs and add to the strategic green infrastructure network. A full range of formal and informal open space, including sports and play facilities, parks and gardens, natural/semi-natural green space, amenity green space, allotments should be incorporated in accordance with the Council's current standards at the time of development.

10.46 The land slopes gently down from the north and south towards Fox Brook, with open countryside to the North (Priory Hill) and east. There are patches of wooded area across the site including at Cromwell's Close Plantation located in the north east quadrant, within the northwest quadrant of the site and surrounding Tithe Farm. Fox Brook runs east to west though the site. A Landscape and Visual Impact Assessment should be prepared to inform any landscape and visual issues resulting from the proposed

development, this should be used to inform a landscaping scheme which will address the visual and physical impact of development including the setting of Fox Brook and presence of pylons and overhead power lines.

10.47 The retention of existing trees, wooded areas and hedgerow will be an important aspect providing a mature established setting. A proposal should demonstrate how this can be achieved through an Arboricultural Assessment. In combination with the landscaping scheme this should ensure that green corridors are formed across the site linking with the green corridors to be provided within the next phase of development at Love's Farm immediately to the west.

10.48 The site is located in flood zone 1 and surface water risk to the site is predominantly very low and confined to Fox Brook and flow paths. As such these areas should be left free of development and used as blue green corridors contributing to the landscaping design of the development and providing multiple benefits alongside flood risk, including ecological, social and amenity benefits. Infilling of drainage ditches should be avoided. Further modelling will be required to understand the impacts of climate change on surface water flood risk and a drainage strategy prepared ensuring there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield rates will apply at a minimum in consultation with the LLFA.

10.49 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'

10.50 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

10.51 The site includes safeguarded land for highways improvements to the A428 and for East West Rail meaning the site may be impacted by noise, air and light pollution, there is also a potential for vibrational impact . A proposal must demonstrate through a through a noise and air quality assessment how these impacts on development can be mitigated. Vibrational impact should be addressed by demonstrating how units can be appropriately located and impacts mitigated.

10.52 There are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed which could be adversely impacted by the development if master planned ineffectively. Retention of the listed building would be required including the assessment of the future of the surrounding buildings as they fall within the setting of the listed building curtilage. A proposal must demonstrate potential impacts on the heritage asset and it's significance with an appropriate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

10.53 Due to the size and known archaeology in the area, there is high potential for significance on site. The very large eastern extension of previous phases of Loves Farm had some of the most significant Iron Age archaeology in the Cambridgeshire claylands - this was particularly true of Loves Farm Phase 1 and Phase 2 also contains multiple complex Iron Age and Roman enclosure sites. Cropmarks of further Iron Age or Roman enclosures are visible within the this allocation site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

10.54 A proposal must demonstrate provision of a safe and suitable means of access from Cambridge Road and assessment of transport impacts on the wider area including the A428 and into St Neots through a transport assessment. The suitability of any access directly from the A428 Cambridge Road would need to be considered by National Highways.

10.55 The layout of the site must ensure that active travel and public transport connectivity is provided into the adjoining development at Love's Farm to facilitate establishment of a cohesive community. Provision of pedestrian and cycle routes to link to existing networks including to Loves Farm 2 and Wintringham Park and the nearby railway station and onwards to the town centre will be demonstrated through the submission of a Travel Plan to demonstrate sustainable placemaking. An existing public right of way 194/45 (Priory Hill) is located along the northern boundary of the site at Priory Hill. A proposal must demonstrate how it can connect to and retain the right of way on its existing alignment.

St Neots 2: South West of Potton Road

Allocation St Neots 2

Land South West of Potton Road

3.9ha of land South West of Potton Road, St Neots is allocated for residential development of about 80 homes. Successful development of the site will require:

a. layout and design which ensures that the arrangement of buildings on the site provides an adequate buffer between homes and the overhead power lines and the East Coast mainline railway to ensure adequate residential amenity
b. provision of a landscaping scheme and retention of trees and hedgerows to minimise the visual impact of the A428, B1046 and East Coast Mainline within the development and to provide a mature setting to development, informed by a proportionate Landscape and Visual Impact Assessment and Arboricultural Assessment
c. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culvert and assessment of risk from ordinary watercourses and tributaries to evaluate current and future fluvial, groundwater and surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. a noise and air quality assessment and appropriate mitigation from the A428, B1046 and East Coast Mainline
f. provision of a safe and suitable means of access from Potton Road/B1046
g. provision of and improvement to pedestrian and cycle routes to link to existing networks and a safe and suitable means of access to the existing residential areas of St Neots and Wintringham Park demonstrated through a Travel Plan

10.56 The site is situated on the edge of St Neots bounded by the A428, B1046 and the East Coast Mainline. To the north is the ongoing development of Wintringham Park a strategic mixed use development. The site slopes from south west to north east with a height difference of approximately 10m. The site is bounded to the west by the East Coast mainline railway which is raised and banked. The frontage to the A428 includes substantial copses of woodland at either end of this frontage. The eastern boundary is edged by the B1046 which is lined by a more consistent tree belt. The site would be suitable for low density residential development reflecting its location on the edge of the market town.

10.57 A proposal would require assessment of appropriate building elevations and layout of buildings due to the topography of the site and proximity to the East Coast Mainline, A428 and B1046 taking into account the orientation of buildings, residential visual amenity, presence of pylons overhead electricity lines and gas pipeline. The proposed layout must demonstrate how development will ensure adequate standards of

residential amenity given the constraints arising from the overhead powerlines and the East Coast mainline railway. It should also illustrate how the scheme can integrate with the existing residential development of St Neots and with Wintringham Park.

10.58 A Landscape and Visual Impact Assessment should be prepared to inform any landscape and visual issues of the proposed development, this should be used to inform a landscaping scheme which will address the visual and amenity impact for future residents from the surrounding transport uses. The retention of existing trees and hedgerow will be an important aspect providing a mature established setting. A proposal should demonstrate how this can be achieved through an Arboricultural Assessment.

10.59 The site is located within flood zone 1, with an ordinary watercourse, culverted under the A428 along the southern boundary of the site. Surface water risk is predominately very low, however, there is a major flow path through the southwestern corner of the site. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared that considers present day and climate change scenarios. Modelling may be required in consultation with the Environment Agency (EA) and Lead Local Flood Authority (LLFA) . There is potential residual risk to the site from a blockage of the culvert therefore any risk from the ordinary watercourse should be investigated and any modelling should consider the impacts of the condition and potential blocking of the culvert. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

10.60 Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. Natural Flood Management and mitigation of cumulative development impacts given the site's location within a high sensitivity catchment, should be explored, see also 'Managing flood risk'.

10.61 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

10.62 The site is surrounded by the A248, B1046 and the East Coast Mainline meaning the site may be impacted by noise, air and light pollution, there is also a potential for vibrational impact due to presence of the East Coast Mainline. A proposal must demonstrate through a through a noise and air quality assessment how these impacts on development can be mitigated. Vibrational impact should be addressed by demonstrating how units can be appropriately located and impacts mitigated.

10.63 The site lacks active travel connections, the northern extent of the site adjoins a bridge which crosses the East Coat Mainline, however the current footpath is narrow. A proposal must demonstrate that it can provide safe and suitable means of access to the existing residential area of St Neots and to Wintringham Park. A Travel Plan will be required to demonstrate how this can be achieved.

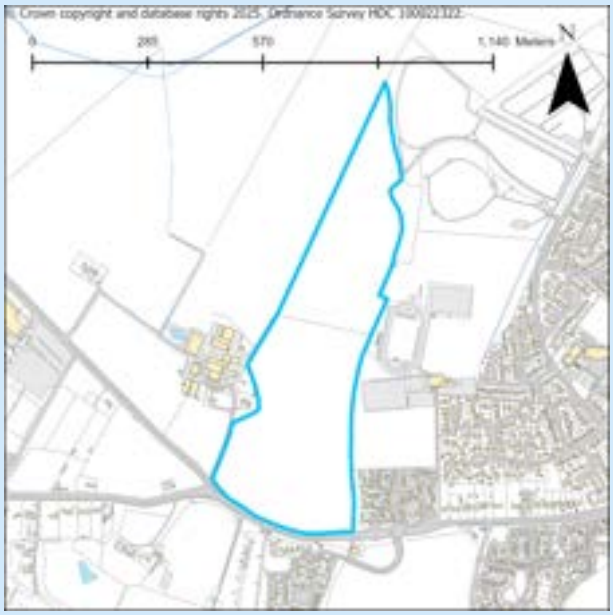
St Ives 1: North of Houghton Road

Allocation St Ives 1

North of Houghton Road

23.9 ha of land north of Houghton Road is allocated for a mixed use development comprising:

1. about 350 homes
2. 12 ha for open space and landscaping
3. a new junction arrangement with the A1123/ Sawtry Way junction



Successful development of the site will require:

a. a comprehensive masterplan to ensure a holistic approach to the design of development integrating it with St Ives and mitigating landscape impact
b. substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west and be supported by a landscape plan and strategy
c. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement
d. high quality development that reflects the sensitive landscape setting of the site including mitigation on adjacent heritage assets informed by an proportionate heritage assessment
e. archaeological investigation, recording and where appropriate conservation
f. provision of a flood risk assessment and detailed drainage strategy, to evaluate current and future ground and surface water flood risk
g. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that wastewater flows from the proposal can be accommodated and to ensure sustainable connections to wastewater services can be achieved
h. the provision of suitable noise, light and air quality mitigation measures in relation to the A1123
i. provision of safe vehicular and pedestrian access from Houghton Road
j. provision of connecting active travel routes facilitating access to St Ives One Leisure Outdoor Centre in agreement with Cambridgeshire County Council and Cambridgeshire and Peterborough Combined Authority
k. satisfactory resolution of any impact caused by traffic generated from the allocation on the local and strategic road networks in accordance with the requirements of relevant highway authorities and having regard to a transport assessment and travel plan

10.64 The site is technically within Wyton-on-the-Hill parish but the site has immediately adjoins the edge of St Ives and has a greater functional relationship with the town.

10.65 Due to the site's edge of town location and its visual prominence in the landscape, a comprehensive parameter plan is required to ensure a holistic approach to the design of development integrating it with St Ives and mitigating landscape impact. Development must also be sensitively designed and master planned to minimise the perception of coalescence of St Ives with Houghton and Wyton.

10.66 In landscape terms the site is prominent in longer range views particularly from the north and west where there are no landscape features along its boundaries. This allows for significant visibility from points along Sawtry Way in long distance views from the public rights of way that links Sawtry Way to the Old Ramsey Road. Therefore a landscape plan and strategy for the site must incorporate landscaping along these sides to mitigate landscape impact. Any existing landscape features and hedgerows should also be retained. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

10.67 Adjacent to the site is the Houghton and Wyton conservation area and the grade II listed West and East Lodge, these are separated by Houghton Road and are being renovated. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

10.68 Initial archaeology evaluation of the site has found Iron Age and medieval remains. The County Council consider there is also potential for Roman funerary remains. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

10.69 The site is located within flood zone 1, and currently open greenspace. Surface water risk is predominately very low, however there is a field drain / ditch in the centre of the site and other topographic low spots resulting in ponding. As such a, a site-specific flood risk assessment and detailed drainage strategy are required, considering both current and future climate change scenarios with a sequential approach taken to the site layout based on modelled outputs.

10.70 Discharge rates should remain at greenfield rates in consultation with the LLFA. Opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, should be explored, see 'Managing flood risk'.

10.71 Early engagement and Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Ives Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

10.72 There is potential for noise, light and air quality to affect the site due to its proximity to the A1123 and the proposal to add to these. Mitigation measures should be incorporated to fully address noise and air quality impacts.

10.73 A transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network (the A1123) and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with nearby villages in Wyton, Houghton and St Ives.

10.74 A proposal will be expected to provide an active travel route facilitating access to St Ives One Leisure Outdoor Centre. The A141 and St Ives Improvement Scheme provides some indicative routes for active travel and transport improvements within and along the southern boundary of the site. The development will be expected to liaise with Cambridgeshire County Council and Cambridgeshire and Peterborough Combined Authority to agree acceptable routes and connections.

Bury 1: Bury Industrial Estate, Old Station Road

Allocation Bury 1

Bury Industrial Estate, Old Station Road, Bury

0.96 ha of land at Old Station Road is allocated for residential development of about 30 homes.

Successful development of the site will require:

a. high quality design and layout to integrate with adjoining residential development and Ramsey conservation area informed by a proportionate heritage assessment
b. retention of the mature trees within the site and incorporation into the landscaping scheme
c. provision of a flood risk assessment and a detailed drainage strategy, and modelling of the High Lode watercourse to evaluate current and future flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provide a 15m buffer around the pumping station and safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. assessment of land contamination and completion of remediation measures appropriate to residential development
g. amendment or replacement of the existing junction with Old Station Road to ensure appropriate access for residential rather than commercial use including adequate provision for active travel modes
h. retention and enhancement of the public right of way along the eastern boundary and a continuous footpath provided through to Old Station Road

10.75 Part of the site has previously been used for an engineering works, its redevelopment could bring visual enhancements to the Ramsey Conservation Area. Impact on this heritage asset and integration with neighbouring uses will be required in compliance with Policy LP 56 'Heritage Assets and their Settings'.

10.76 There are a number of mature trees within the site which should be protected and incorporated into the landscaping scheme where feasible to provide visual amenity to the character of the development and maintain their biodiversity value.

10.77 The site lies within flood zone 1. Surface water risk is predominately very low, however, there is a higher risk running east to west through the middle of the site along the existing road. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared, including a model of the High Lode watercourse that considers present day and climate change scenarios and safe access and escape routes. A sequential approach should be taken to the site layout based on modelled outputs.

10.78 Discharge rates should remain as existing with a potential for in consultation with the Lead Local Flood Authority. There should be an investigation into the existing onsite drainage network and whether this will need expanding considering the wider impact of flood risk. Opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's medium sensitivity catchment, should be explored, see also 'Managing flood risk'.

10.79 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. There is a sewer pumping station adjacent to the southern boundary requiring a encroachment buffer of at least 15m to ensure it does not impact on the amenity of future residents on the site due to odour.

10.80 Part of the site has previously been used for an engineering works so a land contamination assessment must be submitted to accompany any planning application including proposals for completion of any necessary remediation works prior to any residential properties being occupied.

10.81 The site has an existing access from Old Station Road which appears to have sufficient frontage to allow safe and appropriate access to the site. Amendment of the road junction suitable for residential rather than the existing commercial use will be required.

10.82 The public right of way which runs along the eastern boundary connects to Mugglestone Lane to the north which enables pedestrian access to key services within Ramsey from the site and surrounding residential development. A development scheme must retain and enhance this active travel route and provide an integrated connection through to Old Station Road to all for enhanced connectivity.

Bury 2: Off Cheveril Lane

Allocation Bury 2

Off Cheveril Lane

6.4 ha of land off Cheveril Lane is allocated for biodiversity net gain and land to safeguard against flooding.

Successful development of the site will require:

a. a layout plan identifying the areas of biodiversity and flood risk enhancements
b. retention of existing landscape features
c. an ecological assessment to assess the baseline conditions of the site and identifying what enhancements can be provided on site
d. proposal sensitive to the setting of the Ramsey Conservation Area and wider rural setting listed and be informed by a proportionate heritage assessment

10.83 The site is located on the south eastern edge of Bury adjacent to development along Buryfield and Crabtree Way to the west and north west.

10.84 The site is at significant risk of flooding with approximately 55% of the site is within flood zone 3b, 3% is within flood zone 3a, 17% is in flood zone 2 leaving some 25% in flood zone 1 making inappropriate for built development. Open space uses and measures that provide a boost to biodiversity potentially using the site as a habitat bank for off-site biodiversity net gain credits and to enhance flood mitigation are supported.

10.85 The site benefits from established trees and vegetation along its borders enclosing the site. These should be retained as part of a landscaping strategy for the site which is encouraged to support wet woodland enhancement.

10.86 An ecological assessment will be required. Engagement will be required with ecologists and wildlife specialists to ascertain the habitats and types of biodiversity gains that could be made on the site considering that it is constrained by flood risk so encouraging some habitats may be less favourable other more water resilient habitats and species. A proposal involving wet woodland and flood meadow is likely to be viewed favourably.

10.87 The site is adjacent to the Ramsey Conservation Area on its northeastern corner, it contributes to the wider rural setting. Considering that the site is to be retained for as a habitat bank, there are likely to be beneficial impacts for the Conservation Area. Impact on this heritage asset will be required in compliance with Policy LP 56 'Heritage Assets and their Settings'.

Bury 3: RAF Upwood - Phase 3, Bury

Allocation Bury 3

RAF Upwood - Phase 3

17.69 ha of land at RAF Upwood is allocated for a mixed use development to comprise:

1. about 170 homes
2. about 11.5 ha of land for green infrastructure to include a mixture of strategic green space, amenity open space, play space, accessible natural green space and flood mitigation

Successful development on the site will require:

a. design and layout that is capable of being integrated with approved development RAF Upwood and allocation Ramsey 1
b. provision of a strong landscaping scheme including the retention of trees and hedgerow to minimise impact and retain a sense of visual separation between the site and existing development to the north informed by a proportionate Landscape and Visual Impact Assessment
c. provision of a flood risk assessment and detailed drainage strategy to evaluate current and future surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of a safe and suitable means of access and integration with approved development RAF Upwood including an assessment of transport impacts through a transport assessment and travel plan
f. provision of active travel routes to link with existing and proposed networks and local services and facilities

10.88 The site lies immediately north of RAF Upwood, a mixed use development which is currently under construction and to be brought forward in phases. Mixed use allocation 'Ramsey 1: RAF Upwood phase 4 (Upwood)' lies to the south. Successful development of RAF Upwood Phase 3 will be required to demonstrate that it can be successfully integrated with both the approved development RAF Upwood and allocation 'Ramsey 1: RAF Upwood phase 4 (Upwood)' illustrating how it can be successfully master planned to create a comprehensive development through design, layout and movement and circulation of vehicles, pedestrians and active travel routes.

10.89 The site is fairly open with limited vegetation along its boundaries providing views out across open countryside to the north and west. Areas of hardstanding remain which once formed the runway for RAF Upwood. This could be retained to reflect the previous use of the site and also provide additional heritage value as part of a landscaping scheme. About 11.5 ha of green infrastructure will be provided as a mix of strategic green space, amenity open space, play space, accessible natural green space and flood mitigation. This will not only provide opportunities to minimise landscape impact to the west and north, but also provides active travel, social, leisure and environmental opportunities, creating a sense of place.

10.90 The site is located within flood zone 1 and surface water risk is predominately very low. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared that considers present day and climate change scenarios. Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. The assessment should consider the wider impact of flood risk in combination with opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, see also 'Managing flood risk'.

10.91 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

10.92 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided and effectively integrated with approved development RAF Upwood and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for cyclists and pedestrians and active travel users which will facilitate integration with the wider development at RAF Upwood, allocation Ramsey 1 and provide access to local services and facilities.

Ramsey 1: RAF Upwood phase 4 (Upwood)

Allocation Ramsey 1

RAF Upwood - Phase 4

14 ha of land at RAF Upwood is allocated for a mixed use development to comprise:

1. about 4.8 ha for office, research and development, industrial and general industrial uses within use classes E(g)(i-ii) and B2
2. about 9.2 ha of land for green infrastructure to include a mixture of strategic green space, accessible natural green space and flood mitigation

Successful development of the site will require:

a. design and layout that respects the site's location as part of wider development and is capable of being integrated with approved development RAF Upwood, Established Employment Area and allocation Bury 3
b. use of design that ensures that the physical relationships and separation of proposed uses from existing residential buildings are not oppressive or overbearing, considering the routes and spaces between buildings with employment development to be located in the south of the site
c. provision of a strong landscaping scheme including the retention of trees and hedgerow to minimise impact on the wider countryside setting and to provide green infrastructure links to allocation Bury 3 informed by a proportionate Landscape and Visual Impact Assessment
d. provision of a flood risk assessment and detailed drainage strategy taking into account groundwater and surface water flood risk including climate change
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. the safeguarding of suitable access for the maintenance of existing sewerage infrastructure
g. the assessment of noise, light, air, and dust pollution impacts from the proposed employment uses and provision of appropriate mitigation reflecting the nature of the surrounding uses
h. provision of a safe and suitable means of access from Ramsey Road and assessment of impacts of proposed employment uses through a transport assessment and travel plan
i. provision of active travel routes to link with existing and proposed networks and local services and facilities

10.93 The site is located to the west of Established Employment Area (EEA) Upwood Air Park, existing residential development and south of allocation 'Bury 3: RAF Upwood - Phase 3, Bury'. Development of RAF Upwood Phase 4 will be required to demonstrate that it can be successfully integrated to form part of the wider development master plan for RAF Upwood to create a comprehensive and holistic development. A proposal will be required to demonstrate how it can be effectively integrated with the Established Employment Area to the east whilst responding positively to, and mitigating against any adverse impact on residential development to the east. The compatibility of the proposed land use and the significance of the properties

and their settings would require assessment. This should include the physical relationships of the existing surrounding uses and the impact of the proposed uses to ensure an integrated approach to development to create an attractive, safe and accessible development for all users. Special attention should be paid to ensuring that proposed uses are not oppressive or overbearing on existing uses and that the routes and spaces between buildings respond appropriately to the existing and proposed land uses including in relation to vehicle and pedestrian circulation, movement and amenity. The site is considered capable of delivering about 19,200sqm of employment floorspace. Once complete the development will form part of the EEA.

10.94 The site is exposed to the wider landscape to the north and west with some trees and hedgerow on the site boundaries. About 9.2 ha of green infrastructure will be provided as a mix of strategic green space, amenity open space, accessible natural green space and flood mitigation. This will not only provide opportunities to minimise landscape impact to the west, but also provides active travel, social, leisure and environmental opportunities and linkages to the north and 'Bury 3: RAF Upwood - Phase 3, Bury', creating a sense of place.

10.95 The site is located in flood zone 1 and surface water risk to the site is predominantly very low. Surface water risk is largely confined topographic low spots and flow paths along the south eastern and southern boundaries of the site. There are culverts south of the site beneath Ramsey Road. A culvert course and condition survey may be required, including consultation with the culvert owner. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Safe access and escape routes should be investigated and established.

10.96 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a medium sensitivity catchment, see also 'Managing flood risk'.

10.97 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this, unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. There is a sewer within the site boundary which will require the safeguarding to ensure suitable access for the maintenance of existing sewerage infrastructure

10.98 A proposal will be required to provide an assessment of noise, light, air, and dust pollution impacts from the proposed employment uses and potential movement of vehicles including HGVs. Due to the site's proximity to residential development it will be required to demonstrate through a noise and air quality assessment how these impacts can be mitigated.

10.99 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Ramsey Road, that the site can be effectively integrated with the Established Employment Area and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for cyclists and pedestrians and active travel users which will facilitate integration with the wider development at RAF Upwood and allocation Bury 3 and provide access to local services and facilities.

Ramsey 2: North of Hollow Lane

Allocation Ramsey 2

North of Hollow Lane

1.7 ha of land north of Hollow Lane is allocated for residential development of about 20 homes.

Successful development of the site will require:

a. engagement with Abbey College on the reuse of this field and if alternative provision of playing fields is required
b. retention of existing trees, hedges and boundary features on its eastern, southern and western boundaries and provision of landscaping on its northern boundary as part of the landscape plan or strategy
c. provision of a flood risk assessment and drainage strategy, taking into account groundwater, surface water and modelling of unnamed ordinary watercourse to evaluate current and future fluvial, groundwater and surface water flooding risks
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated to ensure that sustainable connections can be achieved
e. provision of safe and appropriate vehicular and pedestrian access from Hollow Lane
f. design to be sensitive to the conservation area, the setting of the Abbey and associated assets and edge of settlement location informed by a proportionate heritage assessment
g. archaeological investigation, recording and where appropriate conservation

10.100 The site is located on the eastern edge of Ramsey along Hollow Lane. It forms part of a field associated with Abbey College which forms part of their sports and playing fields. Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made.

10.101 The site is located within flood zone 1, with an ordinary watercourse situated on the southern boundary. Surface water risk is predominately very low however there are small areas along the southern boundary that are of higher risk. As such, a site-specific flood risk assessment and drainage strategy must be prepared with a sequential approach taken to the site layout based on modelled outputs. Modelling may be required in consultation with Environment Agency and Lead Local Flood Authority (LLFA), to robustly define existing and future fluvial flood risk to the site. Groundwater conditions in the north of the site should be investigated.

10.102 Discharge rates should remain at greenfield rates in consultation with the LLFA. Opportunities for Natural Flood Management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment see also 'Managing flood risk'.

10.103 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

10.104 The site is in a sensitive location being on the edge of the settlement where the character of the area has a transitional character where it extends into the countryside. Existing landscaping on its eastern, southern and western boundaries must be retained and additional landscaping on its northern boundary be provided to enclose the development from the wider sports and playing fields.

10.105 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

10.106 The site is wholly located within the Ramsey conservation area. A proportionate heritage assessment will be required setting out how impact on the conservation area will be mitigated to ensure a high quality design that reflects local character in compliance with Policy LP 56 'Heritage Assets and their Settings'. Also, due to the site's association with Ramsey Abbey and it being within the Ramsey Abbey precinct, there is the potential for archaeology. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

Chapter 11:

Service Centres

11.1 Service Centres are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain.

11.2 The following table sets out how many allocations are proposed in each of the Service Centres, all allocations can be found on the Policies Map where they can also be viewed within their wider setting:

Settlement	Number of allocations
Alconbury Weald	0
Brampton	2
Buckden	0
Fenstanton	1
Godmanchester	3
Kimbolton	2
Little Paxton	2
Sawtry	6
Somersham	3
Warboys	0
Yaxley	1

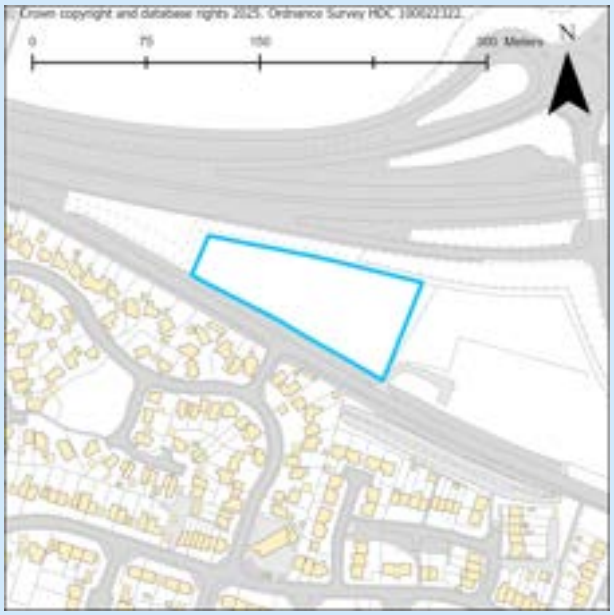
Brampton 1: Wallis Land, Thrapston Road

Allocation Brampton 1

Wallis Land, Thrapston Road

0.7 ha of land called Wallis Land along Thrapston Road is allocated for a mixed use development comprising:

1. About 10 homes
2. about 0.4 ha of open space



Successful development of the site will require:

a. built development located on 0.3ha within the eastern half of the site with the remainder of the site (0.4ha) being used for open space
b. provision of a heritage assessment and appropriate mitigation of potential impacts on the known archaeological assets
c. high quality development that reflects the edge of settlement location retaining existing landscape features and boundary features such as trees and hedgerows
d. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement
e. provision of suitable noise, light and air quality mitigation measures in relation to the A141
f. provision of a flood risk assessment and drainage strategy taking into account, surface water, reservoir and groundwater flood risk and including climate change
g. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
h. the provision of safe vehicular access from Thrapston Road
i. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development.

11.3 The site is located on the northern edge of Brampton bounded by Thrapston Road to the south of and the A141 to north.

11.4 The site is partially covered by a Scheduled Monument designation. Archaeological investigation was carried out in support of a planning application in 2019 that identified that medieval ridge and furrow is present on part of the site. Built development on this land covered by this designation is not supported and must be used for public open space. A proposal must be supported by a heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.5 A belt of existing established landscape features and hedgerows run along the site's boundaries which must be retained as part of a comprehensive landscaping strategy for the site. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

11.6 There is potential for noise, light and air quality to affect the site due to its proximity to the A141. Mitigation measures should be incorporated to fully address noise and air quality impacts.

11.7 The site is within flood zone 1. Current surface water flood risk to the site is predominantly very low, risk in the high and medium risk events is confined to areas of ponding within topographic low spots in the northeast and northwest of the site. The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority and Middle Level Commissioners/Sawtry Internal Drainage Board. A sequential approach should be taken to the site layout based on modelled outputs. Infiltration SuDS are unlikely to be appropriate at this site. The site-specific flood risk assessment should further investigate groundwater levels in consultation with the Lead Local Flood Authority. The site is potentially at risk from Hinchingbrooke Country Park Lakes (reservoir risk) which would require investigation.

11.8 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in both a medium and high sensitivity catchment, see also 'Managing flood risk'.

11.9 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Brampton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.10 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Thrapston Road which may be through development of the land to the east which is already permitted. Any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Brampton village.

11.11 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development.

Brampton 2: Land off Huntingdon Road

Allocation Brampton 2

Land off Huntingdon Road

5.97 ha of land off Huntingdon Road is allocated for a mixed use development comprising of:

1. open space
2. car parking facilities for the Country Park

Successful development of the site will require:

a. a comprehensive masterplan setting out the location and scale of the proposed car park with a network of pathways and landscaping
b. provision of additional pedestrian paths must be provided linking into the existing park and incorporation of public right of way located on the eastern boundary
c. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement
d. provision of a proportionate heritage assessment and appropriate mitigation of potential impacts on listed buildings and conservation area
e. the location of the car park within flood zone one and the provision of a proportionate flood risk assessment including the assessment of groundwater conditions and appropriate drainage for the car park to ensure surface water runoff is not increased elsewhere
f. Early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
h. provision of a safe and suitable means of access(s) from Huntingdon Road
i. provision of safe and appropriate pedestrian access
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development.

11.12 The site adjoins and is located south of Hinchingbrooke Country Park County Wildlife Site providing opportunities to enhance green infrastructure and nature conservation sites through enhanced biodiversity net gain and natural and open space as well as providing infrastructure such as car parking to enable the enjoyment of the park.

11.13 A masterplan will be required setting out the location and scale of the car park and how internal paths for pedestrian use will be laid out within the site as well as how they will connect to the existing park. This masterplan will need to set out how the proposal will be sensitively landscaped ensuring effective integration with the wider park. High quality and sustainable design and materials and consideration of all amenity impacts of the proposal will be required in compliance with policies in 5 'How we will create well designed places'.

11.14 Due to the proximity to the County Wildlife Site, an ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

11.15 The site is within the setting of the grade I listed Pepys House, grade II listed 44 Huntingdon Road and Brampton Conservation Area. A proposal must be supported by a proportionate heirtage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.16 Approximately 63% of the site lies within flood zone 3b with a further 11% within flood zones 2 and 3a. The southern extent of the site is located within flood zone 1. Surface water risk to the site is predominantly very low. The site is located within Alconbury Brook in Cambridgeshire flood alert area meaning safe access and escape routes should be considered further to ensure safe evacuation of site users. Potential risk from Grafham Reservoir may require investigation. The car park should be sited in flood zone 1 next to the access road. Ground conditions should be investigated due to high groundwater emergence risk. Appropriate drainage for the car park will be required, ensuring any surface water is mitigated onsite. A water main runs along the southwest boundary of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.17 Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a high sensitivity catchment should be explored, see also 'Managing flood risk'.

11.18 A suitably designed safe access or accesses onto the existing highway will be required. There is a significant demand for car parking during events at the country park and a new car park accessed from Huntingdon Road would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingbrooke Park Road. Adequate parking and preventative highway measures should be provided so that the surrounding highway network is not adversely affected.

11.19 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to minimise sterilisation and maximise incidental extraction of any minerals as part of development.

Fenstanton 1: Galley Hill

Allocation Fenstanton 1

Galley Hill

61 ha of land at Galley Hill is allocated for a mixed use development comprising of:

1. commercial, business, industrial and storage and distribution uses within use classes B2 and B8 with ancillary E(g)(i); and
2. 36 ha of open space for land to safeguard against flooding

Successful development of the site will require:

a. built development being located on land within flood zone 1 (25ha of the site) leaving the remaining 36ha for open space to safeguard against flooding
b. a comprehensive masterplan to ensure a holistic approach to the design of development
c. landscape features and boundary features such as hedgerows supported by a landscape plan and strategy and by a proportionate Landscape and Visual Impact Appraisal, taking into account the rising main along the southern boundary and across the south west corner
d. an assessment to assess impact on nearby County Wildlife Sites and Impact Risk Zone for Hemingford Grey Meadow SSSI and Houghton Meadow SSSI
e. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement
f. high quality design to mitigate any impact on nearby listed buildings to the south east associated with Hall Green Farm informed by a proportionate heritage assessment
g. archaeological investigation, recording and where appropriate conservation
h. provision of a flood risk assessment and drainage strategy, taking into account residual risk from culverts, fluvial, groundwater and surface water flood risk, modelling of Hall Green Brook and unnamed ordinary watercourses including climate change and a strategy to provide betterment to be produced in agreement with the Council in liaison with relevant bodies.
i. the assessment of opportunities for using Natural Flood Management to reduce flood risk on site and in the surrounding area
j. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
k. the safeguarding of suitable access for the maintenance of existing sewerage infrastructure

l. integration of the existing public right of way within a masterplan
m. the provision of suitable noise, light and air quality mitigation measures in relation to the A1307
n. provision of safe vehicular access to the site exploring the potential of a roundabout junction off the A1307 into the site
o. the provision of a suitable sustainable transport network for pedestrians, cyclists and vehicles and be supported by a transport assessment taking into account the impact of the proposal on the road traffic network

p. the proposal to make best use of minerals (sand and gravel) located within the site
q. demonstration of the compatibility between the employment uses and Marsh Lane Quarry

11.20 The site is located to the north of the Lakeside Technology Park, west of Fenstanton and south of St Ives just off the junction between the A1307 and London Road. The site is considered capable of delivering about 100,000sqm of employment floorspace.

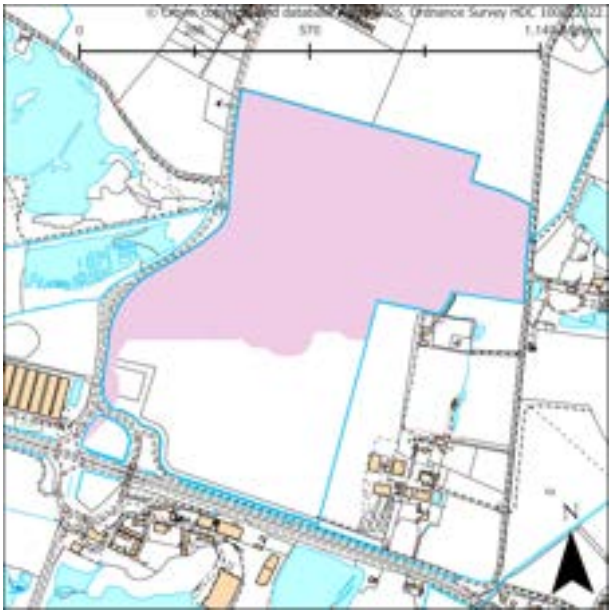
11.21 A comprehensive masterplan will be required to integrate built development and open space/ flood mitigation uses. A landscape scheme will also be required to retain existing hedgerows and vegetation as well as providing appropriate enhancements mitigating the impact of built development on the wider countryside.

11.22 The site is within the Impact Risk Zone for Hemingford Grey Meadow SSSI and Houghton Meadow SSSI. Assessment will be required of the potential impacts on the Hemingford Grey Meadow SSSI and Houghton Meadow SSSI arising from increased urbanisation pressure generated by users of this site. Appropriate mitigation will be required.

11.23 Hedgerows in poor condition. Limited views into proposed site due to screen plantations around field edges. Development could provide enhancements to landscaping and improve conditions of hedgerows. A proposal must be supported by a comprehensive landscape plan and strategy and by a proportionate Landscape and Visual Impact Appraisal.

11.24 An ecological assessment will be required as Low Road Meadows County Wildlife Site partially falls within the site's boundary. The impact of development on the County Wildlife site (CWS) will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed. Ecological enhancements must be proposed to address the impact. Additionally, to the north west is the Marsh Lane Gravel Pits CWS and to the south is Fenstanton Pits CWS, an assessment will need to include impact on this site as well.

11.25 The layout and scale of development should take account of the cluster of listed buildings at Hall Green Farm and Manor Farm to ensure there is not a detrimental impact on their setting. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. There is potentially very significant archaeology on the site, archaeological investigations are required to assess the extent of archaeological potential within the site in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.



11.26 There is a public right of way running through the site northern half of the site. This should be retained on its existing alignment and enhanced to support use of this active travel route.

11.27 The site is partially located within flood zone 1, however, over half of the site is within flood zone 3b (functional floodplain). This area has been set aside to safeguard against flooding and mitigate fluvial flood risk (about 36 ha). An indicative safeguarding area is provided, however, applicants should always

consult the latest flood maps for the most up to date information. Hall Green Brook and ordinary watercourses, flow through the centre of the site and the River Great Ouse sits to the north. Surface water risk to the site is nominal with isolated ponding. As such, a site-specific flood risk assessment and drainage strategy must be prepared, including a model of the ordinary watercourses, which should be included within site design and layout, that consider present day and climate change scenarios. There are several culverts around the site where residual risk from potential blockages could impact the site, therefore any modelling should consider the impacts of the condition and potential blocking of the culverts demonstrating that any residual risks can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. A strategy to provide flood risk betterment must be produced in agreement with the Council in liaison with relevant bodies.

11.28 Further consideration of surface water risk in flood zone 1 should be undertaken and discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Groundwater conditions must also be investigated. Any assessment should consider the wider impact of flood risk in combination with opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, looking to reduce flood risk on site and in the surrounding area, see also 'Managing flood risk'.

11.29 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.30 There is potential for noise, light and air quality to affect the site due to its proximity to the A1307 and the scale of the proposal may increase pollution levels locally. Mitigation measures should be incorporated to fully address noise and air quality impacts.

11.31 The site outline includes 0.92 ha piece of land adjacent to the south western corner of the main site which will be used to provide an roundabout junction with an arm designed to serve the site. This will need to take into account Anglian Water existing infrastructure which is protected by easements and should not be built over or development located where access for maintenance and repair could be restricted. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network. This should also assess the impact of the proposal considering the proposed uses on site and potential for larger HGV movements onto the A1307. Any adverse off-site transport impacts should be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with nearby villages and to support local employment. Sustainable transport should be supported through provision of supporting infrastructure such as bus stops and cycle access.

11.32 The site is within a Source Protection Zone (SPZ), just over half of the site is within SPZ 2 with the remainder being within SPZ 3. Due to the proposed uses and increased car parking and hardstanding arising form commercial development there may be greater risk of groundwater pollution and runoff. An assessment on the impact on groundwater pollution and appropriate mitigation will be required. Consultation with the Environment Agency will also be required and compliance with their guidance on groundwater protection.

11.33 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers undertake a Minerals Resource Assessment (in accordance with Annex 1 of the Minerals Safeguarding Practice Guidance 2019 or successor documents). This assessment should include proposed mitigation to incorporate extraction where possible, and make use onsite or available for others to use off-site. They also recommend that the design of development should seek to minimise mineral sterilisation.

11.34 The site is located within the Consultation Area for the safeguarded waste site known as Marsh Lane Quarry which is currently undergoing restoration. Demonstration of compatibility between the proposed site and safeguarded will be required to ensure incompatible development does not occur.

Godmanchester 1: Former RGE Engineering site and HDC Car Park, The Avenue

Allocation Godmanchester 1

Former RGE Engineering site and HDC Car Park, The Avenue

2.46 ha of land at the former RGE Engineering site and Huntingdonshire District Council (HDC) Car Park, The Avenue, Godmanchester is allocated for residential development of about 85 homes.

Successful development of the site will require:

a. a masterplan and design brief to support the redevelopment of the site and illustrate how it will integrate with surrounding uses
b. demonstration that the site can pass the exception test and provide flood risk betterment to the site and surrounding area
c. sequential location of development within the site and demonstration of safe access and escape routes and provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water flood and reservoir flood risk, modelling of River Great Ouse, climate change and natural flood management
d. the assessment of opportunities for using Natural Flood Management to reduce flood risk on site and in the surrounding area
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
g. an air quality assessment and low emissions strategy
h. a contamination assessment and mitigation measures as appropriate
i. provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, informed by a proportionate heritage assessment ensuring that heritage assets and their settings are preserved and where possible enhanced
j. the provision of amenity and open space for users to mitigate the recreational impacts on nearby nature sites
k. landscape features and boundary features such as hedgerows supported by a landscape plan and strategy
l. provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the town, , access to common land to the north and provision for a landing area for footbridge

11.35 The site offers an opportunity for environmental enhancement of this approach into Huntingdon. It can also consolidate a cluster of housing which is well located with regard to access to services and provide homes in an attractive, sensitive location. A design brief and masterplan should be prepared for the site due to its sensitive location.

11.36 Built development is only supported on land classified as being flood zone 1. The north, east and south of the site are within flood zone 3b with a small patch in the north within flood zone 2 due to close proximity to surrounding rivers. The centre and west of the site is in flood zone 1. Current risk of surface water flood risk to the site is low. Assessment of the current drainage system in place should be carried out to ascertain any current capacity issues and whether the current system could accommodate the proposed residential development or whether further capacity will be required.

11.37 The site has the opportunity to reduce flood risk within the brownfield site and in the wider area if this can be demonstrated through the exception test and substantial assessment and modelling. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. The site is potentially at risk from Hinchingbrooke Country Park Lakes (reservoir risk) which would require investigation. Residual risk at this site comes from the potential blockage of the culverts underneath the A1307 south and west of the site. Culvert course and condition surveys may be required, including for consultation with the culvert owner. The proposal must demonstrate that any residual risks can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. The site is located within the River Great Ouse in Cambridgeshire from Brampton to Earith flood alert area. Safe access and escape routes should be investigated and established.

11.38 As the site is currently brownfield land at high flood risk the site must implement natural flood management features to substantially reduce flood risk to the site and surrounding areas. The cumulative impacts of development must be addressed given the site's location in a high sensitivity catchment, looking to reduce flood risk on site and in the surrounding area, see also 'Managing flood risk'.

11.39 The site is within zone 3 of a Source Protection Zone (SPZ), an assessment on the impact on groundwater pollution and appropriate mitigation may be required. Consultation with the Environment Agency will also be required and compliance with their guidance on groundwater protection.

11.40 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.41 The existing commercial use and historic uses of the site mean that contamination may be an issue. This will need to be fully investigated and appropriate measures taken to bring the site up to the required standard for residential development.

11.42 A high quality design-led development should reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and the relationship with the Huntingdon and Godmanchester conservation areas and a number of listed buildings. The scheme must ensure that heritage assets and their settings are preserved and where possible enhanced and be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.43 Amenity space should also be provided within the site to ease any potential increase in recreational pressure on nearby designated sites such as Portholme Meadow SAC and SSSI.

11.44 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for

vehicles, cyclists and pedestrians which will facilitate integration with Huntingdon. This may include additional provision supported through the CPCA's A141 and St Ives improvements scheme. Approved application 25/01587/FUL identifies vehicular, cycle and pedestrian access to the site would be via the existing access to Bridge Place Car Park from The Avenue. Pedestrian connectivity to the common land provided to the north with further pedestrian access points joining The Avenue. Whilst not within the control of the applicants (due to land ownership), future provision has been made for a landing area for a footbridge to be provided to the south crossing Cooks Backwater.

Godmanchester 2: South of Godmanchester, off the A1198

Allocation Godmanchester 2

South of Godmanchester off the A1198

48 ha of land to the south of Godmanchester is allocated for a residential led mixed use development to comprise:

1. about 550 homes
2. at least 0.8 ha of land for an extension to Godmanchester Lawn Cemetery on land immediately adjoining the existing cemetery
3. green infrastructure to include a mixture of strategic green space, amenity open space, play space, accessible natural green space and flood mitigation
4. the north western part of the site comprising all land around around Stoneyhill Brook and bordering Silver Street must be used for natural green space or biodiversity net gain totalling a minimum of 6.8ha
5. a new roundabout on the A1198 and a safe crossing point to provide access to parts of the site on both sides of this road

Successful development of the site will require:

a. completion of a public master planning exercise agreed with the Council resulting in the submission of a masterplan illustrating design and layout that is capable of being integrated with existing and approved development to the north, east and south and which demonstrates minimisation of the development's impact on the Waterfowl Sanctuary to the west

b. creation of distinct character areas with lower densities near the southern edges of the scheme

c. provision of a strong landscaping scheme including the retention of trees and hedgerows other than where essential infrastructure routes cut through them and their reinforcement to promote a mature setting to development and to minimise landscape impact informed by a Landscape and Visual Impact Assessment and Arboricultural Assessment

d. the sequential location of development within flood zone 1 and provision of a flood risk assessment and detailed drainage strategy, taking into account groundwater, residual and reservoir flood risk and modelling of Stoneyhill Brook and ordinary watercourses to evaluate current and future fluvial and surface water flood risks

e. the assessment of opportunities for using Natural Flood Management to reduce flood risk on site and in the surrounding area

f. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated including submission of a foul water drainage strategy

g. the safeguarding of suitable access for the maintenance of existing water supply infrastructure

h. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

i. archaeological investigation, recording and where appropriate conservation

j. provision of a safe and suitable means of access from the A1198 and assessment of transport impacts through a transport assessment and travel plan

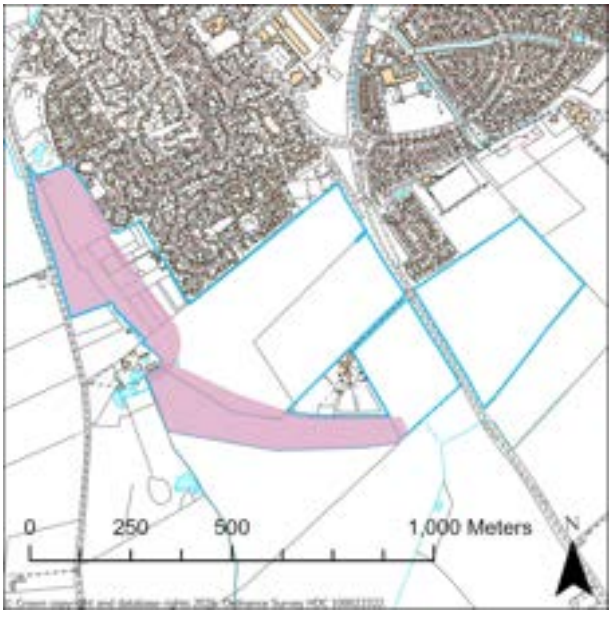
k. provision of pedestrian and cycle routes to link with existing networks and local services and facilities

11.45 This site is located to the south of Godmanchester situated either side of the A1198. Originally submitted as 6 separate sites it has been drawn together as one site to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

11.46 Development of the site must be design led with the variety of green space uses proposed shaping the overall layout of the scheme. A public master planning exercise must be completed as part of the preparation of the planning application to ensure that the local community can help shape the development.

11.47 The landform broadly falls from the southern edge of the site down towards existing development. The key view of St Mary's Church spire from the A1198 must be retained to reinforce the sense of place on this approach to the town. The site would be suitable for low density residential homes reflecting its location on the edge of the settlement with limited pockets of medium density homes to provide variety in both housing supply and character of the development. Opportunities to integrate development with the diverse adjoining residential areas of Godmanchester must be addressed through a masterplan. This will be essential to provide linkages to social and community infrastructure.

11.48 The majority of site is located within flood zone 1. Stoneyhill Brook is a known source of surface water flooding which forms the western boundary to part of the site and runs through it in the north western section close to Silver Street. Built development should only be in areas of flood zone 1 and must avoid areas of surface water flood risk associated with Stoneyhill Brook. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information. Silver Street is recognised as a valued local amenity for informal recreation. This portion must only be for biodiversity net gain and flood mitigation uses to reduce flood risk, minimise the impact on views from Silver Street and continue the established open space appearance of the Combden Place green space to the north. The extent of fluvial flood risk of an unmodelled watercourse and Stoneyhill Brook is currently unknown and will require assessment taking into account climate change.



11.49 Surface water risk is predominately very low across the wider site. A site-specific flood risk assessment and detailed drainage strategy must be prepared, ensuring there is no increase in surface water flood risk elsewhere as a result of new development. Discharge rates at greenfield rates will apply in consultation with the Lead Local Flood Authority. The northern most part of the site is partly located within River Great Ouse in Cambridgeshire from Brampton to Earith Flood alert area consideration of safe access and escape routes may be required.

11.50 There is a water main to the west of the A1198 crossing the site to which access must be possible for maintenance purposes. There is potential residual risk to the site from a blockage of the culvert beneath the A1198 and Silver Street. A culvert course and condition surveys may be required, including for consultation with the culvert owner. The proposal must demonstrate that any residual risks can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Groundwater conditions must be investigated further in the northernmost parcel of the site where Stoneyhill Brook traverses and approach to SuDs established. Risk from reservoir flooding (Grafham reservoir) should be investigated in the same location. Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, looking to reduce flood risk on site and in the surrounding area, see also 'Managing flood risk'.

11.51 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. As wastewater and surface water drainage are separate a proposal must submit a foul drainage strategy to demonstrate that there is sufficient capacity to accommodate growth, without detriment to existing communities and the environment.

11.52 Godmanchester Lawn Cemetery adjoins the northern tip of the site. At least 0.8 ha of land must be provided immediately adjoining this for an extension to the cemetery which will allow for it to approximately double in size providing a single integrated cemetery for the town.

11.53 A comprehensive landscape scheme for the site should be submitted to ensure an integrated approach is taken to landscaping and provision of biodiversity net gain on the site.

11.54 Due to the size of the site in a landscape that is very rich in archaeological remains, there is the potential for finds of archaeological interest within the site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.55 The ability to provide a suitable safe point of access from the A1198 to serve the whole development was a key reason for consolidating the separate parcels. A new junction on the A1198 towards the southern edge of the site is expected to be provided as a roundabout to serve the scheme comprehensively. This must include safe crossing points for pedestrians and cyclists. No vehicular access may be taken onto Silver Street. Active travel routes must be provided to facilitate integration with the existing town and facilitate access to local shops and community facilities by walking, cycling and wheeling. These should include active travel routes into Whitehill Gardens, Romans' Edge including into the neighbourhood play area, Bluegate, London Road and through the western part of the site to Silver Street.

Godmanchester 3: Former A14 Compound, North of A1198 Roundabout

Allocation Godmanchester 3

Former A14 Compound, North of A1198 Roundabout

5.2 ha of land at the former A14 compound north of the A1198 roundabout is allocated for commercial, business and industrial uses within use classes E(g)(i-iii) and B2.

Successful development of the site will require:

a. provision of an illustrated masterplan to indicate the proposed layout of the site
b. provision of a landscaping scheme to minimise the visual impact of the development on surrounding countryside informed by a Landscape and Visual Impact Assessment and Arboricultural Assessment
c. retention and reinforcement of the wooded buffer on the northern and eastern edges of the site to provide acoustic screening for the Wood Green Pets Charity and a landscaping buffer to screen potential development on site 'Hemingford Abbots 1: The Lattenburys' with the exception of gaps to facilitate active travel connections between the two sites
d. removal of the temporary landscaping bund along the western edge of the site
e. reuse of existing hardstanding materials where feasible within the construction of the site
f. integration of existing Anglian Water infrastructure ensuring it remains available for maintenance and repair
g. provision of a flood risk assessment, a detailed drainage strategy taking into account further investigation of surface water flood risk including climate change, and residual risk of nearby culverts.
h. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
i. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
j. a contaminated land assessment and implementation of appropriate mitigation to a suitable standard for the proposed employment use
k. a noise assessment and provision of appropriate mitigation reflecting the nature of both the proposed use and the adjoining Wood Green pets Charity
l. agreement with appropriate Highways Authorities to obtain provision of safe and appropriate vehicular, public transport and active travel access to the site
m. evidence of collaborative working with the site promoters of 'Hemingford Abbots 1: The Lattenburys' to demonstrate the ability to provide an active travel linkage connecting the two sites, and construction of this to an agreed point on the boundary to ensure a functional route is provided

11.56 The site was formerly used as a construction compound for the A14 and is mainly covered in hardstanding although all buildings have now been cleared. The site would be suitable for a range of employment uses with buildings comprising about 15,000 sqm of floorspace set within a carefully landscaped scheme. The site would be supported for the promoted use of a science and technology based business park, along with more standardised employment units.

11.57 Robust landscaping should be retained or reinforced in particular to minimise the visual impact of buildings on countryside to the west and impacts on the Wood Green Pets Charity to the north. The eastern boundary already benefits from substantial mature trees which should be retained and reinforced although a small section may need to be removed to facilitate provision of an active travel connection between this site and the adjoining 'Hemingford Abbots 1: The Lattenburys'.

11.58 To promote construction sustainability, existing hardstanding materials should be reused, for example as hardcore, within the redevelopment of the site as far as this is feasible. There is a risk of contamination due to the previous use of the site. A proportionate land contamination assessment should be undertaken to identify the scale and nature of this risk. Any required mitigation to ensure the land is restored to a suitable quality for employment uses must be completed before any premises are occupied.

11.59 Anglian Water identify there is a water main to the northern boundary of the site and potential connections into the site to the north-west. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted.

11.60 The site is located in flood zone 1 and surface water risk to the site is predominantly very low. Evidence notes that surface water flood risk is inconclusive between datasets therefore the drainage strategy should investigate this further in consultation with the Lead Local Flood Authority ensuring no increase in surface water. Ordinary watercourses should be included within the site design and layout and infilling of drainage ditches should be avoided. The wider impact of nearby allocations and commitments should also be considered. Culverts are present beneath the A1198 to the west of the site requiring a condition assessment of the culverts and investigation into the impact of a potential blockage of the structures. A proposal must demonstrate that residual risks can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

11.61 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

11.62 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main exists on the northern boundary of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.63 Given proximity to the A14 and A1198 a noise assessment will be required to ensure that safe, healthy working conditions are provided for people working on the site. This should also consider the noise generation implications of the site, in particular on Wood Green Pets Charity. Appropriate mitigation measures should be put in place to ensure well-being of the adjoining use given the sensitive nature of some of the animals at the rescue centre.

11.64 The site adjoins highway land alongside the A1198 to which safe and appropriate access must be provided. Agreement will be required with relevant Highways Authorities to provide access for both vehicles and active travel users to the site from the A1198. This may be in the form of construction of an additional arm from the existing roundabout. if this is not achievable alternative means of access may be explored and implemented provided the arrangements are agreed by the relevant highways authority. Design will need to ensure that it does not adversely impact on safety performance of the existing roundabout. To promote access to the site by public transport the scheme should collaborate with Cambridgeshire and Peterborough Combined Authority/ Cambridgeshire County Council to secure an additional stop on the X3 route and ensure provision of adequate bus infrastructure on both sides of the A1198.

11.65 This site adjoins 'Hemingford Abbots 1: The Lattenburys' which is expected to provide a new community potentially providing homes for people who work at this site. To facilitate access by active travel modes a cycleway and footpath connection must be secured between the two development schemes. A continuous route must be secured through the eastern boundary of this site to enable people to walk or cycle between them.

Kimbolton 1: Brittens Farm, Station Road

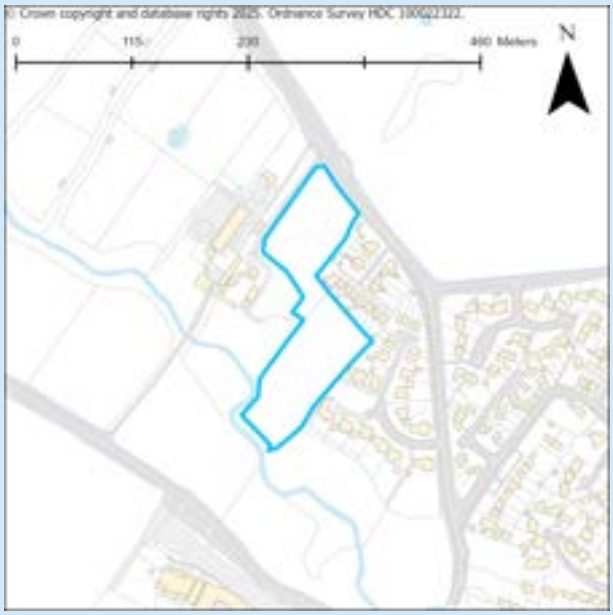
Allocation Kimbolton 1

Brittens Farm, Station Road

1.40 ha of land at Brittens Farm, Station Road is allocated for mixed use development to comprise:

1. about 25 homes; and
2. about 0.5 ha of open space to safeguard against flooding

Successful development of the site will require:



a. demonstration that the site can pass the exception test and built development located on land within flood zone 1 blue green corridor on the southern 0.5ha of the site which is at higher flood risk
b. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, groundwater, surface water and residual flood risk, modelling of River Kym and ordinary watercourse including climate change.
c. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated and suitable sustainable sewer connections achieved
d. a heritage assessment and design sensitive to the setting of the adjacent listed buildings and ridge and furrow land
e. archaeological investigation, recording and where appropriate conservation
f. retention of existing hedges and boundary features as part of the landscape plan or strategy
g. provision of safe and appropriate vehicular and pedestrian access from Station Road and within the site
h. integration of the public open space to be provided in the southern part of the site with that provided with Kym View Close
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.66 The site is located on the north western edge of Kimbolton and consists of two connected parcels of land.

11.67 Built development is only supported on land classified as being flood zone 1. The southern most edge of the southern parcel is at a high risk of fluvial flooding form the River Kym as well as surface water flooding. As such, this land should be retained for flood mitigation, sustainable drainage, open space and landscaping. This also serves to conserve the ridge and furrow on site and provide a softer development edge. This open space should be integrated with that provided as part of the adjacent Kym View Close to provide a comprehensive high quality open space experience for residents and other users at least linked by a footpath connection.

11.68 The site is impacted by several heritage assets namely the grade II listed buildings of Brittens Farm and Worndith Farm to the west and also by the presence of ridge and furrow in the southern part of the site sloping down towards the River Kym. A heritage assessment will be required setting out how impact on these assets will be mitigated in compliance with Policy LP 56 'Heritage Assets and their Settings'. Also, archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.69 The site is in a sensitive location in heritage and landscape terms so requires high quality design and landscaping to ensure effective integration and high quality placemaking. Existing landscaping features such as hedgerow should be retained where they form an established feature and additional landscaping provided as part of a landscape plan or strategy.

11.70 The majority of the site is within flood zone 1, only water compatible development will be permitted in flood zone 3b. The southern boundary, southeastern and southwestern corners within flood zone 3b, 3a and 2 in association with the River Kym. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information. There is a low surface water flood risk across the site. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage to take into account flood risk information available at the time.

11.71 The main area of risk adjacent to the River Kym should be left free of development and used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. Risk from an ordinary watercourse will also require further investigation. Production of a detailed drainage strategy with discharge rates remaining at greenfield rates at a minimum in consultation with the Lead Local Flood Authority will be required. It should be possible to include the risk area within a blue green corridor, offering multifunctional benefits including ecological, social and amenity value to the site. Residual risk at this site comes from the potential blockage of the culverts underneath the B645, B660 and the unnamed road. Culvert course and condition surveys may be required, including for consultation with the culvert owner. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. The site is located within the River Kym in Bedford Borough and Cambridgeshire flood alert area. Safe access and escape routes should be investigated and established.

11.72 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Kimbolton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Engagement with Anglian water to assess a sustainable point of connection to the sewer network is recommended.

11.73 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village. The two parcels are

connected by a much narrower section of land which will be required to provide a vehicular and pedestrian routes through, the design and layout of these ensuring connectivity and an integrated scheme will be required as well.

11.74 The site is located within a Mineral Safeguarding Area for Sand and Gravel and also Brickclay, the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development.

Kimbolton 2: South East of Bicton industrial Estate, Stow Road

Allocation Kimbolton 2

South East of Bicton Industrial Estate, Stow Road

4.8 ha of land adjacent to Bicton Industrial Estate is allocated for commercial, business, industrial uses and storage and distribution within use classes E(g)(i-iii), B2 and B8.

Successful development of the site will require:

a. a comprehensive masterplan to ensure a holistic approach to the design of development integrating it the adjacent employment estate
b. provision of landscaping strategy including a tree buffer on the eastern and southern boundary to provide a screen to the surrounding countryside
c. ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement safeguarding the adjacent county wildlife site
d. provision of a flood risk assessment and detailed drainage strategy to evaluate current and future fluvial and surface water flood risk including modelling of unnamed watercourse
e. on-site drainage/ wastewater solutions in agreement with the Environment Agency
f. provision of satisfactory access appropriate to the nature of traffic
g. the provision of a suitable sustainable transport network for pedestrians, cyclists and vehicles

11.75 The site is located adjacent to an established area of employment uses. The site would form an extension to the Bicton Industrial Park/ Harvard Industrial Estate. The western parcel of land was previously allocated in the previous Local Plan under KB3 for employment uses. The allocation has been carried forward with additional land to the east as a second phase. The site is considered capable of delivering about 14,000sqm of employment floorspace. Once complete the development will form part of EEA Bicton Industrial Park/ Harvard Industrial Estate, Kimbolton.

11.76 A comprehensive masterplan will be required to integrate the new employment uses with the surrounding employment uses. The design and landscaping of any development will need careful consideration with regard to its setting and impact on the wider landscape, especially the adjacent Meadow on Kimbolton Airfield County Wildlife Site (CWS) to the west of the site. Substantial planting will be required on the eastern and southern boundaries to minimise the impact on views from the surrounding countryside.

11.77 An ecological survey will be required to assess the impact on the CWS. The impact of development on the CWS will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed. Ecological enhancements must be proposed to address the impact.

11.78 The site is located within flood zone 1 and surface water risk is predominately very low. However, surface water flood risk is inconclusive between datasets. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared to investigate risk further that considers present day and climate change scenarios. There is an unmodelled watercourse on the western boundary which requires modelling as part of the flood risk assessment to identify flood risk, a sequential approach should be taken to the site layout based on modelled outputs, with opportunities to use this location as a blue green corridor providing multiple benefits alongside flood risk, including ecological, social and amenity benefits.

11.79 Discharge rates should remain at greenfield rates as a minimum in consultation with the Lead Local Flood Authority. Natural flood management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment should be explored, see also 'Managing flood risk'.

11.80 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Kimbolton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. The allocation is not in proximity to Anglian Water wastewater networks, it is therefore considered that an onsite solution would need to be taken forward in, subject to the necessary discharge consents in consultation with the Environment Agency.

11.81 Although the location of the industrial estate is relatively unsustainable, in that access is almost exclusively by car, the estate successfully meets the needs of a range of businesses and makes a valuable contribution to the local economy. Ideally access to the site should be provided through the established employment area. However, the Highways Authority have previously acknowledged that this may not be easily achieved. An alternative access from Stow Road was approved in April 2022 (21/01827/FUL) for the construction of an access road to serve the previous site allocation which has been implemented.

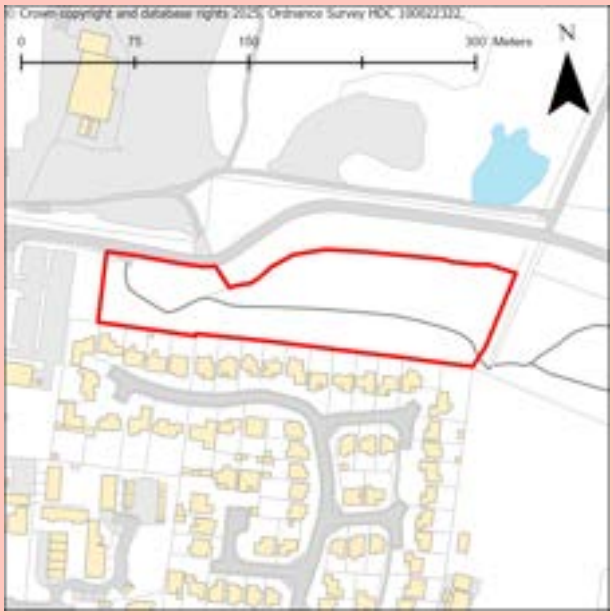
11.82 Safe and suitable foot and cycle paths to access to and within the development will need to be created to ensure that active and sustainable travel methods are maximised as much as possible.

Little Paxton 1: North of St James Road

Allocation Little Paxton 1

North of St James Road, Little Paxton

1.3ha of land North of St James Road, Little Paxton is allocated for residential development of about 35 homes.



Successful development of the site will require:

a. use of design that harmonises with development to the south to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. retention of the raised embankment on the northern edge of the site
c. retention of trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development
d. provision of amenity and open space to mitigate recreational impacts on nearby nature sites
e. an ecological assessment and enhancement scheme for the site that addresses its impact on Paxton Pits Nature Reserve and SSSI, including the County Wildlife Site
f. provision of a proportionate flood risk assessment including detailed assessment of surface water flood risk, assessment of groundwater and reservoir risk
g. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
h. a noise and air quality assessment and appropriate mitigation from the sand and gravel extraction operations and nearby active waste management area
i. provision of agreed land contamination remediation measures and agreement with the Environment Agency that meeting the requirements of the Water Environment Regulations would not be compromised
j. provision of a safe and suitable means of access
k. retention, or realignment and enhancement of public right of way alongside provision of safe and accessible active travel routes to facilitate integration with Little Paxton and nearby services and facilities
l. demonstration that the development and occupation of the development will not adversely affect the operation, restoration or aftercare of Little Paxton Quarry (Minerals Development Area) located immediately adjacent to the north of the site

11.83 The land is situated on the northern edge of the village between existing housing and the countryside, including the Paxton Pits Nature Reserve and SSSI. The site would be suitable for low density homes reflecting its location on the edge of the settlement. The site is bordered by residential development to the south, opportunities to integrate development with this should be addressed. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to and mitigate impact on Paxton Pits Nature Reserve and SSSI, including the County Wildlife Site.

11.84 There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits. It is expected that development of the site will take place on land south of the raised embankment to ensure it is well-related to the existing built up area of Little Paxton.

11.85 A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting on the embankment are retained and reinforced with new planting to provide screening of the development and a sense of containment with the settlement.

11.86 The site is located within the Impact Risk Zone associated with Little Paxton SSSI. This indicates that there is potential for the proposed development to have a harmful effect on terrestrial SSSIs, and so Natural England should be consulted on development likely to be associated with the proposed end use of the site. Assessment will be required of the potential impacts on the Little Paxton SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required.

11.87 An ecological survey and enhancement scheme will be required. The impact of development on Paxton Pits Nature Reserve and SSSI, including the adjacent County Wildlife Site will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed. Ecological enhancements must be proposed to address the impact on Paxton Pits Nature Reserve and SSSI, including the adjacent County Wildlife Site. In addition, a bat survey will be required as the long woodland edge along the site and land immediately to the east and nearby freshwater lakes have potential to be foraging habitats for Barbastelle bats.

11.88 The site is within flood zone 1 and has nominal surface water flood risk. There is a surface water flow path along the road adjacent to the northern boundary of the site. There is also a small area of surface water extent in the middle of the site. A proportionate flood risk assessment and drainage strategy will be required with a detailed assessment of surface water to establish surface water flood risk conditions. Risk from Grafham Reservoir will require investigation as will groundwater flood risk. A proposal must show that the development can be designed to be safe and that there is adequate emergency planning provision.

11.89 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

11.90 The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise, light pollution, dust and vibrations resulting from ongoing works. Therefore, a noise and air quality assessment and appropriate mitigation from the sand and gravel extraction quarry operations (including restoration and aftercare) and nearby active waste management area will be required.

11.91 The site is wholly greenfield land after being restored after minerals extraction meaning there is the potential for ground contamination. A proposal must investigate and provide appropriate remediation of contaminated land including how it can be made compatible with sustainable drainage solutions, surrounding lakes and the River Great Ouse. Agreement with the Environment Agency must be confirmed demonstrating that the scheme meets the requirements of the Water Environment Regulations would not be compromised.

11.92 Access is currently obtained via the Old Great North Road, and the site is within a mineral development area which provides access for vehicles associated with its operation. Details of a suitably designed safe vehicular access onto the existing highway should be provided and agreed. The scheme must also demonstrate improvement to pedestrian and cycle routes to enable the development to link to existing

networks and onto the Old Great North Road, safety of access for residents would require consideration. A public right of way runs through the site; an equivalent route must be retained in agreement with the local highway authority.

Little Paxton 2: West of Great North Road

Allocation Little Paxton 2

West of Great North Road

20.4ha of land West of Great North Road, Little Paxton is allocated for residential development of about 410 homes.

Successful development of the site will require:

a. provision of a design code to be agreed with the Council following proportionate public engagement
b. use of design that allows for integration with the existing residential area to the east
c. provision of a substantial landscaping buffer on the northern and western boundaries to minimise the visual impact of the scheme on the wider landscape, providing separation from proposed development and the A1 and contributing to the Great Ouse Priority Area informed by a Landscape and Visual Impact Assessment
d. provision of amenity and open space to mitigate recreational impacts on nearby nature sites
e. retention of trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development informed by an Arboricultural Assessment
f. provision of a flood risk assessment and detailed drainage strategy taking into account groundwater and surface water flood risk, modelling of ordinary watercourses and assessment of residual risk including climate change
g. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
h. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
i. archaeological investigation, recording and where appropriate conservation
j. a noise, vibration and air quality assessment and appropriate mitigation from the A1
k. provision of a safe and suitable means of access to the Great North Road and assessment of transport impacts through a transport assessment
l. improvement to pedestrian and cycle routes to link to existing networks and a safe and suitable means of access to the existing residential area including the submission of a Travel Plan
m. a Minerals Resource Assessment and should maximise incidental extraction of any minerals as part of development

11.93 The land is situated between the A1(M) and Great North Road. The site would be suitable for low density residential homes reflecting its location on the edge of the settlement. Residential development is located to the east of the site on Great North Road, opportunities to integrate development with the nearby residential area of Little Paxton must be addressed through a masterplan. A proposal will also need to demonstrate how it will integrate the existing employment uses with the proposed development without detrimentally impacting upon its continued use. A development proposal should provide clear visual and physical links through to residential development to the east of Great North Road to facilitate integration.

11.94 To ensure a comprehensive, locally informed vision for the proposal a public engagement exercise must be completed. A design code must be prepared including a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. The use of design codes can be applied where the detailed design of different parts of the overall development will be handled separately, or where development will be implemented over two or more phases or by more than one developer. National Planning Practice Guidance contains useful advice and guidance on design codes.

11.95 The site is wholly within the Great Ouse strategic green infrastructure area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley).The land rises noticeably east to west in the southern half of the site. Views across the A1 and to continuing countryside can be seen clearly from multiple points on the eastern boundary despite it being interspersed by mature trees and hedgerow demonstrating the continuing elevation of the landscape. These should be considered within the Landscape and Visual Impact Assessment. There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, the site has some capacity to link to the green and blue infrastructure network. Clear views into the site can be seen from the B1041 both along the eastern boundary of the site and from the north west where it crosses over the A1. A proposal must demonstrate how it can be sensitively planned to address these topographical and landscape challenges. Therefore a strong landscaping scheme will need to be demonstrated throughout and especially on the northern and western boundaries to minimise the visual impact of the scheme on the wider landscape, provide separation from new development and the A1 and contribute to the Great Ouse Priority Area. This should be informed by a Landscape and Visual Impact Assessment.

11.96 The site is located within the Impact Risk Zone associated with Little Paxton SSSI and St Neots Common SSSI. These IRZ requires Natural England to be consulted on residential developments of 100 units as there is potential for the proposed development to have a harmful effect on terrestrial SSSIs. Assessment will be required of the potential impacts on the Little Paxton SSSI and St Neots Common SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required.

11.97 The site is located in flood zone 1, surface water flood risk across the site is minimal and constrained to the east of the site parallel to the B1041and the northeast and south eastern corners of the site. Further consideration of surface water flood risk, including a drainage strategy will be required and discharge rates should remain at greenfield rates at a minimum in consultation with the Lead Local Flood Authority, including the consideration of safe access and escape routes. Groundwater emergence risk is variable across the site requiring further assessment to understand the use of flood management techniques and SuDs as part of the drainage strategy. Culverts are present beneath the A1 northwest and southwest of the site. A culvert course and condition surveys may be required, including for consultation with the culvert owner. A proposal must demonstrate that residual risks can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

11.98 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in partly within a high sensitivity catchment, see 'Managing flood risk'.

11.99 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated, that a sustainable point of connection to the network can be agreed and that the requirements of the Water Framework Directive would not be compromised. St Neots Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main and rising main (pressurised sewer) exists on the eastern (B1041) boundary to the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.100 Due to the size of the site there is archaeological potential. The site was previously subject to very small scale archaeological evaluation in the early 1990s, which found potential late Neolithic – early Bronze Age settlement activity. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.101 The western boundary of the site bounds the A1 part of the strategic transport network meaning the site will be impacted by noise air and light pollution. A proposal must demonstrate through a through a noise and air quality assessment how these impacts on development can be mitigated.

11.102 To the north of the site access can be achieved onto the A1 heading north, vehicles can also exit heading south from the A1 into Little Paxton. To the south of the site access to the A1 heading south can also be achieved. Mill Lane Bridge provides the only direct access to the nearby market town of St Neots. Due to the significance of the A1 as part of the strategic road network and the resultant increase in traffic from increased residential development, a proposal must assess the potential impact of development on the A1 and local transport network through the submission of transport assessment including demonstrating how any impacts can be successfully mitigated. Details of a suitably designed safe vehicular access onto the existing highway should be provided and agreed in consultation with Cambridgeshire County Council (as the local highways authority) and National Highways.

11.103 A footpath is located on the opposite side of Great North Road (which provides access onto and off the A1.) The scheme must demonstrate improvement to pedestrian and cycle routes to enable the development to link to existing networks, safety of access for residents would require inclusion in the assessment. A proposal must demonstrate that it can provide and suitable means of access to the existing residential area of Little Paxton which will require the crossing of the Great North Road. A Travel Plan will be required to demonstrate how this can be achieved.

11.104 The site is entirely within a Sand and Gravel Mineral Safeguarding Area, Cambridgeshire County Council recommend that developers undertake a Minerals Resource Assessment (in accordance with Annex 1 of the Minerals Safeguarding Practice Guidance 2019 or successor documents). This assessment should include proposed mitigation to incorporate extraction where possible and make use onsite or available for others to use off-site. They also recommend that the design of development should seek to minimise mineral sterilisation.

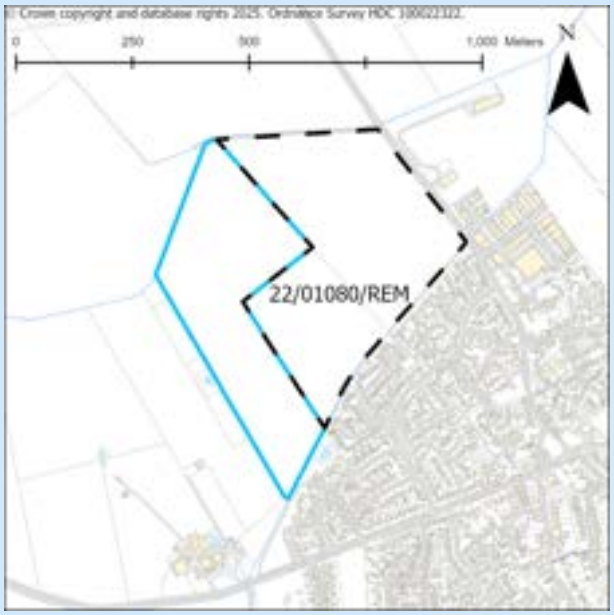
Sawtry 1: West of Glatton Road

Allocation Sawtry 1

West of Glatton Road

12.5ha of land West of Glatton Road, Sawtry is allocated for mixed use development to comprise:

1. about 330 homes; and
2. about 2ha of open space to safeguard against flood risk along Sawtry Brook

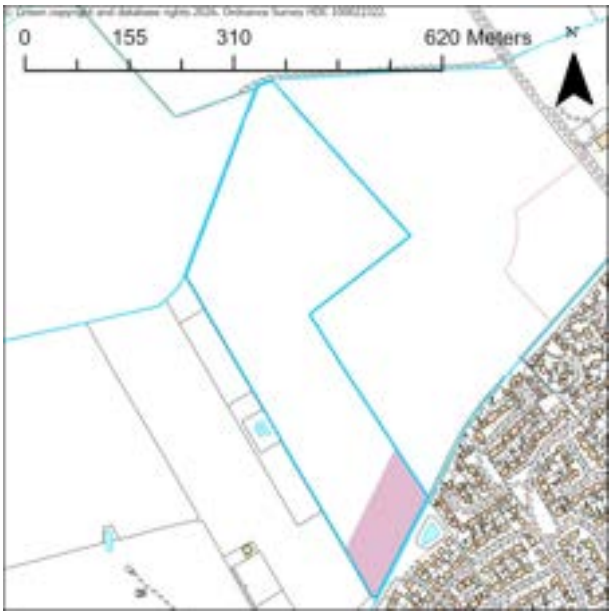


Successful development of the site will require:

a. completion of a proportionate public master planning exercise agreed with the Council resulting in the submission of a master plan illustrating use of design that is capable of being integrated with approved development to the east and south
b. provision of a strong landscaping scheme including the retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by a proportionate Landscape and Visual Impact Assessment and Arboricultural Assessment.
c. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
d. provision of a flood risk assessment and detailed drainage strategy taking into account surface water flood risk including climate change and modelling of Sawtry Brook and unnamed watercourses
e. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system
f. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
g. provision of agreed land contamination remediation measures and agreement with the Environment Agency that meeting the requirements of the Water Environment Regulations would not be compromised
h. archaeological investigation, recording and where appropriate conservation
i. provision of a safe and suitable means of access from Glatton Road and through approved development 22/01080/REM and assessment of transport impacts through a transport assessment
j. retention and connections to of public rights of way alongside provision of active travel routes to facilitate integration with Sawtry
k. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.105 The site is located west of Glatton Road and approved development 22/01080/REM (Land North Of Shawley Road And West Of Glatton Road Sawtry for 340 dwellings) adjoins to the immediate east. The site would be suitable for low density homes to reflect the lower density context of larger villages and location within a Local Services Village. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to and mitigate impact on the nearby residential areas and connect into and integrate with approved development to the east.

11.106 The land slopes north west to south east and sits within an area of open countryside at the base of a hill. The eastern, northern and southern edges of the site are bounded by Sawtry Brook, with tree and hedgerow along the southern boundary. The site can be clearly seen in long distance views from multiple locations and public rights of way. A strong landscaping scheme would be required to allow for transition to the open countryside and to respond to its countryside setting informed by a proportionate Landscape and Visual Impact Assessment.



11.107 The site is predominantly in flood zone 1. However, the south eastern corner of the site is partially located within flood Zones 3b, 3a and 2 due to the presence of the Sawtry Brook which flows along the south eastern site boundary. There is no detailed flood model for Sawtry Brook or the ordinary watercourses located along the north western, north eastern and eastern site boundaries. Risk is largely confined to the northern and southern site boundaries. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. The site has the opportunity to provide betterment to flood risk through the provision of about 2ha of open space to safeguard against flooding and to be used as a blue green corridor for water compatible development only which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits, the final site area should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with 2ha safeguarded land considered the minimum requirement. All non-water compatible development must be sequentially located within flood zone 1. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information.

11.108 The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Discharge rates should remain at greenfield rates as a minimum, and topographic low spots and the major flow paths should be retained in site layout and design. Infilling of depressions or channels must be avoided. Middle Level Commissioners and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank. The assessment should consider the wider impact of flood risk in combination with adjacent sites.

11.109 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a medium sensitivity catchment, see 'Managing flood risk'.

11.110 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.111 There is the potential for ground contamination as a result of previous land uses. A proposal must investigate and provide appropriate remediation of contaminated land including how it can be made compatible with sustainable drainage solutions and Sawtry Brook. Agreement with the Environment Agency must be confirmed demonstrating that the scheme meets the requirements of the Water Environment Regulations would not be compromised.

11.112 There is archaeological potential as there are Iron Age/Romano-British archaeology extending into site identified from neighbouring geophysical surveys. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.113 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Glatton Road and that any adverse off-site transport impacts can be adequately mitigated. A road safety audit, local junction spacing and capacity assessment must also be included including the impact on the local transport network through Sawtry and on Glatton Road.

11.114 Public rights of way run along the eastern and northern boundary of the site. A proposal must demonstrate how it can connect to and retain the rights of way on their existing alignment, be maintained or enhanced and connect to the wider right of way/highway network. In addition, the design of the development should provide active travel routes to facilitate integration with Sawtry.

11.115 The site is located within a brick clay mineral safeguarding area. Cambridgeshire County Council recommend that prior extraction of brick clay is unlikely to be feasible as part of development. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

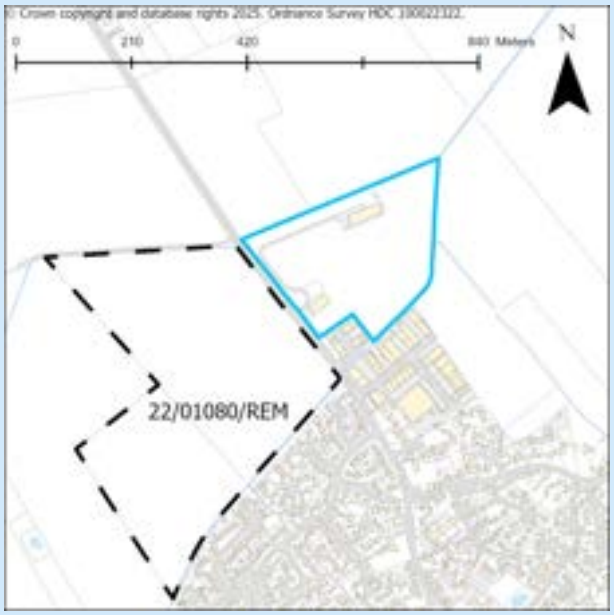
Sawtry 2: East of Glatton Road and North of Brookside Industrial Estate

Allocation Sawtry 2

East of Glatton Road and North of Brookside Industrial Estate

6.5ha of land East of Glatton Road and North of Brookside Industrial Estate is allocated for mixed use development to comprise:

1. about 170 homes; and
2. about 1ha of open space to safeguard against flood risk along Sawtry Brook



Successful development of the site will require:

a. provision of a layout that facilitates integration with employment development to the south and approved development to the west
b. provision of a strong landscaping scheme including the retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by a proportionate Landscape and Visual Impact Assessment and Arboricultural Assessment.
c. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
d. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culverts and modelling of Sawtry Brook and an unnamed ordinary watercourse to evaluate current and future fluvial and surface water flood risk
e. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system
f. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
g. provision of agreed land contamination remediation measures and agreement with the Environment Agency that meeting the requirements of the Water Environment Regulations would not be compromised
h. archaeological investigation, recording and where appropriate conservation
i. provision of a safe and suitable means of access from Glatton Road and assessment of transport impacts through a transport assessment
j. provision of active travel routes to facilitate integration with Sawtry
k. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.116 The site is located north of Brookside Industrial Estate and east of Glatton Road, the site contains two agricultural buildings and some hard standing. The site is suitable for low density residential development reflecting the lower density context of larger villages and Service Centres in Huntingdonshire.

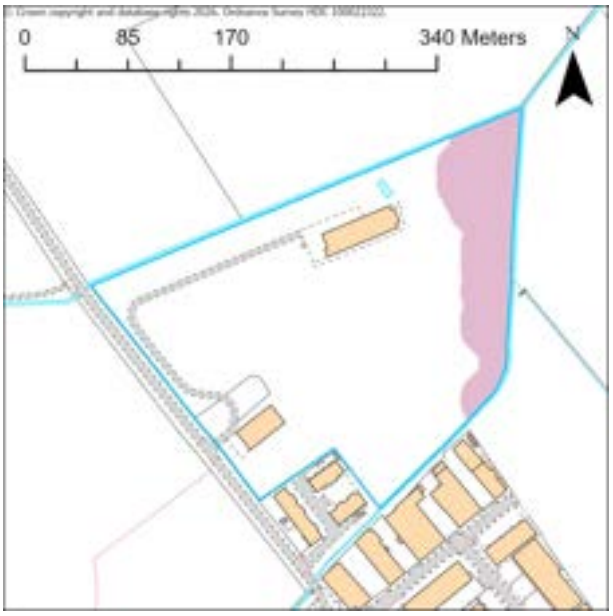
11.117 The design of any development proposal and its landscaping scheme should demonstrate how it will respond to employment development to the south and integrate with approved development 22/01080/REM (Land North Of Shawley Road And West Of Glatton Road Sawtry for 340 dwellings) to the west. Design and layout of the scheme will need to take into account existing uses on the site including oil pipeline buffer zone and electricity infrastructure. The southern boundary is bounded by Sawtry Brook and an established employment area - Brookside Industrial Estate - which is screened by trees, buildings and hedgerow creating a landscape barrier to the wider countryside and the site to the north. The eastern and northern boundaries look out into interrupted open countryside. A public right of way just outside the eastern boundary facilitates uninterrupted views into the site and wider countryside. The site is clearly visible from Glatton Road (on the western edge) which is bounded by hedgerow. A strong landscaping scheme would be required to allow for transition to the open countryside and to respond to its countryside setting informed by a proportionate Landscape and Visual Impact Assessment.

11.118 Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. The site is located within flood zone 1, the eastern side of the site is partially located within fluvial flood zones 3b, 3a and 2 due to the presence of the Sawtry Brook. Surface water risk is low on the southern part of the site with higher risk confined to the northern site boundary following the channel of an unnamed ordinary watercourse. As such, modelling will be required of Sawtry Brook and the ordinary watercourse to address fluvial and surface water flood risk including climate change. There is potential residual risk to the site from a blockage of the culverts beneath Glatton Road along Sawtry Brook and an unnamed ordinary watercourse, therefore any modelling should consider the impacts of the condition and potential blocking of the culverts. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Surface water discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Middle Level Commissioners and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank. The assessment should consider the wider impact of flood risk in combination with adjacent sites.

11.119 Areas at risk should not be developed and should be left as open greenspace or included within blue green corridors along the watercourses and include water compatible development only. The site has the opportunity to provide betterment to flood risk through the provision of about 1ha of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits, this should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with 1ha safeguarded land considered the minimum requirement. All non-water compatible development must be sequentially located within flood zone 1. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information.

11.120 The assessment should consider the wider impact of flood risk in combination with opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, see also 'Managing flood risk'.

11.121 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.



11.122 There is the potential for ground contamination as a result of previous land uses. A proposal must investigate and provide appropriate remediation of contaminated land including how it can be made compatible with sustainable drainage solutions and Sawtry Brook. Agreement with the Environment Agency must be confirmed demonstrating that the scheme meets the requirements of the Water Environment Regulations would not be compromised.

11.123 There is archaeological potential on site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.124 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Glatton Road and that any adverse off-site transport impacts can be adequately mitigated. A road safety audit, local junction spacing and capacity assessment must also be included including the impact on the local transport network through Sawtry and on Glatton Road and the need for two points of access with at least one in emergency form. The suitability of the approach road network from B1043 via Glatton will need to be assessed in relation to the ability to cater for higher volumes of traffic.

11.125 The site is located within a brick clay mineral safeguarding area. Cambridgeshire County Council recommend that prior extraction of brick clay is unlikely to be feasible as part of development. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

Sawtry 3: West of Toll Bar Way and Green End Road

Allocation Sawtry 3

West of Toll Bar Way and Green End Road

18.8ha of land West of Toll Bar Way and Green End Road, Sawtry is allocated for mixed use development to comprise:

1. about 330 homes; and
2. about 3ha about of open space to safeguard against flood risk along the unnamed watercourse on the northern boundary

Successful development of the site will require:

a. completion of a proportionate public master planning exercise agreed with the Council resulting in the submission of a master plan illustrating use of design that is capable of being integrated with residential development to the north
b. provision of a strong landscaping scheme including the retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by a proportionate Landscape and Visual Impact Assessment and Arboricultural Assessment.
c. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
d. provision of a flood risk assessment and a detailed drainage strategy taking into account residual risk from culvert condition, and modelling of the ordinary watercourses to the north and south of the site to evaluate current and future flood and residual surface water risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
f. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
g. an ecological assessment to ensure protection of the Aversley Wood SSSI
h. design to be sensitive to the setting of the listed buildings to the north west informed by a proportionate heritage assessment
i. archaeological investigation, recording and where appropriate conservation
j. assessment of noise and air quality impacts for the site, particularly from the A1(M) and appropriate mitigation to address any adverse impacts
k. provision of a safe and suitable means of access from Toll Bar Way and assessment of transport impacts through a transport assessment
l. retention, enhancement and connections to public right of way alongside provision of active travel routes to facilitate integration with Sawtry
m. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.126 The site is situated between Toll Bar Way to the east and St Judith's Lane to the west. The site would be suitable for low density homes to reflect the lower density context of larger villages and location within a Local Services Village and location on the edge of the countryside.

11.127 Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm buildings that provide a steady transition from built development to countryside. This includes the grade II listed buildings (Barn at 47 St Judith's Lane and 47 St Judith's Lane), as such a proposal should be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. There is archaeological potential on site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.128 The site is highly exposed and would require significant strategic landscaping to the west to ensure it integrates and provides a transition to the existing countryside and hill. A public right of way is also located on the northern boundary which provides the opportunity for the retention the right of way on its existing alignment or provision of enhanced connections to the wider right of way/highway network through an enhanced green corridor. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to and mitigate impact on the nearby residential areas and connect into and integrate with the wider countryside. The character of St Judith's lane should be retained and buffered, acting as a transition to the wider landscape and higher ground to the west and connected green infrastructure provided and reinforced. Design should factor in the presence of overhead powerlines and underground utilities pipelines.

11.129 The site lies within flood zone 1 with a small area along the northern boundary within flood zones 2 and 3b adjacent to the unnamed watercourse. All non-water compatible development must be sequentially located within flood zone 1. Surface water risk is predominately very low. A site-specific flood risk assessment and detailed drainage strategy must be prepared, including a model of the ordinary watercourses (which should be kept in place and remain unobstructed) that considers fluvial and surface water risk including climate change. There is potential residual risk to the site from a blockage of structures beneath St Judiths Lane and Green End Road the condition and impact of the culverts should be explored within the site-specific flood risk assessment. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Discharge rates should remain at greenfield rates as a minimum in consultation with the Lead Local Flood Authority. Middle Level Commissioner and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank. The assessment should consider the wider impact of flood risk in combination with adjacent sites. The site has the opportunity to provide betterment to flood risk through the provision of about 3ha of open space to safeguard against flooding and to be used as a blue green corridor for water compatible development only which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information. The final site area should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with 3ha safeguarded land considered the minimum requirement.

11.130 Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, should be explored, see 'Managing flood risk'.

11.131 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main exists on the eastern boundary to the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.132 The site is approximately 300m east of Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. An ecological assessment will be required to address the potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from an increase in population, ecological and biodiversity impact.

11.133 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Toll Bar Way and that any adverse off-site transport impacts can be adequately mitigated. A road safety audit, local junction spacing and capacity assessment must also be included including the impact on the local transport network through Sawtry.

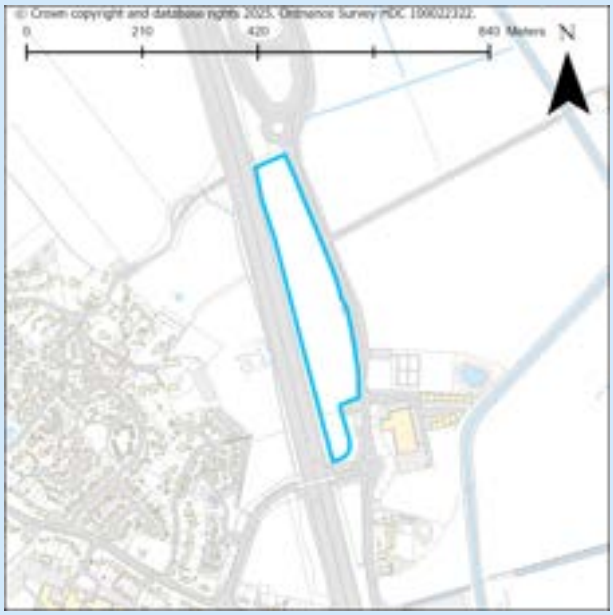
11.134 A public right of way is also located on the northern boundary of the site. A proposal must demonstrate how it can connect to and retain the rights of way on their existing alignment, be maintained or enhanced and connect to the wider right of way/highway network. In addition, the design of the development should provide active travel routes to facilitate integration with Sawtry from the east and west of the site. Additional public transport infrastructure will be required to facilitate bus use.

11.135 The site is located within a brick clay mineral safeguarding area. Cambridgeshire County Council recommend that prior extraction of brick clay is unlikely to be feasible as part of development. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

Sawtry 4: Off Old North Road

Allocation Sawtry 4

Off Old North Road



4ha of land Off Old North Road is allocated for mixed use development to comprise:

1. about 1.5 ha for Sui generis associated with electric vehicle charging and associated E(a) shop and E(b) food and drink, E(g)(iii) uses
2. about 1ha for B2, B8 and E(g)(i-iii) uses
3. about 1 ha for open space uses

Successful development of the site would require:

a. use of design that ensures that the physical relationships and separation from proposed and existing uses to the south are not oppressive or overbearing, considering the routes, spaces and between buildings
b. location of open space in the south of the site to minimise impact on existing uses to the south and heritage impact to the east
c. retention of trees and hedgerows and their reinforcement to provide a mature setting to development informed by an Arboricultural Assessment
d. provision of a proportionate flood risk assessment and detailed assessment of surface water flood risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
f. archaeological investigation, recording and where appropriate conservation
g. assessment of noise and air quality impacts for the site from the A1(M) and proposed uses incorporating appropriate mitigation to address any adverse impacts
h. provision of a safe and suitable means of access from Old North Road and completion of a transport assessment and travel plan to encourage accessibility by active travel modes
i. retention and enhancement of public right of way
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.136 The site is surrounded by the A1(M) and Old North Road. It is largely contained by trees and hedgerow. The site has the potential to provide a mixed-use site focussed around the predominant use of electric vehicle charging station and complementary uses that assist in facilitating short to medium term stays. Acceptable uses include shops and cafes and open space for recreational purposes.

11.137 Due to the predominant use of the site as an electric vehicle charging station it is common for people to need to stay for a period of time. Therefore any additional uses on site should not to be to the detriment of the primary use and those using the facilities. As such 1ha of land has been allocated for B2, B8 and E(g)(i-iii) uses provided they can demonstrate that the uses can be carried out without causing detriment to the amenity of the area and those using the services .

11.138 Design of the site should reflect the uses on the site paying special attention to safety, movement and circulation of vehicles and pedestrians. The south eastern edge of the site abuts St Andrew's Cemetery which includes the Grade II listed Tombstones Grave Yard and an existing use sits just outside the south eastern corner of the site. Design of the site should ensure impact on these existing uses are minimised. The location of open space in the south of the site will contribute towards this, but should not considered as the sole solution.

11.139 The site is not constrained by fluvial flood risk and surface water risk to the site is predominantly very low. An assessment of surface water will be required to establish surface water flood risk conditions. Discharge rates should remain at greenfield rates at a minimum in consultation with the Lead Local Flood Authority. A proposal must show that the development can be designed to be safe and that there is adequate emergency planning provision. The assessment should consider the wider impact of flood risk in combination with adjacent sites. Middle Level Commissioner and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank.Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment should be explored, see also 'Managing flood risk'.

11.140 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.141 There is a water main to the northern boundary, that the developer should be aware of in terms of constructing accesses to the site. There are no links to the sewer network from this site, and further advice would need to be sought for a sustainable point of connection to the wastewater network. Early pre-planning engagement with Anglian Water is advised.

11.142 Due to the site's close proximity to a Scheduled Monument of a shrunken medieval village and manorial earthwork and being near to two medieval churches, there is the potential for formal medieval cemetery remains. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. The site proposes 1ha of open space which could be integrated so to provide additional mitigation for heritage assets and be located in the part of the site where most significant archaeology is, if found.

11.143 There is potential for noise, light and air pollution affecting the site due to its proximity to the A1(M) and as a result of the proposed uses for the site. Mitigation measures should be incorporated to fully address noise and air quality impacts from the A1(M), proposed uses and on nearby business uses and heritage.

11.144 Roundabouts are located to the north and south of the site. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old North Road and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road junction spacing, visibility, and vertical alignment. A Travel plan should be provided to encourage access from Sawtry by active travel modes.

11.145 A public right of way transects the site. A proposal must demonstrate how it can connect to and retain the right of way on its existing alignment, be maintained or enhanced and connect to the wider right of way/highway network.

11.146 The site is within a brick clay mineral safeguarding area. Cambridgeshire County Council note that prior extraction of brick clay is unlikely to be feasible as part of development. However, in the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

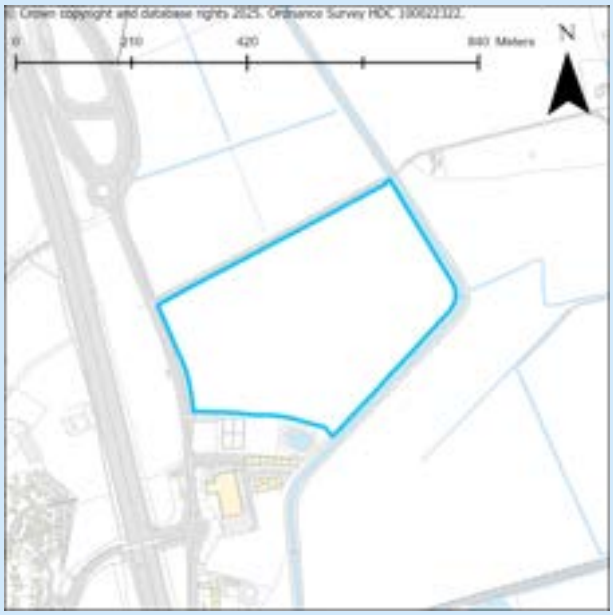
Sawtry 5: Little Common Farm

Allocation Sawtry 5

Land at Little Common Farm

14.6ha of land at Little Common Farm, Sawtry is allocated for mixed use development to comprise:

1. B2 general industrial uses; and
2. about 2.5ha open space to safeguard against flood risk along Middle Level Catchwater Drain



Successful development of the site will require:

a. provision of a strong landscaping scheme and retention of trees and hedgerow to mitigate countryside and heritage impact informed by a proportionate Landscape and Visual Impact Appraisal
b. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
c. provision of a flood risk assessment and detailed drainage strategy, taking into account the culverting bridge on Cooks Lane and full detailed flood modelling of the Middle Level Catchwater Drain to evaluate current and future fluvial and surface water flooding risks
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
e. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. archaeological investigation, recording and where appropriate conservation
g. assessment of noise and air quality impacts for the site from the A1(M) and proposed uses incorporating appropriate mitigation to address any adverse impacts
h. provision of a safe and suitable means of access from Old North Road and completion of a transport assessment and travel plan to encourage accessibility by active travel modes
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.147 The site is bounded by Old North Road to the west, Cooks Lane to the north and surrounded by countryside. The south western edge of the site abuts St Andrew's Cemetery which includes the Grade II listed Tombstones Grave Yard and Sawtry Village Neighbourhood Plan allocation for an extension to the cemetery. Due to the openness of the site a strong landscaping scheme would be required to mitigate impact on the open countryside, alongside reinforced planting and landscaping to minimise impact on the Cemetery and the setting of the listed building. The site has potential to provide development of a scale that could be integrated into the existing business cluster and is considered capable of delivering about 30,000 sqm of employment floorspace.

11.148 The majority of the site is located within flood zone 1 with parts of the eastern site boundaries located in flood zones 3a and 2 due to the Middle Level Catchwater Drain. Evidence notes the site is not required to pass part b) of the exception test as the development proposed is less vulnerable. However, the test

should be reapplied at the application stage as some flood risk information has not been available. Surface water risk is predominately very low, however, there are some small areas of surface water ponding in the topographic low spots.

11.149 The risk area and Middle Level Catchwater Drain should be included in site design as a blue green corridor and include water compatible development only, offering multifunctional benefits including ecological, social and amenity value to the site. Infilling of drainage ditches should be avoided. Middle Level Commissioner and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank. There is potential residual risk to the site from a blockage of a small bridge on Cooks Bridge over the Middle Level Catchwater Drain. Therefore, any modelling of the drain should consider the impacts of the condition and potential blocking of the bridge. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. The site cannot be developed until the required information detailed on existing and future flood risk from the Middle Level Catchwater Drain is fully ascertained in consultation with the Middle Level Commissioners, Sawtry IDB, Lead Local Flood Authority (LLFA) and Environment Agency. Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. The assessment should consider the wider impact of flood risk in combination with adjacent sites. The site has the opportunity to provide betterment to flood risk through the provision of about 2.5ha of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. The final site area should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with development sequentially located within flood zone 1and 2.5 ha safeguarded land considered the minimum requirement. Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment should be explored.

11.150 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main and running along the boundaries of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.151 There could be potential archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.152 There is potential for noise, light and air pollution affecting the site due to its proximity to the A1(M) and as a result of the proposed uses for the site. Mitigation measures should be incorporated to fully address noise and air quality impacts from the A1(M), proposed uses and on the tranquillity and setting of the cemetery and grade II listed building.

11.153 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old North Road and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing, capacity assessments. A travel plan should be provided to encourage access from Sawtry by active travel modes.

11.154 The site is within a brick clay mineral safeguarding area. Cambridgeshire County Council note that prior extraction of brick clay is unlikely to be feasible as part of development. However, in the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

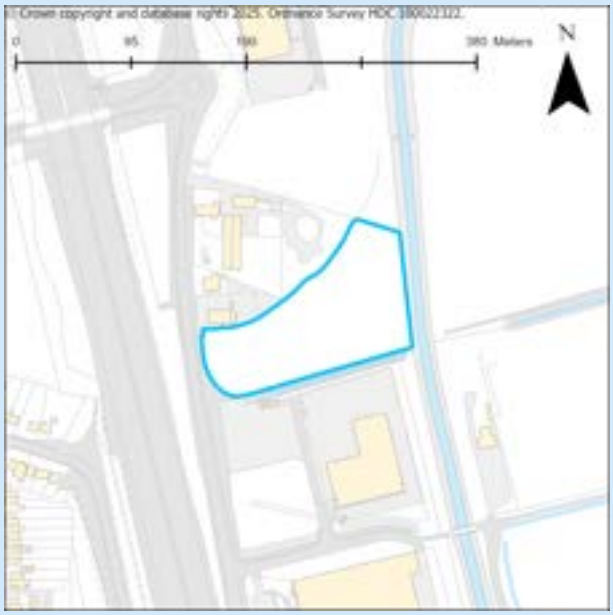
Sawtry 6: North of Black Horse Industrial Estate

Allocation Sawtry 6

North of Black Horse Industrial Estate

1.4ha of land North of Black Horse Industrial Estate is allocated for mixed use development to comprise:

1. B2 general industrial and/or B8 storage and distribution uses; and
2. about 0.3ha open space to safeguard against flood risk along Middle Level Catchwater Drain



Successful development of the site will require:

a. retention of trees and hedgerows and their reinforcement to provide a mature setting to development informed by an Arboricultural Assessment
b. concentration of development away from the eastern edge and the Middle Level Catchwater Drain and agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.
c. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
d. provision of a flood risk assessment and detailed drainage strategy modelling Middle Level Catchwater Drain and Black Horse Drain to evaluate current and future fluvial and surface water flood risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
f. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
g. archaeological investigation, recording and where appropriate conservation
h. assessment of noise and air quality impacts for the site from the A1(M) and proposed uses incorporating appropriate mitigation to address any adverse impacts
i. provision of a safe and suitable means of access from Old North Road and completion of a transport assessment and travel plan to encourage accessibility by active travel modes
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.155 The site is located north of Black Horse Industrial Estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. The site is capable of providing about 4,000sqm of employment floorspace.

11.156 Trees and hedgerow line the west and south of the site and some of the north. Trees and hedgerows should be retained and reinforced where possible to provide a mature setting to the development and minimise any landscape impact.

11.157 The majority of the site is located within flood zone 1 with parts of the eastern site boundaries located in flood zones 3a and 2 due to Middle Level Catchwater Drain and Black Horse Drain to the south and east of the site. MLC and Sawtry IDB discharge consent will be required and development will not be permitted with 20m of the top of the bank. Surface water risk is predominately very low, with a flow path following the Black Horse Drain. Evidence notes the site is not required to pass part b) of the exception test as the development proposed is less vulnerable. However, the test should be reapplied at the application stage as some flood risk information has not been available. The risk area, Black Horse Drain and Middle Level Catchwater Drain should be included in site design as a blue green corridor and include water compatible development only, offering multifunctional benefits including ecological, social and amenity value to the site. Infilling of drainage ditches should be avoided and flow paths retained.

11.158 The site cannot be developed until the required information detailed on existing and future flood risk from the Black Horse Drain and Middle Level Catchwater Drain is fully ascertained in consultation with the Middle Level Commissioners, Lead Local Flood Authority (LLFA) and Environment Agency. Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. The assessment should consider the wider impact of flood risk in combination with adjacent sites. The site has the opportunity to provide betterment to flood risk through the provision of about 0.3ha of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits, the final site area should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with 0.3ha safeguarded land considered the minimum requirement. All non-water compatible development must be sequentially located within flood zone 1. Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment should be explored, see 'Managing flood risk'.

11.159 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Sawtry Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main runs along the boundaries of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.160 There could be archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.161 There is potential for noise, light and air pollution affecting the site due to its proximity to the A1(M) and as a result of the proposed uses for the site. Mitigation measures should be incorporated to fully address noise and air quality impacts from the A1(M), proposed uses and on nearby business and residential uses.

11.162 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old North Road and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing and capacity assessments. A Travel Plan should be prepared to support access from Sawtry by active travel modes.

11.163 The site is within a brick clay mineral safeguarding area. Cambridgeshire County Council note that prior extraction of brick clay is unlikely to be feasible as part of development. However, in the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

Somersham 1: College Farm, West of Parkhall Road

Allocation Somersham 1

College Farm, West of Parkhall Road

6.3ha at land at College Farm, West of Parkhall Road is allocated for residential development of about 120 homes

Successful development of the site will require:

a. use of design that harmonises with surrounding development to integrate the new homes with neighbouring residential development, disused railway line, allotments and smallholdings
b. completion of an Arboricultural Assessment and provision of a landscaping scheme which incorporates protected trees, retention of trees and hedgerows and their reinforcement to provide a mature setting to development and minimise the visual impact of development on the adjoining countryside
c. provision of a flood risk assessment and detailed drainage strategy, taking into account groundwater and surface water flood risk now and in the future
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
e. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. archaeological investigation, recording and where appropriate conservation
g. provision of a safe and suitable means of access from Parkhall Road and assessment of transport impacts through a transport assessment
h. retention, enhancement and connection to public rights of way alongside provision of safe and accessible active travel routes to facilitate integration with Somersham and nearby services and facilities
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.164 The site is located off Parkhall Road. The site is suitable for low density residential development reflecting the lower density context of larger villages and Service Centres in Huntingdonshire.

11.165 The site is lined on the northern boundary by trees and a disused railway line, screening the site from the northern approach. Residential properties back onto the eastern boundary and the southern aspect of the entrance way. To the south is Somersham and District Smallholdings and Allotments which wrap around the site to the west. A tree preservation order spans the north eastern boundary. Development of the site would have limited landscape impact but design must consider how the site will integrate with residential properties and existing allotments and smallholdings whilst ensuring the retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise impact on protected trees.

11.166 The site is located within flood zone 1 with nominal surface water risk. There are some high-risk areas of ponding in the east and southwest of the site. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared that considers present day and climate change scenarios with a sequential approach taken to the site layout based on modelled outputs.

11.167 Discharge rates should remain at greenfield rates as a minimum in consultation with the Lead Local Flood Authority. Infiltration SuDS may not be appropriate for the site therefore groundwater conditions must be investigated further. Natural flood management and mitigation of cumulative development impacts given the site's location within a medium sensitivity catchment, should be explored, see also 'Managing flood risk'.

11.168 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main runs along the eastern boundary of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.169 There could be archaeological potential due to the field name 'Chapel Field' raising potential for medieval remains of a chapel. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.170 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Parkhall Road and that any adverse off-site transport impacts can be adequately mitigated. This should include a road safety audit, local junction spacing and capacity assessments. Cambridgeshire County Council have noted that there may be a drain that may require culverting to achieve access therefore early dialogue with the Lead Local Flood Authority is recommended.

11.171 A public right of way runs from the entrance into the site before heading south along the eastern edge. Further public rights of way are located outside the site to the east and south. A proposal must demonstrate how it can connect to and retain the rights of way on their existing alignment, be maintained or enhanced and connect to the wider right of way/highway network.

11.172 No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road. A footpath along the site frontage will need to be created to join the site with the nearby footpath to make making it safe and accessible for new residents to access the site using active travel and to provide a safe and suitable means of access to Somersham and nearby services and facilities.

11.173 Part of the eastern entrance of the site is within a sand and gravel mineral safeguarding area and water recycling area consultation zone therefore consultation will be required with Cambridgeshire County Council to identify any mitigation measure that may be required. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

Somersham 2: Dews Bus and Coach Depot, Chatteris Road

Allocation Somersham 2

Dews Bus and Coach Depot, Chatteris Road

2.2ha of land at Dews Bus and Coach Depot, Chatteris Road is allocated of about 50 homes

Successful development will require:

a. use of design that will integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by an Arboricultural Assessment
c. provision of amenity and open space to mitigate recreational impacts on nearby nature sites
d. provision of a flood risk assessment and detailed drainage strategy, taking into account groundwater, modelling of Cranbrook Drain including appropriate modelling of climate change to more robustly confirm fluvial flood risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
f. provision of agreed land contamination remediation measures and agreement with the Environment Agency that meeting the requirements of the Water Environment Regulations would not be compromised
g. archaeological investigation, recording and where appropriate conservation
h. provision of a safe and suitable means of access from Chatteris Road and assessment of transport impacts through a transport assessment
i. provision of active travel routes to facilitate integration with Somersham
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.174 The site is on Chatteris Road and located east of approved development 23/00369/REM (North of the Bank, Somersham) which is currently under construction. The site is currently in use as a bus and coach depot and is part previously developed land. The southern boundary is mostly screened from Chatteris Road by trees and hedgerow, as is the western and northern boundaries meaning it is well screened from the surrounding countryside meaning landscape impact would be minimal if trees and hedgerow were retained. The site is suitable for low density residential development reflecting the lower density context of larger villages and Service Centres in Huntingdonshire.

11.175 The site is located approximately 3.2km northwest of the Ouse Washes SAC/SPA/Ramsar. Whilst this site is located outside Natural England's Goose and Swan Impact Risk Zone, it is immediately adjacent to the this area. It is also located within the IRZ associated with Berry Fen SSSI and Ouse Washes SSSI. These areas are functionally linked land to he Ouse Washes. Whilst the site is unlikely be functionally linked land itself (as a bus depot is unlikely to have suitable habitats on-site), proposals here will need to

consider mitigation measures, such as adequate screening around the site boundary and implementation of an ecologically sensitive lighting strategy, to avoid disturbance of the surrounding land which may be functionally linked to the Ouse Washes. Development should also provide amenity and open space to mitigate any increased recreational pressure generated by residents of this site.

11.176 The site is located within flood zone 1, with Cranbrook Drain situated to the south. Surface water risk is predominately very low. However, due to areas of ponding and the proximity to Cranbrook Drain, a site-specific flood risk assessment and detailed drainage strategy are required including assessment of climate change with a sequential approach taken to the site layout based on modelled outputs. This should include an evaluation of groundwater conditions and a comprehensive model of Cranbrook Drain, considering both current and future climate change scenarios. Groundwater conditions must be fully investigated.

11.177 Discharge rates should remain at greenfield rates as a minimum to the east of the site where there is current open greenspace and surface water modelling based on layout plans and detailed design may be required through consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, should be explored, see 'Managing flood risk'.

11.178 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.179 There could be archaeological potential due to there being a Romano-British farmstead immediately to the west of the site and cropmarks to the east. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

11.180 The site is currently in use as a coach and bus depot and therefore there is the potential for contamination on site which may require resolution. A proposal must investigate and provide appropriate remediation of contaminated land including how it can be made compatible with sustainable drainage solutions.

11.181 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Chatteris Road and that any adverse off-site transport impacts can be adequately mitigated. A road safety audit, local junction spacing and capacity assessment must also be included.

11.182 The site is within a sand and gravel mineral safeguarding area. Cambridgeshire County Council recommend that in the interests of sustainability developers should seek to make best use of any minerals incidentally extracted as part of development.

Somersham 3: College Farm, West of Newlands Industrial Estate

Allocation Somersham 3

College Farm, West of Newlands Industrial Estate

1.8 ha of land at College Farm, West of Newlands Industrial Estate is allocated for about 45 homes.

Successful development of the site will require:

a. high quality development that reflects the transitional character of the area between Somersham and the surrounding countryside
b. retention of the trees along the west boundary and the site frontage; except where removal is required for access
c. provision of a flood risk assessment and drainage strategy including assessment of unnamed ordinary watercourses to evaluate current and future fluvial and surface water flooding risks
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of appropriate acoustic treatment to mitigate against adjacent industrial uses and the College Farm complex to the north-west
f. provision of a suitable means of vehicular and pedestrian access from the B1086

11.183 This site is located on the western edge of Somersham and adjoins the Newlands Industrial Estate on its eastern side and requires a sensitive high quality development that reflects its transitional relationship with Somersham to the countryside.

11.184 The site is located within flood zone 1, with ordinary watercourses, on the southern and eastern boundaries. Surface water risk is predominately very low however some risk is present along the ordinary watercourse on the southern and eastern boundaries and two areas of ponding are present on the site. As such, a site-specific flood risk assessment and drainage strategy must be prepared with a sequential approach taken to the site layout based on modelled outputs. Risk from the ordinary watercourses should be investigated and modelling may be required in consultation with the Lead Local Flood Authority (LLFA) and Environment Agency, to robustly define existing and future fluvial flood risk to the site.

11.185 Discharge rates should remain at greenfield rates in consultation with the LLFA. Opportunities for Natural Flood Management and mitigation of cumulative development impacts given the site's location within a low sensitivity catchment, maybe explored, see 'Managing flood risk'.

11.186 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be

close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

11.187 Due to the proximity of the site to the industrial estate and to College Farm to the north-west, appropriate noise mitigation measures will be required and additional hard landscaping may be required to mitigate against noise generated from the industrial estate to the east.

11.188 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Yaxley 1: Eagle Business Park, phase 3, Broadway

Allocation Yaxley 1

Eagle Business Park, Phase 3, Broadway

16.0ha of land at Eagle Business Park, Broadway is allocated for commercial, business, industrial and storage and distribution uses within use classes E(g)(i-iii), B2 and B8.

Successful development of the site will require:

a. built development only to be constructed within the portion of the site within flood zone 1
b. concentration of development away from the southern edge of the site to allow for retention of a maintenance strip for Middle Level Commissioners to service Pig Water drain
c. provision of a strong landscaping buffer on the southern and north eastern boundaries with a minimum width of 12m in addition to the maintenance strip to minimise the visual impact of the scheme on the adjoining landscape, in particular the sensitive setting of the Great Fen area
d. expansion of the wooded buffer on the western edge of the site to provide acoustic screening from the East Coast mainline railway
e. provision of a flood risk assessment and detailed drainage strategy, taking into account groundwater, modelling of the unnamed ordinary watercourse and Pig Water ordinary watercourse to evaluate current and future fluvial and surface water flooding risk
f. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated and to ensure sustainable wastewater connections can be achieved.
g. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
h. retention of the public right of way through the site, either on the current alignment or on an enhanced route using a potential diversion through the southern and north eastern landscaping belt, subject to agreement with Cambridgeshire County Council
i. provision of highway and active travel infrastructure that safely connect the scheme into the existing Eagle Business Park at Falcon Way
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

11.189 The site adjoins the Eagle Business Park and seeks to provide a third phase to the employment area. The site could deliver commercial, business, industrial and storage and distribution uses within use classes E(g)(i-iii), B2 and B8. The B8 use could support last mile logistics and smaller scale storage and distribution appropriate to the scale and nature of the employment area. The site is considered capable of delivering about 33,000sqm. 23/00973/OUT for Phase 3 was approved in August 2024. Once completed the allocation will form part of EEA Eagle Business Park, Yaxley.

11.190 The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a, this flooding is associated with the Pig Water drain . Development must be located away from areas of flood risk to allow for the retention of a maintenance strip for Middle Level Commissioners to service Pig Water drain.

11.191 A comprehensive masterplan will be required to ensure this phase integrates successfully with the adjoining employment area as well as integrating the existing public right of way that runs through the site either on its existing alignment or it being rerouted within the site.

11.192 The site is sensitively located with it being highly visible from the south and east due to the flat fenland landscape but is less visible from the west due to the railway and existing development. The site is currently visible from the north due to the gently falling landscape, and landscaping is not established at the intervening Eagle Park. As such, development must provide a strong landscaping buffer on the southern and north eastern boundaries with a minimum width of 12m in addition to the maintenance strip to minimise the visual impact of the scheme on the adjoining landscape, in particular the sensitive setting of the Great Fen area. A proposal will need to be supported by a landscaping plan and strategy, along with a landscape management plan, to ensure existing trees and planting are retained where possible.

11.193 The majority of the site is located within flood zone 1, with a small area in the western part of the site within flood zones 2 and 3b. Fluvial flood risk at the site is predominantly from future tidal sources. Pig Water watercourse runs along the south eastern side of the site and an unnamed ordinary watercourse alongside the northwest and northeast. Surface water risk is predominately very low. Development should be sequentially located outside the area of flood risk. Due to the tidal flood risk and proximity to Pig Water and an unnamed watercourse, a site-specific flood risk assessment and detailed drainage strategy are required considering both current and future climate change scenarios. The ordinary watercourse within the site should be included within site design and layout. Infilling of drainage ditches should be avoided. It must be proven that the development can be safe for its lifetime, which is 75 years for commercial development. A flood response emergency plan should be put in place.

11.194 Discharge rates should remain at greenfield rates to the east of the site where there is current open greenspace in consultation with the Lead Local Flood Authority. Opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's medium sensitivity catchment, should be explored, see 'Managing flood risk'.

11.195 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Peterborough (Flag Fen) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main runs along the south western boundary of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

11.196 There is potential for noise, light and air quality to affect the site due to its proximity to the East Coast Mainline Railway and the proposal is of a scale that could increase levels of pollutants. Mitigation measures should be incorporated to fully address noise and air quality impacts. One mitigation must be the expansion of the wooded buffer on the western edge of the site.

11.197 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the existing Eagle Business Park and wider village.

11.198 The site is located within a Mineral Safeguarding Area for Brick Clay, the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development.

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Chapter 12:

Local Service Villages

12.1 Local Service Villages are the next level in the settlement hierarchy after Service Centres and each offer a limited but valuable range of services and facilities that help to meet some of the day to day needs of residents and can help provide local services and facilities for residents of nearby villages and hamlets.

12.2 The following table sets out how many allocations are proposed in each of the Local Service Villages, all allocations can be found on the Policies Map where they can also be viewed within their wider setting:

Settlement	Number of allocations
Abbots Ripton	1
Alconbury	2
Bluntisham	2
Earith	0
Elton	0
Farcet	0
Great Staughton	1
Hemingford Abbots	1
Hemingford Grey	0
Houghton and Wyton	1
Needingworth	2
Offord D'Arcy	1
Offord Cluny	1
Spaldwick	1
Stilton	2
Wansford	0

Abbots Ripton 1: Home Farm South

Allocation Abbots Ripton 1

Home Farm South

2.83 ha of land at Home Farm South is allocated for a mixed use development to comprise:

1. about 15 homes
2. about 0.5ha for commercial use within classes E(g)(i-iii)

Successful development of the site will require:

a. a masterplan to ensure a holistic approach to the design of development integrating residential and commercial uses
b. retention and protection of existing trees and hedgerows including protected trees, and a comprehensive scheme of landscaping set out within a landscape plan or strategy and management plan
c. sequential location of development outside areas of flood risk and provision of a flood risk assessment and detailed drainage strategy, taking into account surface water, residual risk from a culvert and modelling of unnamed ordinary watercourse and Bury Brook to evaluate current and future fluvial and surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. a 15m buffer around the pumping station and safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. design sensitive to the setting of the adjacent conservation area supported by a proportionate heritage assessment
g. archaeological investigation, recording and where appropriate conservation
h. provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village

12.3 The site is located on the southern edge of Abbots Ripton consisting of partially greenfield and partially previously developed land.

12.4 A proportionate masterplan will be required to set out how the proposed residential and the commercial uses will be successfully integrated with the existing buildings on site and landscape features including protected trees.

12.5 The presence of existing landscape features, trees and hedgerows means a comprehensive landscaping plan and strategy will be necessary, along with a landscape management plan to ensure existing trees and planting are retained where possible. The existing elm trees and trees protected under a Tree Preservation Order are to be retained and not adversely impacted by development. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

12.6 The majority of the site is located within flood zone 1, with a small area to the north located within flood zones 2 and 3a and an ordinary watercourse adjacent to the northern boundary. Surface flood water risk is predominately very low with small areas of higher risk confined to the western boundary and northern corner of the site. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared, including a detailed model of the ordinary watercourse and Bury Brook that considers present day and climate change scenarios. A sequential approach should be taken to the site layout based on modelled outputs. There is potential residual risk to the site from a blockage of the culvert in close proximity of the site, therefore any modelling of the ordinary watercourse should consider the impacts of the condition and potential blocking of the culvert, demonstrating that they can either be mitigated or safely managed and that safe access and escape can be achieved. Opportunities to open existing culverts may also provide biodiversity opportunities.

12.7 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority and Middle Level Commissioners/Internal Drainage Board. The assessment should consider the wider impact of flood risk. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, should be explored, see also 'Managing flood risk'.

12.8 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Anglian Water identify need for a 15m buffer around the pumping station and safeguarding of sewer infrastructure which runs through the eastern area of the site.

12.9 The site is adjacent to the Abbots Ripton conservation area, as such a proposal must demonstrate sensitivity to the conservation designation and be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. Also, the site is in close proximity to medieval remains and there is ridge and furrow to the north so there is potential for archaeological remains on the site. Archaeology works are required to assess the extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.10 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Alconbury 1: South of Great North Road

Allocation Alconbury 1

South of Great North Road

1.4 ha of land south of Great North Road is allocated for residential development of about 30 homes.

Successful development of the site will require:

a. layout and design that respects the site's location at the entrance to the village, in particular reflecting nearby densities
b. a landscaping scheme that includes mitigation on the southwest boundary to soften the impact of the development to the south west, including the retention of mature and established trees and hedgerow
c. provision of a site specific flood risk assessment and drainage strategy including safe access and escape routes
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. provision of a heritage assessment and appropriate mitigation of potential impacts on the listed Homefield Farm to the east and listed buildings to the north west
g. provision of a safe and suitable means of access from Great North Road
h. provision of safe and appropriate pedestrian access
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development.

12.11 The site is located on the southern edge of Alconbury village on land bounded by residential development to the northwest, highway to the northeast and open fields to the southwest. The land should be developed at a density that reflects that to the north of Great North Road to remain in keeping with the existing residential developments in the immediate locality. Design, scale and materials should seek to respect the character and appearance of a residential development providing an attractive gateway into the village.

12.12 In addition to suitable planting and retention of mature trees and hedgerows within the site; any landscaping should provide substantial planting on the southwest boundary to contain the development, and contribute to a soft outer edge to the village.

12.13 The site is not constrained by fluvial flood risk however surface water flood risk is present on a small portion of the site in the northern most corner. Further consideration of surface water flood risk, including a drainage strategy will be required with a sequential approach taken to the site layout based on modelled outputs. Topographic low spots and flow paths should be incorporated into site design and layout, if possible. Discharge rates should remain at greenfield rates as a minimum in consultation with the Lead Local Flood Authority. Safe access and escape routes must be investigated so routes remain dry in a flood event.

12.14 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Alconbury Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main runs along Great North Road; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

12.15 Homefield Farm is a grade II listed building located immediately to the east of the site and to the north west is the grade II listed 23 and 25 Great North Road. Design and layout of development must respond sensitively to reflect the site's location and relationship with these heritage assets and be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.16 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. Provision of a safe and suitable means of access should be provided from Great North Road and consideration given to the impact that additional vehicles will have on the existing road layout. Safe and suitable foot and cycle paths to access and move within the development will need to be created to ensure that active travel methods are the preferred option for residents.

12.17 The site is located within a Sand and Gravel Mineral Safeguarding Area. In the interests of sustainability developers should seek to make best use of any minerals incidentally extracted as part of development.

Alconbury 2: East of Globe Lane

Allocation Alconbury 2

East of Globe Lane

3.5 ha of land east of Globe Lane is allocated for residential development of about 60 homes.

Successful development of the site will require:

a. a design that reflects the site's position on the edge of the settlement and long-range visibility across open fields to the north, west and south
b. provision of a Landscape and Visual Impact Assessment and Arboricultural Assessment demonstrating retention of existing mature and established trees and hedgerows and provision of substantial landscaping on all boundaries to minimise the landscape impact of the scheme
c. provision of a proportionate flood risk assessment and detailed assessment of surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated.
e. design and layout of development to respond sensitively to reflect the site's location and relationship with nearby listed buildings to the north and informed by an proportionate heritage assessment
f. provision of a safe and suitable means of access from the Globe Lane and assessment of transport impacts through a proportionate transport assessment
g. provision of safe and appropriate pedestrian access
h. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.18 The site is located on the western edge of Alconbury village on land bounded by open fields on three sides as such the density of the development and elevations should respect the surrounding landscape and views into and out of the village. Design, scale and character should seek to respect the character and appearance of the residential development to the south east providing an attractive gateway into the village.

12.19 In addition to suitable planting and retention of mature trees and hedgerows within the site any landscaping should provide substantial planting on the southwest and southeast boundaries to contain the development, and reduce the visual impact on the surrounding countryside.

12.20 The site is within flood zone 1. Surface water flood risk is currently very low. However, information on surface water flood risk is inconclusive with more up to date mapping showing reduced flood risk. Therefore a detailed assessment of surface water will be required to establish surface water conditions with a sequential approach taken to the site layout based on modelled outputs. Further consideration of surface water flood risk, including a drainage strategy will be required including the consideration of safe access and escape routes. Discharge rates should remain at greenfield rates as a minimum in consultation with

the Lead Local Flood Authority. The assessment should consider the wider impact of flood risk in combination with neighbouring sites. Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location within both low and medium sensitivity catchments, see also 'Managing flood risk'.

12.21 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Alconbury Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.22 There are three grade II listed buildings (4 Globe Lane, 23 and 25 Great North Road and Homefield Farm) and the Alconbury conservation area to the north and north east of the site. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.23 A proportionate transport assessment is required to demonstrate that safe access for both vehicles and pedestrians can be provided from Globe Lane considering any potential impact that additional vehicles will have on the existing road layout. Due to the narrow nature of Globe Land highway improvements are likely to be required to safely accommodate the scale of development proposed and the potential for two points of access should be investigated. Safe and suitable foot and cycle paths to give access to and circulation within the development will need to be created to enable active travel routes into Alconbury.

12.24 The site is located within a Sand and Gravel Minerals Safeguarding Area. A Construction Environment Management Plan should be provided to make best use of any mineral incidentally extracted as part of the development and / or make available for others to use.

Bluntisham 1: Land off 18 Holliday's Road

Allocation Bluntisham 1

Land off 18 Holliday's Road

2ha of land off 18 Holliday's Road is allocated for residential development of about 35 homes.

Successful development of the site will require:

a. provision of a high quality development which reflects the sensitive setting in proximity to the grade I listed St Mary's Church and be supported by a proportionate heritage assessment
b. archaeological investigation, recording and where appropriate conservation
c. retention of trees and planting along the southern boundary with Rectory Road
d. provision of landscaping on the eastern and northern boundaries to provide a soft edge to the village and provide screening from the Ouse Valley
e. provision of amenity and open space to mitigate recreational impacts on nearby nature sites
f. provision of a flood risk assessment and drainage strategy taking into account surface water, groundwater including climate change.
g. integration of existing Anglian Water infrastructure ensuring existing sewers remain available for maintenance and repair and early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
h. provision of safe and appropriate vehicular and pedestrian access onto Holliday's Road
i. provision of safe and appropriate pedestrian access onto Rectory Road
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.25 The site is located on the eastern edge of Bluntisham. The majority of the site consists of paddocks and includes a stable block and menage with the western extent of the site consisting of 18 Holliday's Road. Development require the demolition of this property and should be considered within the master planning process.

12.26 To the south of the site is the grade I listed St Mary's Church and formerly part of Frogs Hall. It is essential that the significance of these heritage assets and their setting be preserved and where possible enhanced. A proposal must be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. Due to site's proximity to a medieval church/graveyard and grade I listed medieval church, there is potential for other medieval remains on site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.27 The site has low hedgerows and planting along its frontage on Rectory Road. It will be expected that a comprehensive planting scheme is designed to soften the development in public views and provide integration with the countryside as well as mitigate impact on adjacent heritage assets. A substantial planting buffer should be provided along the eastern and northern boundaries of the site to minimise the impact of the development on the wider countryside and from the public right of way to the north east of the site.

12.28 The site is located approximately 1.5km west of the Ouse Washes SAC/SPA/Ramsar. Whilst this site is located outside Natural England's Goose and Swan IRZ and not within 400m of it, the site is located within 150m of the RSPB Ouse Fen Reserve and within 230m of Berry Fen SSSI, these sites are considered to be functionally linked to the Ouse Washes. Assessment will be required of the potential impacts on the Ouse Washes SAC/SPA/Ramsar/ SSSI site and the Berry Fen SSSI arising from increased recreational pressure generated by residents of this site and may have indirect urbanisation impacts upon potential areas of functionally linked land associated with the Ouse Washes SPA and Ramsar. Appropriate mitigation or alternative recreational provision will be required.

12.29 The site is within flood zone 1, surface water flood risk is predominantly very low across the site. High and medium risk surface water risk is confined to a topographic depression in the northeast of the site, which should be incorporated into site design and layout and should ideally not be infilled. Discharge rates should remain at greenfield rates at a minimum in consultation with the Lead Local Flood Authority. The southern area of the site has no groundwater flood risk, but groundwater flood risk assessment will be required due to flood risk in the north.

12.30 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

12.31 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.32 There is a foul sewer located along the southern boundary of the site which is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible further engagement with Anglian Water is advised.

12.33 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village. There is an existing footpath along Rectory Road which could provide a link as well as one along Holliday's Road.

12.34 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to minimise sterilisation and maximise incidental extraction of any minerals as part of development.

Bluntisham 2: West of Colne Road

Allocation Bluntisham 3

Land to the West of Colne Road

7.8 ha of land west of Colne Road is allocated for a mixed use development comprising:

1. about 85 homes; and
2. about 3ha of open space
3. 0.2ha land for St Helen's Primary School staff parking

Successful development of the site will require:

a. provision of a Landscape and Visual Impact Assessment and a comprehensive landscaping scheme ensuring retention and protection of existing trees and hedgerows
b. provision of 3 ha of open space of the north western corner of the site to mitigate recreational pressure impacts to nearby nature sites
c. provision of a flood risk assessment and drainage strategy, taking into account groundwater and surface water to evaluate current and future flood risk
d. early engagement agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village supported by a transport assessment
f. provision of land for school staff car parking located on approximately 0.2 ha of land towards Colne Road
g. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.35 The site is located on the northern edge of the village and adjoining the built form of the village. The planting along the field boundaries provides a good level of screening of the land. The development should retain the existing boundary planting wherever possible and should seek to design a development that is visually contained within the site.

12.36 The site is located within 2km of the Ouse Washes SAC/SPA/Ramsar and is within the Impact Risk Zone associated with Berry Fen SSSI and Ouse Washes SSSI. Assessment will be required of the potential impacts on the Ouse Washes SAC/SPA/Ramsar/ SSSI site and the Berry Fen SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required. 3 ha of the site is proposed to provide public amenity for residents and direct residents away from nearby protected nature sites for recreation such as the Ouse Washes SAC/SPA/Ramsar/ SSSI site and Berry Fen SSSI. This space os required as these sites are vulnerable to recreational pressure which could be increased by residents of this site.

12.37 The site is located within flood zone 1. Surface water risk is predominately very low with a small area of higher risk on the boundary with Colne Road. A site-specific flood risk assessment and drainage strategy must be prepared, that investigate groundwater condition; and surface water risk considering present day and climate change scenarios. A sequential approach should taken to the site layout based on modelled outputs. The potential use of infiltration SuDS should be investigated. Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for Natural Flood Management and mitigation of cumulative development impacts, given the site's location within a low sensitivity catchment, maybe explored, see also 'Managing flood risk'.

12.38 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.39 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

12.40 The site should provide land for car parking for the staff of St Helens Primary School. This will be on approximately 0.2 ha of land located on the eastern edge of the site towards Colne Road. Engagement with the Primary School on the potential number of spaces should be undertaken.

12.41 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to minimise sterilisation and maximise incidental extraction of any minerals as part of development.

Great Staughton 1: East of B661, The Green

Allocation Great Staughton 1

East of B661, The Green

0.90 ha of land east of the B661, The Green is allocated for residential development of about 15 homes.

Successful development of the site will require:

a. provision of a high quality development which reflects the countryside location
b. retention of trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development
c. provision of a flood risk assessment and drainage strategy taking into account climate change and modelling of the ordinary watercourse including residual risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. design and layout of development to respond sensitively to reflect the site's location and relationship with heritage assets to the south informed by a proportionate heritage impact assessment
g. provision of safe vehicular and pedestrian access from the B661 (The Green)

12.42 The site is located on the north western edge of the village accessed from The Green (the B661). The site adjoins residential development on its southern boundary.

12.43 Trees and hedgerow define the boundaries of the site, these should be retained where possible and form part of landscaping plan for the site. This is to provide a softer development edge and mitigate any landscape impact of development on adjacent heritage assets.

12.44 The site is located in flood zone 1 with nominal surface water flood risk. An ordinary water course appears to be culverted on the eastern site boundary. As such a flood risk assessment and drainage strategy will be required including the impacts of climate change and modelling of the ordinary watercourse including the investigation of capacity and residual risk from the culvert demonstrating that they can either be mitigated or safely managed. Opportunities to open existing culverts may also provide biodiversity opportunities. A sequential approach should be taken to the site layout based on modelled outputs.

12.45 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Kimbolton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit

limit will be required at the WRC, although no significant constraints have been identified. There is a gravity sewer running along the road boundary to the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

12.46 To the south of the site is the grade II listed 31 and 33, The Green. It is essential that the significance of this heritage asset and its setting be preserved and where possible enhanced. As such a proposal must be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

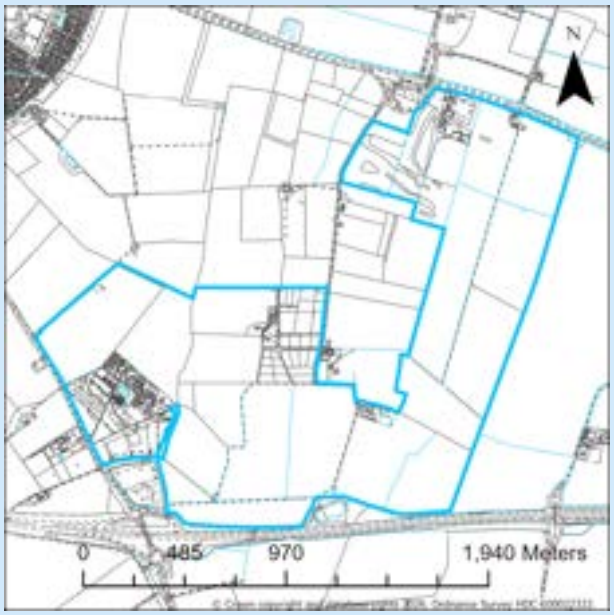
12.47 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Hemingford Abbots 1: The Lattenburys

Allocation Hemingford Abbots 1

The Lattenburys

265 ha of land at The Lattenburys (South of the A1307 and North of A14, and East of A1198) is allocated for mixed use development to comprise:



1. about 3,800 homes to include a diverse range of tenures to support establishment of an inclusive community
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector bed needs to be undertaken prior to the submission of applications for reserved matters on each phase of development
3. about 6.0 ha for employment use within use classes E(g)(i-iii) and B2
4. retention of Woodgreen Pets Charity and about 10 ha of additional land to meet future expansion needs
5. two local centres to include local shops a neighbourhood health facility, and other community facilities appropriate to the scale of development
6. educational facilities including a secondary school, two primary schools and associated early years nursery facilities
7. indoor and outdoor sports and recreation facilities appropriate to the scale of development
8. green infrastructure appropriate to the scale of development to include a mixture of strategic green space, accessible natural green space, amenity green space, flood mitigation areas, and land for biodiversity net gain including about 26ha to be established as a country park
9. transport infrastructure improvements necessary to provide safe and appropriate vehicular access, public transport infrastructure and active travel routes appropriate to the scale of the development

Successful delivery of the site will require:

a. completion of a public master planning exercise agreed with the Council resulting in the submission of a masterplan illustrating use of design that establishes a distinctive and sustainable new community with a clear sense of place which respects its wider countryside setting
b. preparation and agreement with the Council of a clear phasing scheme that illustrates how and in what order each key element of the development will be delivered
c. provision of high quality development and use of design codes to create distinct character areas reinforced by inclusion of differentiated densities of development with higher densities around local centres where appropriate
d. the location of uses within the development scheme that minimises the need to travel and maximises opportunities for people to access services, community facilities and infrastructure using active travel
e. provision of a landscaping scheme, informed by a Landscape and Visual Impact Assessment and an Arboricultural Assessment, to minimise the visual impact of the development including a provision of open space uses on the ridge of higher land in the centre of the site to reduce the visual impact of the development on longer distance views from and to the Great Ouse green infrastructure priority area and the Hemingfords conservation area supported by a proportionate heritage assessment

f. retention of existing trees and hedgerows to provide a mature setting to development other than where removal is essential for infrastructure provision
g. completion of an Ecological and Biodiversity Net Gain Assessment and Strategy to demonstrate how natural habitats will be enhanced and provided, including provision of at least 10% biodiversity net gain throughout the site
h. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culverts and modelling of unnamed ordinary watercourses and tributaries to evaluate current and future fluvial and surface water flooding risks
i. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. early engagement and agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
k. assessment of noise and air quality impacts for the site, particularly from the A14 and A1307 and on Woodgreen Pets Charity, and provision of appropriate mitigation to address any adverse impacts
l. protection of the setting of the grade II listed farmhouse at Rectory Farm supported by a proportionate heritage assessment
m. archaeological investigation, recording and where appropriate conservation
n. provision of a transport assessment and travel plan agreed by the appropriate Highways Authorities that demonstrate how travel needs will be minimised and accommodated, and how active travel and public transport usage will be maximised
o. provision of safe and suitable means of access from both the A1307 and the A1198
p. connection to the bridleway adjoining the south eastern boundary of the site to facilitate linkages to the public right of way network south of the A14
q. evidence of collaborative working with the site promoters of 'Godmanchester 3: Former A14 Compound, North of A1198 Roundabout' to demonstrate the ability to provide an active travel linkage connecting the two sites, and construction of this to an agreed point on the boundary to ensure a functional route is provided
r. agreement with Cambridgeshire County to address the use or protection of the sand and gravel safeguarding area in the northern eastern tip of the site
s. agreement with Cambridgeshire County Council to address removal or provision of an appropriate buffer zone around the waste management area at New Farm
t. exploration of the feasibility of providing an underground waste collection system in agreement with the Council's Head of Operational Services (or future equivalent)

12.48 This site offers the opportunity for creation of a substantial new community, promoted under the name of 'The Lattenburys', where the developers' aspiration is to create two linked villages situated within the lower elements of the landform designed to generate a village-style living experience while in a wholly new community. A master plan will be required for The Lattenburys which must demonstrate how the new community will blend housing, employment and other uses and ensure that it remains a distinct community separate from Godmanchester and the Hemingfords.

12.49 Place-making is a key element of establishing a new community. Given the greenfield nature of this site establishment of a clear sense of identity and character for the scheme is essential. The master plan should clearly illustrate how this is proposed to be achieved. A sensitive response to its location with the northern part of the site relating to the Ouse Valley strategic green infrastructure corridor and the majority of the site reflecting the open, slightly undulating nature of the south east claylands landscape character area.

12.50 As a new community, the scheme proposed for The Lattenburys should seek to maximise its sustainability in terms of layout, design and construction and promote the establishment of a mixed, inclusive community providing opportunities for all. To ensure this, and to reflect the increasing proportion of older people living in Huntingdonshire, the new homes provided should include a diverse range of property types and sizes. In particular, homes suitable for supported living and a smaller proportion of properties suitable for extra-care provision should be included within the use class C3 homes to support aspirations for people to remain living independently within their own homes as long as possible. In addition, residential nursing home provision will be required to help meet the need for residents who are not capable of living fully independently. It is anticipated that due to the scale of this scheme development will extend beyond the 2046 end point of this Local Plan. While development is encouraged to progress as quickly as possible subject to delivery of all necessary supporting infrastructure, it is estimated that about 2,750 new homes will be delivered by 2046 with the remaining 1,050 new homes being completed after 2046.

12.51 The proposed scheme includes the existing Woodgreen Pets Charity which provides some employment along with volunteering opportunities. Land for expansion of this facility must be included within the master plan to ensure a single contiguous site. Residential development on land that wraps around the expansion land will not be supported, it is expected that this land will be retained as green infrastructure to reinforce the site as a standalone community.

12.52 Inclusion of employment land within the scheme allows for promotion of a sustainable new community by facilitating opportunities for people to live and work in close proximity. Employment land should be developed for uses such as offices, research and development and light industry that can be easily integrated with residential uses and some carefully located general industry. Storage and distribution uses will not be supported. Additional employment opportunities should be provided through establishment of at two local centres and three schools. The proposals should demonstrate how the scheme will support a sustainable community that enables residents to access local employment by active travel and public transport.

12.53 Being located between the A1307 and A1198 with direct frontages to both of these roads provides opportunities for the site to gain access to the main highway network through provision of new junctions the format of which must be agreed with the local highways authority in consultation with National Highways. A new roundabout is expected to be required on the A1307 which may require the existing Moats Way/ Rideaway junction to be reworked. A new roundabout is also expected to be required on the A1198 to facilitate north-south access. National Highways require an operational junction capacity assessment on the A14 be carried out at planning application stage.

12.54 A transport assessment and travel plan will be required which must investigate opportunities to provide connectivity to Godmanchester, Huntingdon and St Ives where residents are likely to need to travel to access services and facilities that are of a scale that will not be included within the scheme. Opportunities must be explored to provide public transport connections linking into the wider public transport network in consultation with the local highways authority and National Highways. Public transport infrastructure should be incorporated both along the A1307 and A1198 boundaries and within the site to maximise the ease and attractiveness of using public transport for residents and people working within the development. Active travel opportunities are currently limited in the area and will need to be upgraded to facilitate access by non-motorised modes. Appropriate high-quality walking and cycling infrastructure will need to be incorporated into the site. The site adjoins 'Godmanchester 3: Former A14 Compound, North of A1198 Roundabout' To facilitate access by active travel modes a cycleway and footpath connection must be secured between the two development schemes. A continuous route must be secured through the western boundary of this site to enable people to walk or cycle between them.

12.55 The open character and higher landform of the central part of the site should also be acknowledged. While the focus of the master plan should be on designing a successful new community, it must be informed by a visual and landscape impact assessment to reflect the wider surrounding network of towns and villages and the potential impacts of the scheme on their local character. This should inform a comprehensive landscaping scheme for the development to ensure it respects the Ouse Valley strategic green infrastructure corridor and longer distance views between the site and the Hemingfords conservation areas. A heritage

appraisal will also be required to consider and appropriately mitigate the impact on the grade II listed Rectory Farmhouse which is situated within the northern boundary of the site and the impact on the Hemingfords conservation area.

12.56 There is the grade II listed Rectory Cottage located within, the scale of the development will also impact the Hemingfords Conservation Area and potentially other designated assets. A heritage assessment is required to identify impacts and appropriate mitigation in compliance with Policy LP 56 'Heritage Assets and their Settings'. Due to the scale of the site and the rich archaeological landscape it is located within, archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

12.57 Substantial multi-functional strategic green infrastructure will be required to reduce the impact of built development on the landscape and longer distance views to/ from the Ouse Valley strategic green infrastructure area. A ridgeline runs broadly west to east across the centre of the site. This is to be used for open space uses to include a large-scale country park, woodland planting and green buffers to mitigate landscape and air quality impact, and areas of biodiversity net gain to minimise the long distance impact on the landscape. Diverse green infrastructure provision will be required including parks, biodiversity corridors, sustainable drainage areas, grass and artificial turf playing fields, allotments, informal recreation spaces and play areas. This should be phased in alignment with the development timeline, with a strong emphasis on early provision during the first 0–5 years of occupation. Early delivery is particularly important as green infrastructure plays a critical role in placemaking, climate resilience, and supporting community wellbeing. Sports provision should accord with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Playing Pitch and Outdoor Sports Strategy or successor documents.

12.58 To successfully accommodate the proposed development community infrastructure will be required which should be concentrated in two local centres serving the northern and southern parts of the site respectively. Community infrastructure should be located such that it maximises opportunities for access by active travel modes. The local centres should provide a focal point for services for the community and include small scale day to day retail opportunities to reduce the need for car trips. A health facility will be required with an interim facility during early phases to ensure access to health services for new residents, and a permanent facility of at least 753 sqm to be delivered during mid-late phases once the threshold for operational health facility is reached.

12.59 Social and community facilities will also be required to support local residents in hosting community events and groups to help build a sense of place and belonging. This will be expected to be delivered in a phased manner ensuring that an interim community meeting space is provided with the first phase of homes which may be delivered as part of a multi-use building. Indoor sports and recreation facilities will also be required in accordance with the latest standards at the time as advised by Sport England, national governing body standards for individual sports and the Huntingdonshire Indoor Built Facilities Strategy or successor documents.

12.60 Education provision is a high priority in a new community given the tendency for a high proportion of families to move into such places. Two primary schools each of 4 forms of entry are expected to be required which are expected to be provided with accompanying facilities for early years education facilities and for those with special educational needs and disabilities. The provision of these should be phased alongside the new homes that they will support with a total of 8 ha of land to be reserved for these. Secondary education provision will also be required with an expectation of the need for a single school with capacity for up to 7 forms of entry for which 7.7ha of land should be reserved. Should all the land reserved for educational facilities not ultimately be required for this use then alternative uses of the surplus land will be considered as appropriate at the time.

12.61 The site is located within flood zone 1, with ordinary watercourses, south and east of the site. Surface water risk is predominately very low. A site-specific flood risk assessment and detailed drainage strategy must be prepared, including a model of the ordinary watercourses that consider present day and climate change scenarios, and which should be included within site design and layout. The main area of risk along the ordinary watercourse in the south of the site should be left free of development and used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. There is potential residual risk to the site from a blockage of the culverts beneath and in close proximity of the site, therefore any modelling of the ordinary watercourse should consider the impacts of the condition and potential blocking of the culvert demonstrating that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities.

12.62 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. The assessment should consider the wider impact of flood risk in combination with of adjacent sites. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment should be explored, see 'Managing flood risk'.

12.63 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.64 The existing waste management facility known as New Farm, Hemingford Abbots is located within the proposed site and is safeguarded under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan. Agreement must be reached with Cambridgeshire County Council on how this service can be provided elsewhere or successfully integrated into the scheme.

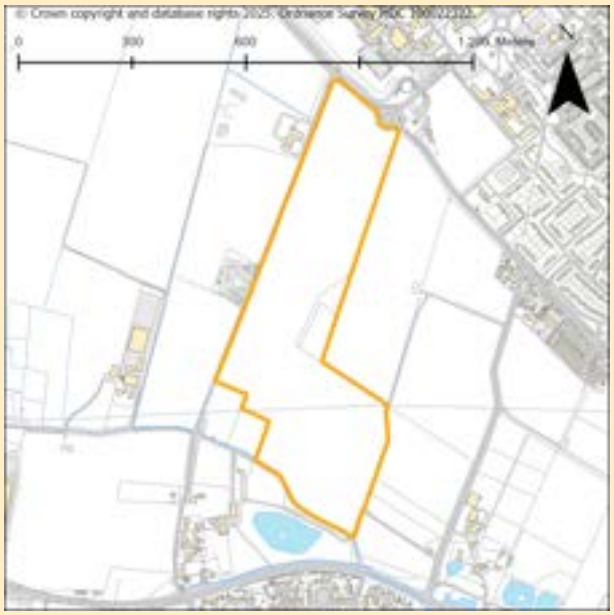
12.65 Establishment of a complete new community offers opportunities to take new approaches to service delivery. The feasibility of providing an underground waste collection system must be explored in collaboration with the Council's Head of Operational Services and implemented where demonstrated to be feasible. This offers advantages to households of removing the need for multiple wheeled bins to be stored within gardens, and can offer cleaner, more attractive public spaces.

Houghton and Wyton 1: Ruddles Lane

Allocation Houghton and Wyton 1

Ruddles Lane

28 ha of land at Ruddles Lanes is allocated for a ground mounted solar voltaic panels.



Successful development of the site will require:

a. retention of boundary features and additional landscaping to mitigate the visual impact of solar panels where feasible
b. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement
c. solar panels located on land classified as flood zone 1
d. demonstration that the site can pass the exception test and sequential location of development within the site and provision of emergency plans and safe access and escape routes for the lifetime of development
e. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water, groundwater and residual flood risk including modelling of Back Brook and ordinary watercourse including climate change.
f. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
g. an enhanced access point from Sawtry Way (B1090) to enable installation and maintenance
h. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.66 The site is broadly 'L' shaped located and between Wyton on the Hill and Houghton and Wyton. The Renewables Energy Assessment has identified that the site has technical potential for ground mounted solar energy generation subject to also overcoming any additional constraints relating to issues around planning, economic viability, supply chains, cumulative impacts and infrastructure (energy storage and transmission).

12.67 The presence of existing landscape features and hedgerows means a comprehensive landscaping plan and strategy will be necessary to ensure existing trees and planting are retained. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

12.68 The majority of the site is within flood zone 1, flood zone 2 to 3b are present in the south of the site as a result of Back Brook and the River Great Ouse. Solar panels are required to be located on land classified as being within flood zone 1. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information. The site is located within the River Great Ouse in Cambridgeshire from Brampton to Earith flood alert area. However, the site is defended to a 100-year standard of protection removing the risk during a 1% AEP (Annual Exceedance Probability) defended event, but residual risk remains. Consultation with the Environment Agency will be required to establish the condition of flood defences. Emergency plans must be in place for such areas and safe access and escape routes must be in place for the lifetime of development. Resistance and resilience measure may also be put in place to manage residual flood risk when avoidance measures have been exhausted.

12.69 Surface water risk to the site is predominantly very low and mostly in the south of the site, coincident with the area of modelled fluvial risk. A detailed drainage strategy will be required, given the site is currently greenfield. Runoff should remain at greenfield rates, in consultation with the Lead Local Flood Authority. There is possibility of groundwater emerging at the surface locally in the south of the site. The site-specific flood risk assessment should further investigate groundwater levels. Risk from reservoir flooding (Grafham reservoir) should be investigated. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available.

12.70 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment.

12.71 An enhanced point of access is required from Sawtry Way (the B1090) to enable the installation of solar panels and the longer term maintenance and inspection of these. Anglian Water have identified that there is a water main to the northern boundary and sewer/final effluent pipes to the western boundary, these should be considered when constructing accesses to the site and engagement with Anglian Water is advised. A water main runs along the northern and western boundaries of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

12.72 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development and/or make these available to others. This should be demonstrated through a Construction Environment Management Plan.

12.73 The site is located within Wyton Water Recycling Centre Consultation Area. The proposed use is for a solar farm which would not be regularly occupied by people so mitigation may not be required.

Needingworth 1: Giffords Park, East of B1040

Allocation Needingworth 1

Giffords Park, East of B1040

122 ha of land at Giffords Park, East of the B1040 is allocated for a mixed use development comprising:

1. about 1,750 homes
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector care bed needs to be undertaken prior to the submission of applications for reserved matters on each phase of development
3. about 5 ha of land for a local centre including retail, service and health uses including a mobility hub
4. about 4.6 ha of commercial and employment uses
5. 4 ha of land for a primary school
6. about 3.3 ha of land for a solar farm to help meet the electricity demands of the site
7. about 65.5 ha of green infrastructure, sustainable drainage and flood mitigation uses

Successful development of the site will require:

a. completion of a public master planning exercise agreed with the Council
b. a masterplan and design code setting out the development proposal including details on the layout, mix and composition of uses ensuring their successful integration as a strategic extension to St Ives
c. differentiated densities of development with higher densities around defined centres where appropriate
d. provision of high quality development to reflect the site's edge of settlement location
e. provision of a landscaping scheme to minimise the visual impact of the development and retention of trees and hedgerows to provide a mature setting to development, informed by a Landscape and Visual Impact Assessment and Arboricultural Assessment
f. provision of strategic green infrastructure to included ecological mitigation and enhancement measures
g. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
h. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, groundwater and surface water flood risk, modelling of ordinary watercourses, Heath Drain and assessment of residual risk including climate change
i. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
j. archaeological investigation, recording and where appropriate conservation
k. assessment of noise and air quality impacts for the site arising from the A1123
l. provision of a safe and suitable means of access from the A1123 and assessment of transport impacts through a transport assessment
m. provision of active and sustainable travel connectivity within the site and to St Ives supported by the submission of a Travel Plan
n. social and community facilities appropriate to the scale of development

o. provision of primary and early years education facilities, in agreement with Cambridgeshire County Council
p. assessment of the need for retail development and the impact on main town centre uses nearby and in St Ives town centre
q. phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
r. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.74 Gifford's Park is technically within Holywell-cum-Needingworth parish but the site has immediately adjoins the edge of St Ives and has a greater functional relationship with the town forming a strategic extension to it.

12.75 A comprehensive masterplan will be required to integrate built development with St Ives so it forms a sustainable and holistic extension to the town. The masterplan must be supported by local engagement exercises with key stakeholders and residents as well as the Council. The proposed mix of uses must be set out within the masterplan and design code ensuring that a high quality of development is achieved with a balanced mix of uses providing homes, services, infrastructure, open space and integration of a solar farm.

12.76 The scale of development can provide a wide range of housing types and tenures. The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that homes suitable for first time buyers, family homes, homes for those who wish to downsize and extra care units or care homes are all likely to be required. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.

12.77 The site should provide a mix of densities reflective of large developments with higher densities around defined centres where appropriate. Density mix should be balanced with the requirements of other criteria within the within the allocation including those relating to landscape, green infrastructure, other uses and sustainable transport. The site will provide a local centre which will include elements of retail development, health and community uses. Retail development in this area should not compete with, but instead complement the existing town centre and surrounding uses within St Ives town centre. A mobility hub should be provided with easy access to the A1123 to facilitate access to sustainable and active travel modes.

12.78 Land for employment is also important and contributes to sustainable development by offering opportunities for people to work close to home. Employment provision should complement that already in St Ives and be sustainably located with active travel connections. A variety of premises should be included offering suitable accommodation for a range of employment uses. E(g) uses may be integrated with residential areas, however, B2 general industrial uses should avoid directly adjoining residential areas. A proposal must demonstrate that all employment development is sustainably located within the site avoiding adverse impacts on the amenity of residents including from transport, parking, noise, air and light pollution.

12.79 The site is within the Impact Risk Zone for Houghton Meadows SSSI and Berry Fen SSSI. Assessment will be required of the potential impacts on the Houghton Meadows SSSI and Berry Fen SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required. Given the size of the development there are opportunities to provide substantial open space for recreational needs and add to the strategic green infrastructure network. A full range of formal and informal open space, including sports and play facilities, parks and gardens, natural/semi-natural green space, amenity green space, allotments should be assessed and incorporated in accordance with the Council's current standards at the time of development.

12.80 The presence of existing landscape features and hedgerows and proximity to designated nature sites means a comprehensive landscaping plan and strategy will be necessary, along with a landscape management plan, to ensure existing trees and planting are retained where possible. A Landscape and Visual Impact Appraisal will be required. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

12.81 The site is predominantly located within flood zone 1, the western extent of the site is located within the functional floodplain (flood zone 3b) which also coincides with the River Great Ouse in Cambridgeshire from Brampton to Earith flood alert area and will be reserved for water compatible development. An indicative safeguarding area is provided, however, applicants should always consult the latest flood maps for the most up to date information. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. Modelled risk from Heath Drain should be confirmed in consultation with Environment Agency. Surface water risk to the site is predominantly very low. However, further consideration of surface water flood risk with climate change and a drainage strategy will be required and discharge rates should remain at greenfield rates at a minimum in consultation with the Lead Local Flood Authority, including the consideration of safe access and escape routes.

12.82 The main areas of risk along the ordinary watercourses in the west, northeast and south should be left free of development and used as blue green corridors which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. There is an opportunity to reduce overall flood risk through river restoration, floodplain reconnection and enhanced drainage standards. There is a risk of some groundwater flooding which may require further investigation to confirm conditions. A sequential approach should be taken to the site layout based on modelled outputs. Residual risk at this site comes from the potential blockage of the structure beneath Needingworth Road to the southeast of the site. A culvert course and condition surveys may be required, including for consultation with the culvert owner. A proposal should demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Risk from reservoir flooding (Grafham reservoir) should be investigated.

12.83 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see 'Managing flood risk'.

12.84 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Ives Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.85 To date a Heritage Desk-Based Assessment by the site promoters concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner. This is a large cropmark complex and is considered to be of regional significance. The rest of the site is considered to have moderate potential for Prehistoric and Roman remains. The site is considered to have low potential for remains of all other archaeological periods. As such, further archaeological works should be undertaken prior to development and recorded in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

12.86 There is potential for noise, light and air quality to affect the site due to its proximity to the A1123 and by virtue of its scale increase potential pollution on and around the road network. Mitigation measures should be incorporated to fully address noise and air quality impacts.

12.87 A detailed transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with St Ives.

12.88 The site is partially located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development and/or make these available to others. This should be demonstrated through a Construction Environment Management Plan.

12.89 A small part of the western edge of the site at the junction between Marley Road and the B1040 is within a consultation area for a Water Recycling Area (sewage treatment works). As there is existing development between the sewage works and the site it is unlikely that development at this site will be affected by it.

Needingworth 2: North of Bluntisham Road

Allocation Needingworth 2

South of A1123

35ha of land South of A1123 is allocated for mixed use development to comprise:

1. about 100 homes
2. community retail facilities to meet any needs arising from the development
3. land to safeguard against flooding

Successful development of the site will require:

a. completion of public engagement resulting in the submission of a master plan illustrating use of design that harmonises with the surrounding development to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. provision of a strong landscaping scheme which incorporates protected trees, retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by an Arboricultural Assessment
c. accommodation of infrastructure relating to the Fens Reservoir including agreement of easements and access for maintenance
d. demonstration that the site can pass the exception test and the sequential location of development outside areas of flood risk
e. provision of a flood risk assessment and detailed drainage strategy taking into account groundwater and surface water flood risk and residual risk including climate change
f. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. archaeological investigation, recording and where appropriate conservation
h. assessment of noise and air quality impacts for the site from the A1123 and appropriate mitigation to address any adverse impacts
i. provision of a safe and suitable means of access from Bluntisham Road and High Street and assessment of transport impacts through a transport assessment
j. provision of active travel routes to facilitate integration with Needingworth
k. retention and enhancement of public rights of way bridleway 129/16 and footpath 129/2.
l. seek opportunities to maximise incidental extraction of any minerals as part of development

12.90 The site is located south of the A1123, with the High Street bounding the western edge and Bluntisham Road the western. Residential development is located to the east and south. Tree lines bound the northern and eastern boundary with some trees and a low hedgerow along the High Street. Electricity and telegraph poles are located along the site's frontage along Bluntisham Road and within the site. The site would be suitable for very low density homes to reflect the edge of settlement location within a Local Services Village and its relationship with the surrounding residential developments. The design of the site will have to demonstrate how overhead powerlines can be mitigated against or incorporated into the site.

12.91 Existing trees and hedges would need to be predominantly retained and reinforced with new planting to provide an enhanced setting to the development. There are also several trees protected by an area Tree Preservation Order along the southern edge which would require retention and careful consideration of how they can be incorporated into the design of development as part of a landscaping scheme.

12.92 The Fens Reservoir is a Nationally Significant Infrastructure Project is designed to enhance water storage and supply in the eastern region. The project is progressing towards the submission of a Development Consent Order whereby infrastructure in the form of pipelines will be finalised. The masterplan must consider the location of development in relation to this infrastructure, allowing space for servicing and maintenance. Phasing of the development will need ensure that the development is compatible with the Fens Reservoir infrastructure taking into account construction phasing for each project and include appropriate easements for long-term maintenance in agreement with Anglian Water. A proposal must demonstrate how this will be incorporated into the development as part of a a wider landscape scheme and active travel provision.

12.93 The allocation includes the requirement for proportionate community or retail facilities to meet any needs arising from the development. Design of the development should take into account the overall development at the site, and ensure that sufficient parking is provided on the site in line with policy 'Parking provision and vehicle movement'. A proposal must demonstrate that the provision of a community or retail facility would not adversely impact the local road network and that safe and suitable access and movement for vehicles and pedestrians can be achieved.

12.94 The site is predominantly flood zone 1 with flood zones 2 and 3a located in the south western corner attributed to Heath Drain watercourse and the ordinary watercourse tributaries. The west of the site is located within the River Great Ouse in Cambridgeshire from Brampton to Earith flood alert area. The assessment of fluvial flood risk from unmodelled ordinary watercourses will be required. Evidence notes the exception test can be passed if areas at risk remain as open greenspace. However, the test should be reapplied at the application stage as some flood risk information has not been available. The site has the opportunity to provide betterment to flood risk through the provision of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. This should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future with a sequential approach taken to the site layout based on modelled outputs.

12.95 Bridges/culverts over Heath Drain are present at the southwest of the site (High Street and A1123) blockages of which may cause flooding. There is also a potential for the blockage of the culvert underneath High Street along the ordinary watercourse. Such a scenario should be investigated at the FRA stage demonstrating that this can either be mitigated or safely managed. Opportunities to open existing culverts may also provide biodiversity opportunities. Culvert course and condition surveys may be required, including for consultation with the culvert owner. Risk from reservoir flooding (Grafham reservoir) should be investigated.

12.96 Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see 'Managing flood risk'.

12.97 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Needingworth Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.98 Due to the size of the site there is archaeological potential, there are two areas of cropmarks on site indicative of late prehistoric or Roman settlement and is also a large site in a landscape of archaeological potential. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.99 There is potential for noise and air pollution affecting the site due to its proximity to the A1123. Mitigation measures should be incorporated to fully address any noise and air quality impacts.

12.100 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Bluntisham Road and the High Street and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing, capacity assessments and consideration. In addition, the design of the development should provide active travel routes to facilitate integration with Needingworth.

12.101 A public right of way (Lowndes Drove) separates the western field form the larger central field. Another public right of way (Meetings Lane) also crosses the site from Ravenscourt on the eastern edge of the site through to Lowndes Road. These are identified as bridleway 129/16 and footpath 129/2. Such rights of way should be retained, maintained, or enhanced including connectivity to the wider right of way/highway network.

12.102 The site is situated in a Sand and gravel Mineral Safeguarding Area. Cambridgeshire County Council recommend that a proposal should make best use of any mineral incidentally extracted as part of the development and / or make available for others to use through a Construction Environment Management Plan .

Offord D'Arcy 1: West of Graveley Road

Allocation Offord D'Arcy 1

West of Graveley Road

4 ha of land West of Gaveley Road, Offord D'Arcy is allocated for residential development of about 70 homes.

Successful development of the site will require:

a. use of design that harmonises with surrounding development to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
b. retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by an Arboricultural Assessment
c. provision of a flood risk assessment and a detailed drainage strategy taking into account surface water, groundwater, residual risk from culvert condition, and modelling of the ordinary watercourse to evaluate current and future flood and residual risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of a safe and suitable means of vehicle and active travel access from Graveley Road and assessment of transport impacts through a transport assessment
f. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.103 The site is located west of Graveley Road with the northern with the northern boundary defined by residential back gardens with a mixture of fencing and vegetation. The site would be suitable for very low density homes to reflect the edge of settlement location, surrounding housing densities and location within a Local Service Village. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to and mitigate impact on the nearby residential area.

12.104 The site is enclosed on three sides by mature hedgerow and trees, with the northern boundary defined by residential back gardens meaning that landscape impact would be limited, existing trees and hedges on the boundaries would need to be predominantly retained and reinforced with new planting to provide screening of the development and a sense of containment.

12.105 The site lies within flood zone 1 and includes an unnamed ordinary watercourse situated to the south of the site. Surface water risk is predominately very low, however higher risks exist at the northern boundary of the site and to the south alongside the ordinary watercourse. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared, including a model of the ordinary watercourse that considers present day and climate change scenarios. A sequential approach should be taken to the site layout based on modelled outputs.

12.106 Discharge rates should remain at greenfield rates at a minimum in consultation with the Lead Local Flood Authority. There is potential residual risk to the site from a blockage of the culvert beneath the B043 highway, therefore any modelling of the ordinary watercourse should consider the condition and potential blocking of the culvert and demonstrate that residual risks can either be mitigated or safely managed. Opportunities to open existing culverts may also provide biodiversity opportunities. The assessment should consider the wider impact of flood risk and detailed investigations into groundwater conditions. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, should be explored, see 'Managing flood risk'.

12.107 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Buckden Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.108 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Graveley Road (which has a sweeping bend south of the site) and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing and capacity assessments. In addition, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

12.109 Site is located within a Sand and Gravel Mineral Safeguarding Area, Cambridgeshire County Council recommend that given the size of the site, and in the interests of sustainability a proposal should seek opportunities to minimise sterilisation / maximise incidental extraction of any minerals as part of development.

Offord Cluny 1: West of High Street and North of Dunstall Close

Allocation Offord Cluny 1

West of High Street and North of Dunstall Close

2.8ha of land West of High Street and North of Dunstall Close, Offord Cluny is allocated for residential development of about 45 homes

Successful development of the site will require:

a. use of design that harmonises with surrounding development to integrate the new homes with their immediate locality, enhancing the gateway and approach to Offord Cluny.
b. provision of an appropriate landscaping scheme to transition to and minimise impact on the open countryside to the north informed by a proportionate Landscape and Visual Impact Assessment.
c. retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by an Arboricultural Assessment
d. provision of a flood risk assessment and detailed drainage strategy considering groundwater and surface water flood risk including climate change
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. assessment of noise impacts for the site, particularly from the East Coast Mainline and appropriate mitigation to address any adverse impacts
g. design and layout of development to respond sensitively to reflect the site's location and relationship with the conservation area and heritage assets to the south informed by a proportionate heritage assessment
h. provision of a safe and suitable means of access from the High Street (B1043) and assessment of transport impacts through a transport assessment
i. provision of active travel routes to facilitate integration with Offord Cluny
j. seek opportunities to maximise incidental extraction of any minerals as part of development

12.110 The site is located west of the High Street, with residential development to the east and the East Coast Mainline to the west. South of the site is residential development which is edged by trees and hedgerow. The eastern boundary of the site is edged by low hedgerow and to the north is open countryside, sloping upwards towards the A14. The site would be suitable for very low density homes to reflect the edge of settlement location, surrounding housing densities and location within a Local Service Village.

12.111 Traffic calming measures align with the northern boundary of the site on the B1043, creating a gateway to the village. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to the nearby residential area, and open countryside to the north.

12.112 A proposal should seek to respect the character and appearance of the surrounding area and Offord Cluny conservation area to the immediate south by incorporating design principles that result in the establishment of an attractive gateway into the village.

12.113 The site is open with some mature hedgerow and trees, existing trees and hedges would need to be predominantly retained and reinforced with new planting to provide an enhanced setting to the development.

12.114 The site is located in flood zone 1 with the majority of the site within the very low surface water flood risk zone. Ground water flood risk is present. As such a flood risk assessment and detailed drainage strategy will be required including surface water flood risk and groundwater conditions. Ideally existing topographic flow paths and depressions will be retained onsite, with a sequential approach taken to the site layout based on modelled outputs. Discharge rates should remain at greenfield rates at a minimum with betterment recommended. Any regrading of land must ensure surface water is retained onsite. Risk from reservoir flooding should be investigated. Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see also 'Managing flood risk'.

12.115 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Buckden Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.116 The western edge of the site bounds the East Coast Mainline meaning the site may be impacted by noise and light pollution, there is also a potential for vibrational impact. A proposal must demonstrate through a through a noise quality assessment how these impacts on development can be mitigated. Vibrational impact should be addressed by demonstrating how units can be appropriately located and impacts mitigated.

12.117 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street (B1043) and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing, capacity assessments and consideration of two points of access with at least one in emergency form. In addition, the design of the development should provide active travel routes to facilitate integration with Offord Cluny.

12.118 There are no heritage assets located within the site. The site adjoins a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development. A proposal must demonstrate potential impacts on the heritage assets and their significance with a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. Design and layout of development should to ensure that the site responds sensitively to reflect the site's location and relationship with heritage assets to the south.

12.119 Site is located within a Sand and Gravel Mineral Safeguarding Area. Cambridgeshire County Council recommend that given the size of the site, and in the interests of sustainability, a proposal should seek opportunities to minimise sterilisation / maximise incidental extraction of any minerals as part of development.

Spaldwick 1: East of Stow Road

Allocation Spaldwick 1

Land east of Stow Road, Spaldwick

6.1 ha of land east of Stow Road, Spaldwick is allocated for residential development of about 90 homes.

Successful development of the site will require:

a. high quality design that reflects the site's position on the edge of the settlement and that is capable of being integrated with residential development to the north
b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme to create a mature setting to the development
c. design and layout that is sensitive to the remains of a deserted medieval village and on ridge and furrow informed by a proportionate heritage assessment
d. provision of a proportionate flood risk assessment and drainage strategy to evaluate residual risk from culvert, surface water flood risk and fluvial flood risk from the ordinary watercourse south of the site
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. the provision of a suitable means of access from Stow Road and provision of a safe and appropriate access to the village by vehicles and active travel modes
g. retention and enhancement of existing rights of way

12.120 The site is located on the southern edge of Spaldwick. A proposal must demonstrate through its design that the development can provide an attractive approach into the village from Stow Road and that it is capable of being integrated with residential development to the north. The site should be brought forward in two phases to allow time for integration of the new homes into the community.

12.121 The site has existing established hedgerows and planting along its boundaries. A landscaping scheme must identify how these boundary features will be retained and enhanced as part of the development. There should be substantial landscaping and open space along the southern portion of the site to mitigate impact on the remains of the deserted medieval village and also preserve the existing public rights of way. There is ridge and furrow present on the site. The applicant should assess the quality and extent of ridge and furrow to inform a site layout, development area and landscaping through an appropriate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.122 The site is located within flood zone 1 and any surface water risk is predominantly very low. An ordinary watercourse is located outside of the site to the south. The site-specific flood risk assessment should investigate potential risk from the ordinary watercourse to understand potential fluvial risk. Topographic low spots and flow paths should be incorporated into site design and layout and left as open greenspace. The risk area associated with the ordinary watercourse should be included within a blue green corridor.

There is potential residual risk to the site from a culvert beneath Stow Road. Culvert course and condition surveys may be required, including consultation with the culvert owner demonstrating that residual risk can either be mitigated or safely managed. Availability of safe access and escape routes int he event of flooding should be considered

12.123 As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared including access and escape routes. Surface water flood risk must be investigated due to inconclusive surface water impact. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.

12.124 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also ''Managing flood risk''.

12.125 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Easton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

12.126 Provision of safe vehicular and pedestrian access will be required from Stow Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development will need to demonstrate how vehicles, cyclists and pedestrians can achieve safe and appropriate access to the village.

12.127 Two public rights of way cross the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. The rights of way should be retained, maintained, and enhanced as appropriate including facilitating connectivity to the wider right of way/highway network. A layout plan or masterplan for the site should demonstrate how these can be integrated within the development.

Stilton 1: Rear of the Stilton Cheese Inn, North Street

Allocation Stilton 1

Rear of The Stilton Cheese Inn, 24 North Street

0.44 ha of land to the rear of The Stilton Cheese Inn is allocated for residential development of about 9 homes.

Successful development of the site will require:

a. considerate master planning and design reflecting the surrounding residential development, in particular site density to minimise the impact of the development on neighbouring residential amenity to the north, east and south.
b. comprehensive landscaping planning with a view to retaining mature trees to the east and west boundaries in particular the trees protected by Tree Preservation Order on or around the site. Screening of the development from the west should consider the reduction of noise that may be caused by the nearby A1(M).
c. identification of all ecological mitigation and enhancement requirements including meeting the specific Biodiversity Net Gain requirements in line with policy standards to address any loss or impact on habitats.
d. provision of a flood risk assessment and a detailed drainage strategy taking into residual risk as a result of culverts, and modelling of the ordinary watercourse to evaluate current and future flood and residual risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. safeguarding of access for the maintenance of existing sewerage infrastructure
g. noise assessment and mitigation requirements if necessary, to ensure that noise from the A1(M) does not adversely effect residential amenity.
h. the impact of any development on the heritage asset, The Stilton Cheese Inn, associated outbuildings and their setting to be carefully considered and mitigated through design and informed by a proportionate heritage assessment. This would need to include the respectful and sympathetic renovation of the associated outbuildings where necessary.
i. provision of safe and suitable vehicular and pedestrian access from North Street
j. seek opportunities to maximise incidental extraction of any minerals as part of development.

12.128 The site is located to the rear of The Stilton Cheese Inn located on North Street, bounded by residential development to the north, east and south. Consideration should be given to the density of any development and its impact on the neighbouring residential amenity. Design and materials should respectful and/or sympathetic to the character and appearance of the existing and surrounding buildings to achieve cohesive development into the village.

12.129 Mature trees including several protected trees sit on the boundaries of the site and form part of the setting of Stilton Conservation Area and therefore are considered valuable to the site. The focus of any landscaping plan should be around the retention of the mature and protected trees ensuring that development is sufficiently distanced from the trees to minimise any affect of future growth on the development.

12.130 The site is partially previously developed land with some hard standing but remains significantly undeveloped and green in nature and is therefore likely to accommodate various forms of habitat that maybe affected by development. Therefore comprehensive ecological assessments should be carried out to ascertain the current baseline. Any mitigation and specific Biodiversity Net Gain requirements in line with policy standards will need to address any loss or impact on habitats.

12.131 The site lies within flood zone 1. Surface water risk is predominately very low, with higher risks confined to the southwest and southeast along the ordinary watercourse where it is culverted under North Street. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared, including a model of the ordinary watercourse that considers present day and climate change scenarios. A sequential approach should be taken to the site layout based on modelled outputs.

12.132 Discharge rates should remain at greenfield rates at a minimum for the majority of the site in consultation with the Lead Local Flood Authority and Middle Level Commissioners/Internal Drainage Board. There is potential residual risk to the site from a blockage of the culvert beneath North Street therefore a condition assessment of the culvert under the southern part of the site should be completed to investigate the impact of a potential blockage of the structures. The assessment should consider the wider impact of flood risk in combination with adjacent sites and demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, should be explored, see 'Managing flood risk'.

12.133 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Peterborough (Flag Fen) Water Recycling Centre (WRC), which will serve this development, is experiencing network capacity issues and risk of hydraulic overloading/pollution and is likely to be close to or exceed permit during the plan period. After this unless additional headroom becomes available through upgrades and / or a change to permit limit early dialogue with Anglina Water is required to ensure no significant constraints have been identified. There are water mains and gravity sewers along North Street within the highway entrance to the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

12.134 The site sits to the west of the major trunk road the A1(M) which may cause sufficient noise to affect residential amenity of any new development. A noise assessment should take place to assess this and mitigation measures included in any design.

12.135 The western side of the site is occupied by the grade II listed building, The Stilton Cheese Inn, associated buildings and their setting. Development design should consider the impact on the listed building(s) and their setting. Design and materials should be sensitive to the surrounding area retaining the character and appearance of the Stilton Conservation Area and the listed buildings and must be informed by a heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.136 Provision of safe and suitable vehicular and pedestrian access will be required from North Street taking into consideration the impact that additional vehicles will have on the existing road layout. Safe and suitable foot and cycle paths to access to move within the development will need to be created to ensure that active travel methods are the preferred option for residents.

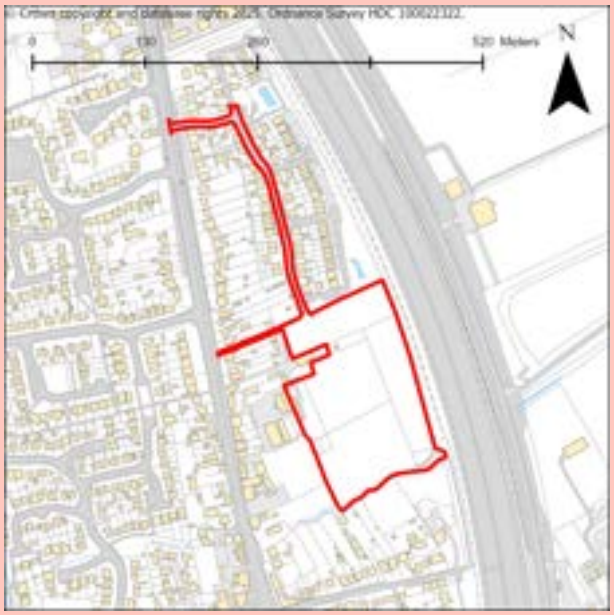
12.137 The site is located within a Mineral Safeguarding Area for Brick Clay, the County Council recognise that prior extraction of brick clay is unlikely to be feasible as part of development. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

Stilton 2: Rear of 16 to 58 North Street

Allocation Stilton 2

Rear of 16 to 58 North Street

3.18 ha of land to the rear of 16 to 58 North Street is allocated for residential development of about 55 homes.



Successful development of the will require:

a. provision of a high quality development capable of integration with surrounding development
b. retention of existing boundary trees and planting, in particular those on its eastern edge with the A1
c. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culverts, modelling of the unnamed ordinary watercourse to evaluate current and future fluvial and surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated the safeguarding of suitable access for the maintenance of existing sewerage infrastructure
e. the provision of suitable noise, light and air quality mitigation measures in relation to the A1
f. sensitive design having regard to the nearby Conservation Area and listed buildings on North Street informed by a proportionate heritage assessment
g. provision of safe and appropriate vehicular access
h. provision of safe and appropriate pedestrian access connecting to North Street
i. integration of the existing public right of way with active travel routes
j. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

12.138 The site is located on the eastern edge of Stilton. It infills land between the rear of North Street to the A1.

12.139 The site is located within flood zone 1, with an ordinary watercourse situated to the south. Surface water risk is within the southern half and along the eastern boundary of the site. Due to this, a site-specific flood risk assessment and detailed drainage strategy are required. This should include investigation into surface water flood risk and flood modelling of the ordinary watercourse, considering both current and future climate change scenarios and residual risk from the culvert to understand potential fluvial flood risk from this watercourse. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. A sequential approach should be taken to the site layout based on modelled outputs.

12.140 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority and Middle Level Commissioners/ Internal Drainage Board. The assessment should consider the wider impact of flood risk in combination with adjacent sites. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, should be explored, see 'Managing flood risk'.

12.141 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Peterborough (Flag Fen) Water Recycling Centre (WRC), which will serve this development is experiencing network capacity issues and risk of hydraulic overloading/pollution and, is likely to be close to or exceed permit during the plan period. After this unless additional headroom becomes available through upgrades and / or a change to permit limitearly dialogue with Anglian Water is required to ensure, no significant constraints have been identified. There are foul and surface water sewers within the site to the south and along the eastern boundary; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

12.142 There is potential for noise, light and air quality to affect the site due to its proximity to the A1. Mitigation measures will need to be incorporated to fully address noise and air quality impacts. Retention of existing landscaping on the eastern boundary is essential to help mitigate the visual impact.

12.143 Planning application 22/02275/FUL for the erection of 70 dwellings including access, parking, amenity, open space, play space, SuDS scheme, landscaping and tree protection measures was received in November 2022 and at the time of writing was pending consideration. This site is a second phase of development to the rear of North Street with phase 1 completed in 2024. It is proposed that a vehicular access route will be provided via this site. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from phase 1 on to the road network and that any adverse off-site transport impacts can be adequately mitigated.

12.144 It is within 60m of the Stilton conservation area and several listed buildings located on North Street. Development on this site and any removal of trees could impact the setting of these heritage assets and should be carefully considered within the design process. As such a proposal must be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

12.145 The design of the development must provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village. The red line boundary includes provision for this with the potential for a pedestrian and cycle route via an existing access route between 58 and 60 North Street as well as a route to the north through the phase 1 site. This network could seek to integrate the existing public right of way that runs along the southern edge of the site.

12.146 The site is located within a Mineral Safeguarding Area for Brick Clay, the County Council recognise that prior extraction of brick clay is unlikely to be feasible as part of development. In the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

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Chapter 13:

Villages

13.1 Villages are the next level in the settlement hierarchy after Local Service Villages. These are the largest group in the settlement hierarchy with some offering a small amount of services and facilities primarily targeted at local residents but some having very limited or no local services and facilities.

13.2 The following table sets out how many allocations are proposed in each of the Villages, all allocations can be found on the Policies Map where they can also be viewed within their wider setting:

Settlement	Number of allocations
Abbotsley	1 (also see St Neots)
Alconbury Weston	0
Alwalton	0
Brington	0
Broughton	0
Buckworth	0
Bythorn	1
Catworth	1
Chesterton	0
Colne	1
Conington	0
Diddington	0
Easton	0
Ellington	2
Folksworth	0
Glatton	0
Grafham	2
Great Gidding	0
Great Gransden	1
Great Paxton	2
Great Raveley	0
Great Stukeley (The Stukeleys)	1
Hail Weston	1
Hamerton	0

Settlement	Number of allocations
Hilton	0
Holme	1
Holywell	0
Keyston	0
Kings Ripton	0
Leighton Bromswold	0
Little Stukeley (The Stukeleys)	0
Molesworth	0
Old Hurst	0
Old Weston	0
Perry	0
Pidley	0
Pondersbridge	0
Ramsey Forty Foot	2
Ramsey Heights	0
Ramsey Mereside	0
Ramsey St Mary's	0
Southoe	0
Stibbington	0
Stonely	0
Stow Longa	0
Tilbrook	0
Toseland	0
Upton	1
Upwood	0
Waresley	1
Water Newton	0

Settlement	Number of allocations
Winwick	0
Wistow	0
Woodhurst	0
Woodwalton	0
Wyton on the Hill	(see North Huntingdon area and St Ives)
Yelling	0

13.3 There is only one allocation proposed in the countryside at Peterborough Services junction 17 of the A1 near Haddon.

Abbotsley 1: North of Wintringham Hall, Cambridge Road

Allocation Abbotsley 1

North of Wintringham Hall

19ha of land North of Wintringham Hall, Abbotsley is allocated for office, research and development and storage and distribution uses within use classes E(g)(i-ii) and B8.

Successful development of the site will require:

a. use of design that ensures that the physical relationships and separation of proposed uses from existing residential buildings are not oppressive or overbearing, considering the routes and spaces between buildings
b. provision of a strong landscaping scheme to provide separation from the A428 (A421) upgrade, existing residential uses, B8 uses, the listed buildings at Wintringham Farm and the safeguarded route for East West Rail informed by a proportionate Landscape and Visual Impact Assessment
c. retention of trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development informed by an Arboricultural Assessment
d. provision of a flood risk assessment and detailed drainage strategy including assessment of the ordinary watercourse to evaluate current and future fluvial and surface water flood risk
e. early engagement and agreement with the Council in liaison with the Environment Agency that they are satisfied that an onsite solution to waste water can be accommodated
f. noise and air quality assessment and appropriate mitigation from the A428 and the A428 (A421) upgrade
g. design and layout of development to respond sensitively to reflect the site's location and relationship with listed buildings to the south informed by a proportionate heritage assessment
h. archaeological investigation, recording and where appropriate conservation
i. provision of a safe and suitable means of access from the A428 and assessment of transport impacts through a transport assessment
j. provision of pedestrian and cycle routes to link to existing networks and a safe and suitable means of access to St Neots including the submission of a Travel Plan

13.4 The site is located north of Wintringham Hall and the A428 and south of the safeguarded route for East West Rail. Toll Gate Cottage and Wintringham Cottages are located within the southern boundary. Two listed farm buildings are located to the south at Wintringham Farm. The compatibility of the proposed land use and the significance of the properties and their settings would require assessment. This should include the physical relationships of the existing uses and the impact of the proposed uses to ensure an integrated approach to development to create an attractive, safe and accessible development for all users. Special attention should be paid to ensuring that proposed uses are not not oppressive or overbearing on existing uses and that the routes and spaces between buildings respond appropriately to the existing and proposed land uses including in relation to vehicle and pedestrian circulation, movement and amenity.

The site is considered capable of delivery about 40,000sqm of employment floorspace. The site would be supported for the promoted use of a Key Information Business Services (KIBS), Creative Industries and logistics, along with more standardised employment units.

13.5 The southern boundary of the site is edged by trees and hedgerow which screen the site from the current A428. All other boundaries are relatively open with some sporadic hedgerow sections along the eastern boundary. The site is located in open countryside and views into the site can be currently seen from the bridleway to the east of the site. Long distance views can be seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north. However, land to the north is currently being developed for the A428 (A421) upgrade meaning that the site will be eventually bounded by the A428 and the A428 (A421) upgrade, with safeguarded land for East West Rail north of that. A Landscape and Visual Impact Assessment should be prepared to inform any landscape and visual impacts from the proposed development. This should be used to inform a landscaping scheme which will address the visual and amenity impact for current and future residents and occupiers from the surrounding transport uses and impact of any B8 uses proposed on site. The retention of existing trees and hedgerow will be an important aspect providing a mature established setting. A proposal should demonstrate how this can be achieved through an Arboricultural Assessment.

13.6 The site is located within flood zone 1, with an ordinary watercourse running northwards through the site. Surface water flood risk is predominately very low. A site-specific flood risk assessment and detailed drainage strategy must be prepared with a sequential approach taken to the site layout based on modelled outputs. Risk from the ordinary watercourse should be investigated and modelling may be required in consultation with the Lead Local Flood Authority (LLFA) and Environment Agency, to robustly define existing and future fluvial flood risk to the site. Topographic low spots and flow paths, including the ordinary watercourse, should be incorporated into site design and layout. Infilling of drainage ditches should be avoided.

13.7 Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. The assessment may need to consider the wider impact of flood risk in combination with the A428(A421) upgrade. Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a high sensitivity catchment, should be explored, see 'Managing flood risk'.

13.8 There are no Anglian Water waste assets or wastewater networks within the site boundary, an onsite solution will be required, these will be subject to the necessary discharge consents to be agreed by the Environment Agency. Early engagement and agreement is needed with the Council in liaison with the Environment Agency that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.9 The southern boundary of the site abuts the A428 and the site will be eventually bounded by this and the A428 (A421) upgrade. In addition the northern boundary aligns with the safeguarded route for East West Rail meaning the site may be impacted by noise, air and light pollution. A proposal must demonstrate through a noise and air quality assessment how these impacts can be mitigated. The impact of any proposed commercial uses must also be taken into account.

13.10 There are no heritage assets located within the site. Two grade II listed buildings associated with Wintringham Hall are located to the south past the A428. This corresponds with the southwestern corner of the site. A proposal must demonstrate potential impacts on the heritage asset and it's significance with a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. Design and layout of development should be considered to ensure that the site responds sensitively to reflect the site's location and relationship with heritage assets to the south.

13.11 The works to the A428 have found significant archaeology, particularly from the Iron Age and Roman eras. There is the potential that archaeological remains could be present within the site. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

13.12 Transport movements as a result of the proposed employment uses may increase traffic impact on the safety of the local road network. Provision of a safe and suitable means of access from the current A428 and assessment of transport impacts through a transport assessment will be required in consultation with Cambridgeshire County Council, taking into account any local impact on the A428, A428 (A421) upgrade and St Neots. The site is in proximity to St Neots train station and a public right of way, but no substantial active travel links are available to facilitate non-motorised vehicular commuting to link the site to the wider employment population of St Neots, a proposal will therefore have to demonstrate how it may provide pedestrian and cycle routes to link to existing networks and a safe and suitable means of access to St Neots through the submission of a Travel Plan.

Bythorn 1: Home Farm

Allocation Draft Allocation Bythorn 1

Home Farm, Bythorn

0.98 ha of land at Home Farm, Bythorn is allocated for residential development of about 15 homes.

Successful development of the site will require:

a. provision of high quality design which reflects the character of the area reusing materials and existing buildings as far as possible
b. decontamination to an acceptable standard to ensure residential amenity
c. provision of a strong landscaping scheme to allow for the transition to the open countryside along the western and northern boundaries informed by a proportionate Landscape and Visual Impact assessment
d. provision of a proportionate flood risk assessment and drainage strategy, taking into account residual risk from culvert and detailed assessment of surface water flood risk including climate change
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. design that is sensitive to the setting of the conservation area and nearby listed building of Bythorn House informed by a detailed heritage assessment
g. archaeological investigation, recording and where appropriate conservation
h. provision of safe vehicular access onto Thrapston Road and Warren Lane
i. seeking opportunities to maximise incidental extraction of any minerals as part of the development

13.13 The site is located on the western edge of Bythorn. It is set on fairly elevated ground and slopes down in a south easterly direction so the northern part of the site is more prominent in longer landscape views. A Landscape and Visual Impact Assessment should demonstrate how a proposal can respond to its wider countryside setting.

13.14 The majority of the site is within the Bythorn Conservation Area and is adjacent to a grade II listed building (Bythorn House). There are several existing large structures and hardstanding on the site associated with its current agricultural use. Those constructed from brick are likely to be curtilage listed, although now filled in, the structure was originally a model farm. This building and other other brick buildings across the site should be retained and converted. To the rear of the site, agricultural structures constructed from metal corrugated materials are present and could be removed providing a visual benefit to the setting of heritage assets and the general character of the area. The design, layout and landscaping of the scheme is required to be sensitive to the character of the conservation area and the setting of the listed building and make use of the existing features of the site. The scheme should be supported by a detailed heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.15 Due to the site's location on the edge of the historic core of Bythorn with proximity to its grade II* medieval church, there could be potential for archaeology. Impact on archaeology will be dependent on the scale of demolition and reuse of historic farm buildings. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.16 Given the agricultural uses land contamination investigations will be required and appropriate mitigation must be undertaken to bring the site up to a suitable standard for residential use including for private gardens.

13.17 The site is within flood zone 1 and any surface water flood risk is predominantly very low. A surface water flowpath is present to the west of the site associated with an ordinary watercourse. An assessment of surface water will be required to establish surface water flood risk conditions. There is potential residual risk to the site from a culvert below Thrapston Road; culvert course and condition surveys may be required, including consultation with the culvert owner demonstrating that residual risk can either be mitigated or safely managed. Opportunities to open existing culverts may also provide biodiversity opportunities. Availability of safe access and escape routes in the event of flooding should be considered.

13.18 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also ''Managing flood risk''.

13.19 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Molesworth Water Recycling Centre (WRC), which may serve this development, is likely to be close to or exceed permit levels during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limits will be required at the WRC, although no significant constraints have been identified.

13.20 The site is within 10km from the Upper Nene Valley Gravel Pits SPA/Ramsar site located in North Northamptonshire. North Northamptonshire Council and West Northamptonshire Council have produced the Upper Nene Valley Gravel Pits Special Protection Area Technical Guidance and Mitigation Strategy (2026) which requires proposals within 10km of the SPA/Ramsar to consider impact on the importance of functionally linked habitats.

13.21 There are two existing points of vehicular access into the site serving the farm, one from Thrapston Road and one from Warren Lane. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. The design of any development should facilitate integration with the village.

13.22 As the site is located within a Mineral Safeguarding Area for brickclay the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development and/or make these available to others.

13.23 The northern part of the site not within the conservation area benefits from permission in principle approval under 25/02350/PIP for up to 8 homes, this was approved in March 2026.

Catworth 1: Fruit Field

Allocation Catworth 1

Fruit Field, Catworth

2.19 ha of land at Fruit Field, Catworth is allocated for residential development of about 25 homes.

Successful development of the site will require:

a. provision of high quality design which reflects the character of the area
b. a landscape scheme that includes the retention of existing landscape features, trees and shrubs to create a mature setting to development
c. provision of a proportionate flood risk assessment and drainage strategy to evaluate current and future surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of a safe and suitable means of vehicular and pedestrian access to Station Road

13.24 The site is located on the southern edge of Catworth, it is opposite Victory playing field.

13.25 Trees and hedgerow are present on the northern boundary with more sparse vegetation on all other boundaries. A landscaping scheme must identify how these boundary features will be retained and enhanced through development and will also be expected to soften the development in public views and provide integration with the countryside.

13.26 The site is within flood zone 1 and any surface water flood risk is predominantly very low. Surface water flood risk is confined to small areas at the west and northeast of the site, as such, a site-specific flood risk assessment and drainage strategy must be prepared. Availability of safe access and escape routes in the event of flooding should be considered.

13.27 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also ''Managing flood risk''.

13.28 Provision of safe vehicular access will be required from Station Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Colne 1: Ramadie, Earith Road

Allocation Colne 1

Land at Ramadie, Earith Road, Colne

0.85 ha of land at Ramadie, Earith Road is allocated for residential development of about 15 homes.

Successful development of the site will require:

a. a design and landscaping scheme that ensures integration with surrounding landscape and townscape
b. retention of established hedgerows along the site boundaries to protect the landscape character of the locality
c. early engagement and agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
d. safe and appropriate highway and pedestrian access from Earith Road.
e. creation of a pavement along the frontage to improve pedestrian connectivity
f. seek opportunities to maximise incidental extraction of any minerals as part of development

13.29 The existing boundaries of the site consist of mature tree/ hedgerows which should be protected and enhanced to ensure the effective integration with adjoining countryside to the west and residential development bordering the remaining boundaries. This will be achieved through high quality design, a suitable layout and a comprehensive landscaping scheme which reflects the site's context. Design should assess if mitigation measures may be required to address the presence of overhead electricity lines along the site frontage.

13.30 The site includes an existing dwelling situated within the site fronting Earith Road. Appropriate and safe access from Earith Road will be required. The existing track to access the developable area within the site will require upgrades to accommodate highway and pedestrian movement. The narrow pavement on the frontage which enables access to services and amenities in Colne by foot should be maintained and enhanced.

13.31 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Somersham (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.32 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to make best use of any incidental extraction of minerals as part of development.

Ellington 1: Old Sheds at Manor Farm, High Street

Allocation Ellington 1

Old Sheds at Manor Farm, High Street

2 ha of land at Old Sheds at Manor Farm, High Street is allocated for residential development of about 35 homes.

Successful development of the site will require:

a. a landscape scheme that includes the retention of existing landscape features, trees and shrubs to create a mature setting to development, protects views to and from the public right of way network and provides additional landscaping on the eastern boundary to mitigate landscape impact
b. provision of a proportionate flood risk assessment and detailed assessment of surface water flood risk
c. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
d. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
e. clearance of existing agricultural buildings on site including any decontamination which may be required to an adequate standard to ensure residential amenity
f. provision of high quality design which reflects the sensitive setting in proximity to the conservation area and nearby listed buildings, informed by a proportionate heritage assessment
g. archaeological investigation, recording and where appropriate conservation
h. provision of a safe and suitable means of vehicular and pedestrian access to High Street
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

13.33 The site benefits from some existing hedgerows and shrubs along its southern boundary. These should be retained and enhanced as part of a landscape strategy to mitigate adverse impact of built development on long range views into the site and views from the public right of way network. A landscaping scheme must also identify how it will respond in the context of the eastern boundary which is currently exposed to the wider countryside and how it will mitigate the presence of overhead electricity lines.

13.34 The site is located on the eastern edge of Ellington. The site consists of several large agricultural structures in the north western quarter of the site and greenfield land on the remainder. Given the presence of these agricultural structures, land contamination investigations will be required and appropriate mitigation to bring the site up to a suitable standard for residential use.

13.35 The site is within flood zone 1 with nominal surface water flood risk. There are two small areas of ponding within a topographic low spot on the western boundary of the site. There is also a surface water flow path along the southern boundary of the site. A detailed assessment of surface water will be required to establish

surface water flood risk conditions with a sequential approach taken to the site layout based on modelled outputs. A proposal must show that the development can be designed to be safe and that there is adequate emergency planning provision

13.36 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Easton (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A water main runs along the High Street; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

13.37 The north western corner of the site falls within the Ellington Conservation Area. To the north is the Grade II listed Manor Farm and to the north west is the Grade II listed The Cottage. A high quality design will be required to avoid and minimise any harm to these assets and their setting. A proposal must be informed by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. There is a moated manorial site to the north of the site and there are some traces of ridge and furrow, archaeology investigations are required to assess the extent of archaeological potential within the site in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.38 Provision of safe vehicular access will be required. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

13.39 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that developers should seek opportunities to minimise sterilisation and maximise incidental extraction of any minerals as part of development.

Ellington 2: Land West of Grafham Road

Allocation Ellington 2

Land west of Grafham Road, Ellington

1.87 ha of land west of Grafham Road, Ellington is allocated for residential development of about 35 homes including 3 for self and custom build housing.

Successful development of the site will require:

a. provision of high quality design which reflects the character of the area
b. a landscape scheme that includes the retention of existing landscape features, trees and shrubs to create a mature setting to development
c. provision of a proportionate flood risk assessment and drainage strategy, taking into account residual risk from culvert and surface water flood risk including climate change
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of a safe and suitable means of vehicular and pedestrian access to Grafham Road

13.40 The site is located on the southern edge of Ellington, it adjoins residential development on its northern boundary and is adjacent to development that extends along Grafham Road.

13.41 Trees, native hedgerow species and ornamental shrubs are present on the northern boundary and within adjoining gardens. Mature hedgerow and trees define the eastern boundary alongside Grafham Road. Both hedgerows include occasional gaps which allow partial views connecting the site and the surrounding countryside. The western and southern site boundaries are open, being defined by post and wire fencing, with further grassland beyond on both sides. A landscaping scheme must also identify how the northern and eastern boundary features will be predominantly retained while ensuring adequate visibility for safe access and landscaping on the other boundaries enhanced as part of the development.

13.42 The site is within flood zone 1, and surface water flood risk is predominantly very low. Surface water flood risk is attributed to the surface water flow path running along the eastern boundary of the site. There is potential residual risk to the site from a culvert beneath Grafham Road. Culvert course and condition surveys may be required, including consultation with the culvert owner. demonstrating that residual risk can either be mitigated or safely managed. Availability of safe access and escape routes in the event of flooding should be considered.

13.43 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also ''Managing flood risk''.

13.44 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Easton (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.45 Provision of safe vehicular access will be required from Grafham Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

13.46 The north eastern corner of the site benefits from permission in principle approval under 26/00007/PIP for between 5 and 7 homes which was approved in February 2026.

Grafham 1: Adjacent to 24 Cedar Close

Allocation Grafham 1

Adjacent to 24 Cedar Close

0.88 ha of land adjacent to 24 Cedar Close is allocated for residential development of about 20 homes.

Successful development on the site will require:

a. high quality design that reflects the site's position on the edge of the settlement
b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme
c. provision of a flood risk assessment and detailed drainage strategy to evaluate current and future fluvial and surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of a proportionate heritage assessment and appropriate mitigation of potential impacts on listed buildings
f. archaeological investigation, recording and where appropriate conservation
g. the provision of a suitable means of access from Church Road and provision of a safe and appropriate access to the village by vehicles and active travel

13.47 The site is located on the western edge of Grafham. A proposal must demonstrate through its design that the development can provide an attractive approach into the village from Church Road.

13.48 The site has existing established hedgerows and planting along its boundaries. It will be expected that a comprehensive landscaping scheme is designed to soften the development in public views and provide integration with the countryside. There is a pond present within the site which will also shape the layout of proposals.

13.49 The site is located within flood zone 1 and surface water flood risk is predominately very low. However, there are areas of ponding at the access road and on the northern boundary. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared including access and escape routes. Surface water flood risk must be investigated due to inconclusive surface water impact. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to robustly define existing and future surface water flood risk to the site and a sequential approach taken to the site layout based on modelled outputs.

13.50 Discharge rates should remain at greenfield rates in consultation with the LLFA. The ponded areas should be incorporated into site design and layout, if possible. Infilling of ponds should be avoided. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site sits partially within high and medium sensitivity catchments, should be explored, see 'Managing flood risk'

13.51 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Buckden Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.52 The site is within 150m of the grade I listed All Saints Church and grade II listed The Old Rectory, direct impact on these heritage assets is minimised due to the extensive trees and vegetation within the church boundaries and around the site so the listed buildings are not always clearly visible. Impact on these heritage assets will need to assessed in a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. There are some medieval earthworks located within the site and given its proximity to the grade I listed All Saints Church, archaeology investigations are required to assess the extent of archaeological potential within the site in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.53 Provision of safe vehicular access will be required from Church Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development will need to demonstrate how vehicles, cyclists and pedestrians can achieve safe and appropriate access to the village.

Grafham 2: South of Village Farm

Allocation Grafham 2

South of Village Farm, Grafham

1.1 ha of land south of Village Farm, Grafham is allocated for residential development of about 25 homes.

Successful development of the site will require:

a. high quality design that reflects the site's position on the edge of the settlement
b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme
c. provision of a proportionate flood risk assessment and drainage strategy to evaluate current and future fluvial and surface water flood risk
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. design that is sensitive to the setting of the listed building to the north and on ridge and furrow informed by a proportionate heritage assessment
f. the provision of a suitable means of access from and provision of a safe and appropriate access to the village by vehicles and active travel modes

13.54 The site is located on the southern edge of Grafham. A proposal must demonstrate through its design that the development can provide an attractive approach into the village from Church Road and Buckden Road.

13.55 The site has existing established hedgerows and planting along its boundaries. It will be expected that a comprehensive landscaping scheme is designed to soften the development from public view points and provide integration with the countryside.

13.56 The site is located within flood zone 1 and surface water risk is predominantly very low. Surface water flood risk is confined to topographic low spots and the east of the site; there is also an area of pooling in the southwest corner. Such low spots should be incorporated into site design and layout to allow for flood water storage. A site-specific flood risk assessment and drainage strategy must be prepared including access and escape routes. Surface water flood risk must be investigated. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.

13.57 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored given the site's location within a high sensitivity catchment, see also ''Managing flood risk''.

13.58 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Buckden Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during the plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.59 Immediately to the north is the grade II listed Village Farm. Although vegetation assists in screening the site, the setting of this designated heritage asset could be impacted by development. Any proposal must demonstrate consideration of potential impacts on this heritage asset and their significance with an appropriate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'. There is ridge and furrow present on the site, as part of the heritage assessment, the applicant should also assess the quality and extent of ridge and furrow to inform a site layout and development area.

13.60 Provision of safe vehicular access will be required from Church Road and/or Buckden Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development will need to demonstrate how vehicles, cyclists and pedestrians can achieve safe and appropriate access to the village.

Great Gransden 1: South of Caxton Road

Allocation Great Gransden 1

South of Caxton Road

1.8 ha of land south of Caxton Road is allocated for commercial, business, industrial and storage and distribution uses within use classes B2 and B8 with ancillary E(g)(i).

Successful development of the site will require:

a. a masterplan to ensure a holistic approach to the design of development integrating it with the adjacent Sand Road Industrial Estate
b. retention of existing boundary features where possible and provision of a landscaping strategy including an enhanced buffer on the eastern boundary providing a visual buffer between the commercial uses and the adjoining recreational field
c. an ecological assessment and mitigation for potential impact on Barbastelle bats
d. provision of a flood risk assessment and detailed drainage strategy modelling the ordinary watercourse to evaluate current and future fluvial and surface water flooding risk
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
g. provision of suitable access from Sand Road appropriate to the nature of traffic
h. the provision of a suitable sustainable transport network for pedestrians, cyclists and vehicles

13.61 The site is located to the north east of the Sand Road Industrial Estate located to the north east of the main built form of Great Gransden. The site offers the opportunity for an expansion to the Industrial Park providing further land for commercial uses and employment. The site is considered capable of delivering about 7,000sqm of employment floorspace. Once completed the allocation will form part of EEA Sand Road Industrial Estate, Great Gransden.

13.62 An application must be accompanied by a proportionate masterplan demonstrating how the employment extension will successfully be integrated with the existing industrial estate. Footpath connections between the sites should be explored and provided where they are possible and there are no land owner constraints.

13.63 The site will require a landscaping strategy to adequately screen the employment uses. Trees and hedgerows on the eastern and southern boundary should be retained and enhanced and the majority retained on the northern edge along Sand Road whilst allowing suitable access to be achieved. Enhanced landscaping can also help to mitigate the potential noise arising from the development and provide some mitigation to increased noise levels experienced at the adjoining recreational ground.

13.64 The site is 6.3km from the Eversden and Wimpole Wood SAC located in South Cambridgeshire and supports maternity colonies of Barbastelle bats. Considering the site's proximity to the SAC, an ecological assessment will be required to assess potential impacts on bats and provide appropriate mitigation.

Development should ensure compliance with requirements for ecologically sensitive lighting, in line with the Institute of Lighting Professionals' Guidance Note 8 - GN08 Bats and Artificial Lighting (2023) or successor documents.

13.65 The site is located within flood zone 1, with an ordinary watercourse along Caxton Road. Surface water flood risk is predominately very low, however, current evidence is inconclusive between datasets. A site-specific flood risk assessment and detailed drainage strategy will be required to investigate risk further. This should include a detailed model of the ordinary watercourse, considering both current and future climate change scenarios. A sequential approach should be taken to the site layout based on modelled outputs.

13.66 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, should be explored, see also 'Managing flood risk'.

13.67 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Waresley Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. A gravity sewer runs through the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

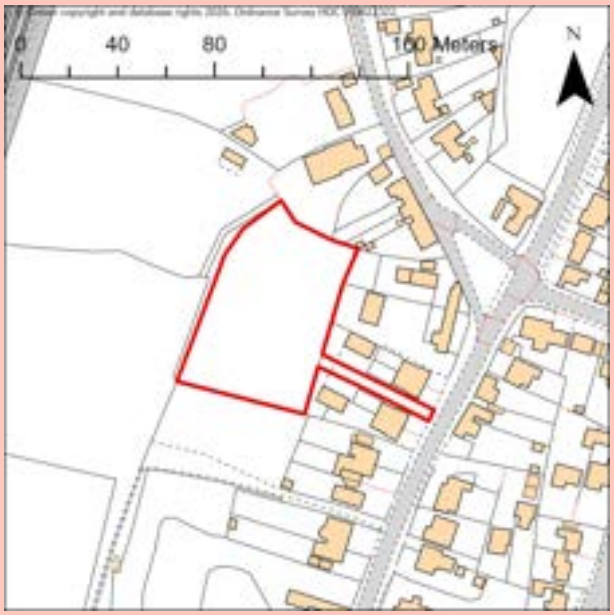
13.68 A proportionate transport assessment will be required to demonstrate that safe, appropriate access from Sand Road can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Great Paxton 1: West of High Street

Allocation Great Paxton 1

West of High Street, Great Paxton

0.4 ha of land at West of High Street is allocated for residential development of about 9 homes including 6 self and custom build plots.



Successful development on the site will require:

a. a design and landscaping scheme that integrates the site with neighbouring residential uses and responds to its context
b. an ecological assessment to assess the impact on protected species on the site considering the presence of existing mature vegetation and relative proximity to Little Paxton Pits SSSI
c. assessment and mitigation of noise impacts of the railway line to the west
d. design sensitive to the setting of the listed buildings opposite the site frontage and the character of the local area and be informed by a proportionate heritage assessment
e. coordination with adjoining development to the east to allow private access to the site from the High Street
f. retention and protection of the existing path/ road which runs adjacent to the southern boundary and connects with playing fields/ football club to the west
g. provision of a safe and suitable means of access and assessment of transport impacts through a transport assessment
h. assessment of the need to redirect the electricity lines which run through and around the site
i. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

13.69 The site is located west of the High Street with residential development to the north and east. Access to the site is through existing residential development west of the High Street. A design and landscaping scheme will need to demonstrate that it can be integrated with existing residential development and seek to minimise any impact of the development on neighbouring residential amenity.

13.70 Access to the adjoining football ground immediately to the west of the site is achieved from a narrow road off High Street (B1043) and runs adjacent to the southern boundary of the site. Whilst outside the site boundary, it is important the playing fields and access to the football club is not negatively impacted by the development.

13.71 The site comprises mature vegetation and is 0.6km from Little Paxton Pits SSSI to the north west. An ecological assessment will be required to assess any adverse impacts on the SSSI and identify any mitigation if required.

13.72 The site is about 100m east of East Coast mainline meaning it will likely be subject to noise pollution. The design of development should identify and mitigate any adverse impact on the development relating to noise generated from the East Coast Mainline to the east.

13.73 Grade II listed buildings 65 and 67 High Street are located immediately east of the site's proposed access. Although the site is largely obscured from the setting of these designated heritage assets due to being set back from the road frontage and behind residential development. A proposal must assess the potential impacts on these heritage assets and their significance with an appropriate heritage impact assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.74 The site appears to have sufficient frontage to the public highway to achieve access onto B1043 respecting local junction spacing. Access to the site can be achieved from B1043 onto a private access road used for the adjoining residential development.

13.75 The site is located within a Mineral Safeguarding Area for Sand and Gravel and also Brick Clay, the County Council recommend that in the interests of sustainability developers should seek to make best use of any minerals incidentally extracted as part of development.

Great Paxton 2: North of Harley Industrial Park, Paxton Hill

Allocation Great Paxton 2

North of Harley Industrial Park

3.6ha of land North of Harley Industrial Park, Paxton Hill is allocated for B2 general industrial uses

Successful development of the site will require:

a. provision of a strong landscaping buffer to mitigate countryside impact informed by a proportionate Landscape and Visual Impact Appraisal
b. provision of an ecological assessment and Arboricultural Assessment to inform retention of trees and hedgerows with their reinforcement to provide a mature setting to development
c. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culvert, and assessment of risk from ordinary watercourses to evaluate current and future fluvial and surface water flooding risks
d. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
e. provision of a safe and suitable means of access from Paxton Hill and assessment of transport impacts through a transport assessment

13.76 The site adjoins Harley Industrial Estate to the south (an Established Employment Area) providing an expansion to an Established Employment Area and presenting opportunities for local businesses. The site is allocated for B2 light industrial uses. Ancillary office E(g)(i) to assist in the operation of commercial units will be accepted. It is considered capable of delivering about 11,500sqm of employment floorspace. Once completed the allocation will form part of EEA Harley Industrial Park, Great Gransden. The elevation of the site - being located on Paxton Hill - and lack of dense or established vegetation along its boundaries mean the site is prominent in longer landscape views, particularly along the road from Toseland and Paxton Hill. It is also situated within the Great Ouse Valley Priority Landscape. The site would require landscaping to reduce its impact on the wider environment and ensure that it can be sensitively integrated with the immediate landscape. Existing trees and hedgerow where present should be retained to provide a mature setting to development.

13.77 The site is located within flood zone 1, with an ordinary watercourse running along the northern boundary. Surface water risk is predominately very low with the exception of a flow path adjacent to the western boundary. There is potential residual risk to the site from a blockage of the culvert beneath Paxton Hill Road. A site-specific flood risk assessment and detailed drainage strategy must be prepared with a sequential approach taken to the site layout based on modelled outputs. Risk from the ordinary watercourse should be investigated including for residual risk from the culvert demonstrating that they can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA) and Environment Agency, to robustly define existing and future fluvial flood risk to the site.

13.78 Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. The apparent flow path from surface water should be incorporated into site design and layout, if possible. Infilling of drainage ditches should be avoided. Opportunities for natural flood management and mitigation of cumulative development impacts given the site's location within a high sensitivity catchment, should be explored, see 'Managing flood risk'. There are water mains to the north and west boundaries of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

13.79 Transport movements as a result of the proposed employment uses may increase traffic impact on local road network. Provision of a safe and suitable means of access from Paxton Hill and assessment of transport impacts through a transport assessment will be required, taking into account any local impact on Great Paxton, Toseland and St Neots.

Hail Weston 1: West of 5 High Street

Allocation Hail Weston 1

Land West of High Street, Hail Weston

0.8 ha of land at 5 High Street is allocated for residential development of about 6 homes.

Successful development of the site will require:

a. design that reflects the site's position on the edge of the settlement and integrates with residential development to the east
b. a landscaping scheme that minimises impact and responds to the open countryside to the north and west
c. effective incorporation of electricity lines which run along the frontage into the site design
d. early engagement and agreement with the Anglian Water Services to determine a sustainable point of connection
e. the safeguarding of suitable access for the maintenance of existing water supply infrastructure
f. safe and appropriate access to the site from High Street which connects directly from B645.
g. provision of active travel to integrate the site with the village of Hail Weston
h. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

13.80 The site is located on the edge of Hail Weston where the village transitions to open countryside. There are few existing boundary features meaning the site is relatively exposed to the surrounding countryside particularly from north and north west but also the south west beyond the B645. Therefore, the design of the site will require a landscaping scheme to respond to its context. Design should demonstrate how it can reflect and integrate with residential development to the east which comprises modest scale frontage only development.

13.81 Early engagement and agreement is needed with Anglian Water Services to determine a sustainable point of connection to the water main that runs along the southern boundary of the site; a suitable access route must be safeguarded to allow for access to this for maintenance purposes.

13.82 Provision of safe and sustainable active travel routes along the High Street will be required to demonstrate sustainable placemaking.

13.83 The site is located within a Mineral Safeguarding Area for Sand and Gravel, the County Council recommend that in the interests of sustainability developers should seek to make best use of any minerals incidentally extracted as part of development.

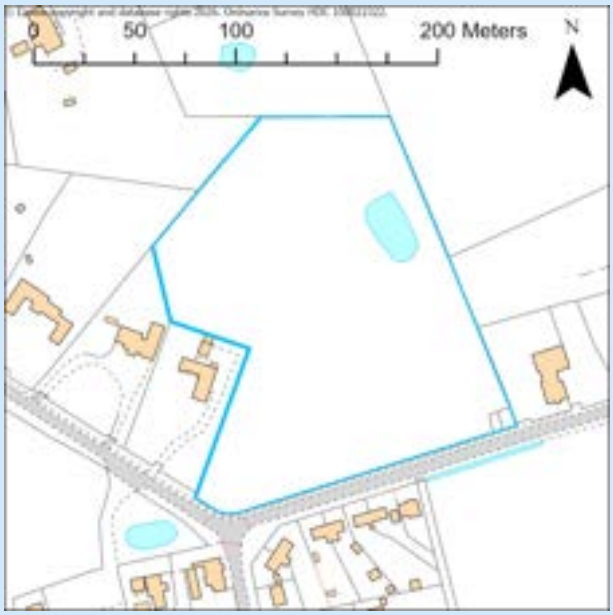
Holme 1: North of Station Road

Allocation Holme 1

Land North of Station Road

2.3 ha of land at Station Road is allocated for mixed use development to comprise:

1. About 40 homes
2. 0.3 ha for local retail and health uses within the local community use class F2 or within the commercial, business or services use class E(e)



Successful development of the site will require:

a. design and landscaping that responds to and integrates with the surrounding residential development and ensures that neighbouring residential amenity is protected

b. retention of existing trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development and respond sensitively to the landscape setting of the Great Fen

c. provision of a flood risk assessment and detailed drainage strategy to evaluate current and future fluvial and surface water flooding risks

d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated

e. provision of safe access and a proportionate transport assessment that assesses the impact of traffic flow, movement and parking generated by any retail or health uses

f. provision of active travel routes within and, where appropriate outside, the site to improve integration and enable the wider community to access the health and retail uses evidenced by a travel plan

g. the proposal to seek opportunities to maximise incidental extraction of any minerals as part of development

13.84 The site is proposed for mixed uses with inclusion of local scale retail or health uses floorspace put forward by the site promoter. These should be of a limited scale appropriate for a village environment to serve local needs. The site is largely contained from the wider landscape due to the dense vegetation that exists along the northern, eastern and western boundary and vast residential curtilages associated with the properties which adjoin these boundaries. Retention of trees and hedgerow will help to establish a mature setting to the development. Design and landscaping should ensure the development is sensitive to the landscape setting of the Great Fen, and can be effectively integrated with the surrounding townscape which consists of low density residential development.

13.85 Established vegetation including mature trees within the site and hedgerow which borders the southern edge will need to be assessed through a proportionate arboricultural assessment outlining how they can be retained withing the development. It is noted that highway access will need to be achieved from the southern boundary which will result in the loss of some vegetation or trees.

13.86 The site is located within flood zone 1, with ordinary watercourses, south and east of the site. Surface water risk is predominately very low, largely confined to areas of ponding within topographic low spots, particularly within the south of the site adjacent to Station Road which should be incorporated into site design and layout. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared that considers present day and climate change scenarios with a sequential approach taken to the site layout based on modelled outputs.

13.87 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority and Middle Level Commissioner/Internal Drainage Board. The assessment should consider the wider impact of flood risk and opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, see 'Managing flood risk'.

13.88 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Holme Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.89 A proportionate transport assessment will be required to address movement circulation and parking associated with retail and health uses to be provided on site to ensure residential amenity, safety and suitable access for residents and users of the proposed uses. Additionally, appropriate active connections should ensure that retail and health uses can be integrated with the wider community.

Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services

Allocation Peterborough Services 1

West of the A1 and South of Peterborough Motorway Services

48.2ha of land West of the A1 and South of Peterborough Motorway Services for B2 light industrial and B8 storage and distribution uses.

Successful development of the site will require:

a. use of design that ensures that the physical relationships and separation from existing residential and agricultural buildings and Peterborough Motorway Services are not oppressive or overbearing, considering the routes and spaces between buildings and their uses informed by a master planning exercise agreed with the Council
b. identification of development phases to ensure incremental site development
c. provision of a strong landscaping scheme to provide separation from the A1(M) and to allow for transition to the open countryside informed by a proportionate Landscape and Visual Impact Assessment.
d. retention of trees and hedgerows and their reinforcement to provide a mature setting to development informed by an Arboricultural Assessment
e. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement, including potential impact on Orton Pit SAC
f. provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culverts and modelling of ordinary watercourse to evaluate current and future fluvial and surface water flood risk
g. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
h. noise and air quality assessment and appropriate mitigation from the A1(M) and proposed uses on the site
i. provision of a proportionate heritage assessment and appropriate mitigation of potential impacts on heritage assets
j. archaeological investigation, recording and where appropriate conservation
k. safe and suitable means of access from the A605 and assessment of transport impacts through a transport assessment
l. a sustainable transport network for vehicles, cyclists, pedestrians and public transport informed by a Travel Plan
m. retention of and connections to public right of way
n. seek opportunities to maximise incidental extraction of any minerals as part of development
o. maximisation of opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse
p. submission of an employment and skills strategy

13.90 The site lies between the A605 and Haddon Road, west of the A1(M) Junction 17. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. Due to its location the site is considered appropriate for B2 light industrial and B8 storage and distribution uses, with two thirds of the site expected to consist of B8 uses. The site is considered capable of delivering about 116,000sqm of employment floorspace.

13.91 Peterborough Motorway Services lie to the north of the site with agricultural buildings and a single dwelling adjacent to the site's south western corner (accessed from Haddon Road). Opportunities to respond appropriately to the existing uses around the site will be required through the undertaking of a master planning exercise agreed in advance with the Council. Design aspects should include how proposed uses can integrate with the surrounding countryside location. The nature of the master planning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal. Development proposals should be supported by a design code, as an integrated part of the master planning process. Due to the scale of strategic logistics and distribution, a proposal must set out a phased development strategy, this will ensure the irreversible loss of agricultural land if market conditions or demand change over time. Delivery phases must be agreed with the Council. Subsequent phases will only eligible for release when it can be demonstrated that the current phase is operating at or close to full occupancy.

13.92 The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a Peterborough Motorway Services to the north. The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north. The site is much more open to the south and west where it adjoins open countryside. Due to the scale of development and buildings associated with strategic logistics and distribution development if not planned appropriately can have a significant impact on its immediate surroundings and the wider landscape. Spatially, logistics is characterised by large-footprint facilities such as warehouses and distribution centres. A proposal will be be expected demonstrate how the scheme can integrate into the local environment through landscaping and minimisation of hardstanding.

13.93 Modern warehouses are increasingly expansive meaning logistics facilities need significant land, which is preferably flat and unconstrained. A proposal should demonstrate through a masterplan or design code that these impacts including visual, noise, light and air pollution can be mitigated or managed. A proposal will be expected to demonstrate how the scheme can integrate into the local environment through landscaping and minimisation of hardstanding. A proposal must also demonstrate that the development will not adversely impact on the amenity of occupiers of nearby properties resulting from visual, noise, air, light, air and dust pollution, public safety and increased impact on the transport network. The compatibility of a proposal for 24hr operations will need to be addressed.

13.94 Due to the scale of the site and its countryside location a proposal will require an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement, including potential impact on Orton Pit SAC. Special consideration should be given to any adverse affects resulting from air pollution, water quality, water quantity as informed by the Habitats Regulations Scoping Report.

13.95 The site is predominantly located within flood zone 1, with ordinary watercourses within the northwest of the site, and to the north and south of the site (all ordinary watercourses and tributaries of Stanground Lode and the River Nene). Surface water risk is predominately very low with some higher risks in the southern area of the site at Haddon Road where there is significant ponding.

13.96 Due to the areas of ponding and the proximity to the ordinary watercourses, a site-specific flood risk assessment and detailed drainage strategy are required with a sequential approach taken to the site layout based on modelled outputs. This should include a detailed investigation into surface water flood risk,

considering both current and future climate change scenarios, modelling of ordinary watercourses and the condition and residual risk from the culverted watercourses in close proximity to the site, to understand potential fluvial flood risk from these watercourses. This must demonstrate that residual risk can either be mitigated or safely managed, and investigating opportunities to open existing culverts may also provide biodiversity opportunities.

13.97 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impacts maybe explored.

13.98 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Peterborough (Flag Fen) Water Recycling Centre (WRC) is near, and may serve this development. This WRC is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.99 There is potential for noise, light and air pollution affecting the site due to its proximity to the A1(M) and as a result of the proposed uses for the site. Mitigation measures should be incorporated to fully address noise and air quality impacts.

13.100 Due to the scale of the proposed development, a proportionate heritage assessment will be required in compliance with Policy LP 56 'Heritage Assets and their Settings' to identify any heritage impact and appropriate mitigations. Current investigations identify the site contains areas of settlement and associated archaeological features dating to the Iron Age, Roman and Medieval periods in the north east of the site these have the potential to be of regional significance. Archaeological investigation, recording and where appropriate conservation should be addressed in compliance with Policy LP 56 'Heritage Assets and their Settings'. If significant archaeological assets are found within the site, a strategy for outreach and public engagement should be prepared to make the archaeological evidence publicly accessible. Engagement with Cambridgeshire County Council on this will be required.

13.101 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A605 and that any adverse off-site transport impacts can be adequately mitigated. The transport assessment must take into account the impact of development on Peterborough east of the A1(M), Junctions 16 and 17 of the A1(M) and the wider impacts on the A605 and to the west. A road safety audit, local junction spacing and capacity assessment must also be included.

13.102 An existing public right of way traverses the site. A proposal must demonstrate how it can connect to and retain the right of way on its existing alignment, be maintained or enhanced and connect to the wider right of way/highway network.

13.103 The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Provision of a sustainable transport network for vehicles, cyclists, pedestrians and public transport to the wider area including to Peterborough will be demonstrated through the submission of a Travel Plan to demonstrate sustainable placemaking.

13.104 The site is situated in an Mineral Safeguarding Area for Brick Clay, Cambridgeshire County Council is of the view that prior extraction of brick clay is unlikely to be feasible as part of development. However, in the interests of sustainability, best use should be made of any mineral incidentally extracted as part of the development.

13.105 Net zero and energy efficient buildings are becoming increasingly fundamental to site selection decisions for new, expanding and existing businesses, with a building's environmental performance and overall sustainability greatly influencing future occupants choice of new commercial space. Greener stock not only cuts carbon emissions but also makes the local economy more resilient (reducing operating costs). This aligns with national policy encouraging upgrading of building stock for a modern economy and the UK's Modern Industrial Strategy (2025) which signals ongoing support to help freight and logistics businesses overcome challenges, including reliance on fossil fuels. The Department for Transport's Future of Freight: a long-term plan also supports a shift towards net zero. Therefore to meet Council and wider national policies and strategies a proposal must demonstrate that it has taken action to maximise opportunities to contribute to net zero through the provision of renewable energy generation, energy efficient buildings and water reuse above the requirements set out in the Local Plan.

13.106 The policy supports inclusive economic growth by raising skill levels in the district, aligning with the Cambridgeshire and Peterborough Combined Authority's Local Growth Plan, Huntingdonshire Economic Growth Strategy 2025 and Economic and Employment Needs Assessment 2025. A proposal must provide an Employment and Skills Statement covering all development phases. To support the Economic Growth Strategy and Employment Needs Analysis for Huntingdonshire, it is essential to foster a skilled workforce aligned with the district's evolving economic priorities and to ensure that development projects contribute meaningfully to the area's social and economic wellbeing. This requires developers to consider not only the creation of jobs and business opportunities, but also the incorporation of social value—such as supporting local supply chains, offering training and apprenticeships, and enhancing community infrastructure—into their proposals. Close collaboration with the Council's Economic Development team from the earliest stages of planning is crucial to achieving these aims. By engaging early, developers can gain insight into local employment needs, skills gaps, and social priorities, ensuring their developments both support the Economic Growth Strategy and deliver lasting benefits to Huntingdonshire's communities.

Ramsey Forty Foot 1: Ramsey Forty Foot Village Rural Mooring

Allocation Ramsey Forty Foot 1

Ramsey Forty Foot Village Rural Mooring

1.4 ha of land in Ramsey Forty Foot is allocated for leisure moorings, open space and land to safeguard against flooding.

Successful development of the site will require:

a. demonstration of how of leisure moorings and open space can be integrated without detrimental impact on the biodiversity of the watercourse
b. high quality development that reflects the sensitive landscape setting of the site retaining existing landscape features
c. sensitive design having regard to the adjacent grade II listed Bridge House to the north west of the site and be informed by a proportionate heritage assessment
d. provision of safe and suitable access and escape to and from moorings and demonstration that the site can be safe for the lifetime of the development.
e. evidence that it would not overload the environmental, navigational or flood conveyance capacity of the water way

13.107 The site is located on the northern edge of Ramsey Forty Foot along the Forty Foot/ Vermuden's Drain water way.

13.108 The allocation is classified as water compatible development. Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas could be explored. Consultation and agreement with the Middle Level Commissioners is recommended to ascertain whether further assessment or mitigation will be required.

13.109 To the north west is the grade II listed Bridge House, as such a proposal should be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.110 Safe access and egress to and from the moorings will need to be demonstrated. Design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village and encourage use of the proposed open space.

13.111 Evidence that it development will not overload the environmental, navigational or flood conveyance capacity of the water way will be required. This assessment will require engagement with the relevant water bodies and organisations to determine this such as the Environment Agency and Middle Level Commissioners. Evidence should be provided to demonstrate that the biodiversity value of the watercourse locally would not be detrimentally impacted.

Ramsey Forty Foot 2: Woodlane Farm

Allocation Ramsey Forty Foot 2

Woodlane Farm, Ramsey Forty Foot

1.4 ha of land at Woodlane Farm, Ramsey Forty Foot is allocated for residential development of about 30 homes.

Successful development of the site will require:

a. high quality design that reflects the site's position on the edge of the settlement
b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme
c. provision of a proportionate flood risk assessment and drainage strategy to evaluate surface water flood risk and fluvial flood risk from the ordinary watercourse east of the site
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. archaeological investigation, recording and where appropriate conservation
f. the provision of a suitable means of access from Ramsey Road

13.112 The site is located on the south western edge of Ramsey Forty Foot. To the north, it adjoins residential development, to the east is a farm complex and to the south is a car dealership.

13.113 The potential impact of built development on the edge of the settlement is softened by the presence of established trees and vegetation along the site's boundaries, most notably the western and southern ones which enclose the site. There are a few trees within the site near to its southern edge. It will be expected that a comprehensive landscaping scheme is designed to retain these existing trees and soften the development from public view points.

13.114 The site is located within flood zone 1 and any surface water risk is predominantly very low. Surface water risk is mainly confined to the eastern boundary of the site, as well as in topographic low spots in the northwest and southwest corners of the site. An ordinary watercourse is located outside of the site to the east. As such, a site specific flood risk assessment and drainage strategy must be prepared including the assessment of risk from the ordinary watercourse, surface water flood risk now and in the future and the consideration of access and escape routes in the event of flooding. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.

13.115 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored given the site's location within a medium sensitivity catchment, see also ''Managing flood risk''

13.116 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.117 There are two bowl barrows approximately 200m to the southwest and five bowl barrows approximately 250m to the south. Due to the site's proximity to two scheduled barrow cemeteries that there could be potential for archaeology. Archaeology works are required to assess extent of potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.

13.118 Provision of safe vehicular access will be required from Ramsey Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. Safe pedestrian and cyclist connectivity into the village centre must also be facilitated.

The Stukeleys 1: Between 76-86 Owl End

Allocation Great Stukeley 1

Land between Land between 76 and 86 Owl End

0.30 ha of land situated between 76 and 86 Owl End is allocated for residential development of about 3 homes.

Successful development of the site will require:

a. design that responds to the surrounding residential development and minimises impact of the development on neighbouring residential amenity to the north and south.
b. provision of an arboricultural assessment and landscaping scheme that responds to the wider countryside context, particularly to the east
c. retention of trees and hedgerows and their reinforcement to provide a mature setting to development
d. provision of proportionate flood risk assessment with detailed assessment of surface water flood risk and flood depths on the access road
e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. provision of safe and suitable vehicular access and consideration of safe accessible active travel routes considering townscape impact
g. consideration of the impact of development on overhead power lines to the east of the site

13.119 Development in Owl End is relatively dispersed and consists of low density mainly residential development. A proposal must demonstrate how it can reflect the character and appearance of the surrounding residential development to ensure cohesive development that is sympathetic to its character and appearance. Assessment of any impact of the overhead power lines to the east of the site on the development layout should be taken into account in the site's design to ensure high quality residential amenity. The eastern edge of the site looks out over open countryside. Landscape impact would be limited but the transition to the countryside towards the east would require consideration and appropriate planting should be included in a landscaping scheme to provide a visual buffer to the site from the east.

13.120 The western boundary of the site is bounded with trees and hedgerow and separated from the road by a drainage ditch. Trees are also present around the remaining boundaries but are not contiguous. A small wooded area sits northeast of the site. An arboricultural assessment will be required to inform a landscaping scheme which looks to retaining and protecting the mature trees and hedgerows within and bounding the site, to establish a mature setting to the development and to minimise any detrimental biodiversity impact.

13.121 The site is within flood zone one with nominal surface water flood risk. There is a surface water flow path along Owl End adjacent to the western boundary of the site, flood depths on the access road are modelled to be shallow. There is also a small area of surface water extent at the eastern boundary of the site. The

risk along the main access road may impact on safe access and escape routes for the site. This will need confirming and potential mitigation through a surface water drainage strategy using appropriate SuDS measures at the site-specific flood risk assessment stage.

13.122 Early engreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Alconbury Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

13.123 The site is located along a narrow road with no footpath, this is in keeping with the wider context of the area where the 'End' is bounded by grass verges on either side. A proportionate transport assessment should look at how a safe and suitable vehicular access can be achieved and consider safe accessible active travel routes whilst balancing this with townscape impact

Upton 1: Land South West of South Farm

Allocation Upton 1

South West of South Farm

0.39 ha of land situated south west of South Farm is allocated for residential development of about 7 Custom and Self-Build homes

Successful development of the site will require:

a. provision of a high quality development which reflects the character of the surrounding area through a development framework and supported by a design code or plot passport
b. retention of planting along its eastern, western and southern boundaries and enhanced planting on its northern boundary to mitigate impact of South Farm
c. provision of a flood risk assessment and drainage strategy modelling the ordinary watercourses to evaluate current and future fluvial and surface water flooding risks
d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. provision of safe and appropriate active travel and vehicular access from Pig Market End

13.124 The site is located to the east of Pig Market End and forms part of the wider garden and curtilage of South Farm. The site is allocated for custom and self build homes to support the desire for low density plots in small village or countryside locations that is commonly expressed in our Custom and Self-build Register.

13.125 A proposal should consider the requirements set out in the Council's self build register in terms of types and sizes of plots.

13.126 A proposal must include a design code or plot passport which sets out design requirements and provides detailed parameters for the physical development of a site or area. These should be provided in graphical and written form and be based upon a design vision, such as a masterplan or development framework. The Design Code should include as a minimum:

- Plot form – e.g. plot size and plot width, developable footprint
- Building form – e.g. heights, massing, and bulk
- Building orientation – e.g. position on plot, overlooking etc.
- Density – e.g. plot ratios, site coverage, dwellings per hectare
- Building types – e.g. detached, semi-detached, terraced etc.
- Street network – e.g. urban grain – street and building pattern and connectivity
- Views – e.g. relationship to heritage assets, topography, corridors, and setting
- Soft landscape – e.g. standards, species, biodiversity etc.
- Public realm
- Building frontage – e.g. active frontage, building features, townscape features

- Cycle provision, car parking and access
- Waste and recycling provision

13.127 South Farm is located north of the site, landscaping and boundary features will be required to provide a sense of separation between the development and this property. All other boundaries have vegetation and trees which should be retained and enhanced where possible to mitigate any landscape impact on the countryside.

13.128 The site is located within flood zone 1, with an ordinary watercourse adjacent but within the northern boundary. Surface water flood risk is predominately very low however Pig Market End access road to the northwest of the site is shown to be at high surface water risk. As such, a site-specific flood risk assessment and drainage strategy must be prepared, including a model of the ordinary watercourses and investigation into surface water flood risk on Pig Market End access road considering present day and climate change scenarios. A sequential approach should be taken to the site layout based on modelled outputs. The ordinary watercourses should be included within the site design and layout and include the preservation of drainage ditches alongside the implementation of an appropriate SuDs scheme.

13.129 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. The assessment should consider the wider impact of flood risk and opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a medium sensitivity catchment, see 'Managing flood risk'.

13.130 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Alconbury Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

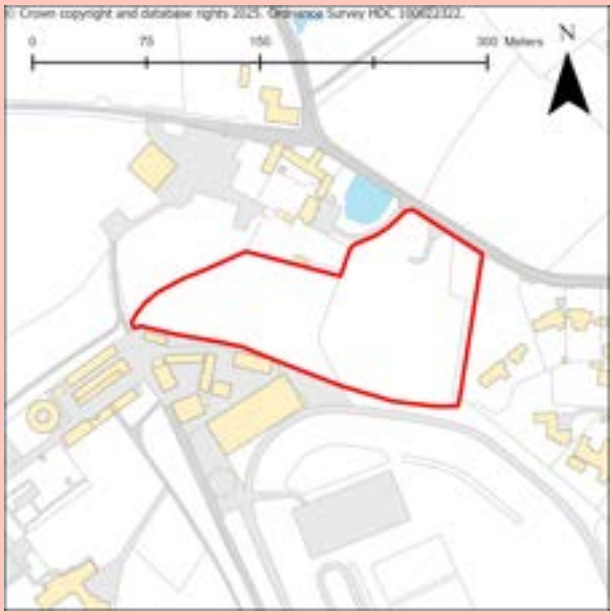
13.131 Provision of safe vehicular access will be required from Pig Market End, access here may result in the loss of some existing trees and vegetation but this should be minimised as much as possible. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network. In particular, the design of any development will need to explore a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Waresley 1: Land between West Lodge and Home Farm

Allocation Waresley 1

Land between West Lodge and Home Farm

1.6 ha of land between West Lodge and Home Farm is allocated for residential development of about 6 custom and self build homes



Successful development of the site will require:

a. provision of a high quality development which reflects the character of the surrounding area through a masterplan/development framework and supported by a design code or plot passport
b. retention of 0.66ha of woodland within the site
c. a landscape scheme that reflects the sensitive landscape setting of the site retaining existing landscape features and woodland and boundary features such as hedgerows supported by a landscape plan and strategy
d. a proportionate flood risk assessment and detailed assessment of surface water flood risk alongside groundwater risk
e. integration of existing Anglian Water infrastructure ensuring existing sewers remain available for maintenance and repair and early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. provision of a proportionate heritage assessment and appropriate mitigation of potential impacts on on the nearby listed building of Home Farm and its setting and the Conservation Area
g. provision of safe vehicular and pedestrian access from Manor Farm Road
h. provide connectivity to the existing trackways within the woodland

13.132 The site is located on the northern edge of Waresley. There are two distinct parts to the site, the eastern part (1ha) consists of amenity grassland and the western a densely wooded area (0.66ha). The site is allocated for custom and self build homes, the site promoter has stated a preference for this which is supported.

13.133 A proposal should consider the requirements set out in the Council's self build register in terms of types and sizes of plots.

13.134 A comprehensive masterplan will be required to integrate built development and woodland and also with surrounding development. The masterplan will be required to locate housing on the 1ha of amenity grassland and retain the 0.66ha woodland.

13.135 A proposal must include a design code or plot passport which sets out design requirements and provide detailed parameters for the physical development of a site or area. These should be provided in graphical and written form and be based upon a design vision, such as a masterplan or development framework. The design code should include as a minimum:

- Plot form – e.g. plot size and plot width, developable footprint
- Building form – e.g. heights, massing, and bulk
- Building orientation – e.g. position on plot, overlooking etc.
- Density – e.g. plot ratios, site coverage, dwellings per hectare
- Building types – e.g. detached, semi-detached, terraced etc.
- Street network – e.g. urban grain – street and building pattern and connectivity
- Views – e.g. relationship to heritage assets, topography, corridors, and setting
- Soft landscape – e.g. standards, species, biodiversity etc.
- Public realm
- Building frontage – e.g. active frontage, building features, townscape features
- Cycle provision, car parking and access
- Waste and recycling provision

13.136 The site is 8.8km from the Eversden and Wimpole Wood SAC located in South Cambridgeshire and supports maternity colonies of Barbastelle bats. The presence of the woodland and other existing landscape features and hedgerows means a comprehensive landscaping plan and strategy will be necessary, along with a landscape management plan, to ensure existing trees and planting are retained. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary. Trackways should be provided within the site connecting residential development with the woodland to provide a holistic and well balanced development where they would not undermine the ecology present within the woodland. In addition, development should ensure compliance with requirements for ecologically sensitive lighting, in line with the Institute of Lighting Professionals' Guidance Note 8 - GN08 Bats and Artificial Lighting (2023) or successor documents.

13.137 The site is within flood zone 1 with nominal surface water flood risk. There is a small area of ponding in the centre of the site. A detailed assessment of surface water will be required to establish surface water flood risk conditions and investigation into groundwater conditions and risk required. A proposal will need to show that the development can be designed to be safe and that there is adequate emergency planning provision. A sequential approach should be taken to the site layout based on modelled outputs.

13.138 Anglian Water have advised that there is a rising main (pressurised sewer) running directly through the site. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

13.139 Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Waresley Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.

13.140 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Manor Farm Road and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

13.141 The site is sensitively located on the northern edge Waresley within the conservation area and also south of the grade II listed Home Farm. This means that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. As such a proposal must be supported by a proportionate heritage assessment in compliance with Policy LP 56 'Heritage Assets and their Settings'.

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Appendices

Appendix 1: Neighbourhood Plan housing requirement figures

Indicative Neighboruhood Plan housing requirement figures

Total completions since 2021/22 and applications permitted

NP Areas	Total
Alconbury	2
Alconbury Weston	43
Alwalton	11
Brampton	252
Brington and Molesworth	15
Buckden	423
Bury	687
Bythorn and Keyston	15
Catworth	7
Ellington	40
Elton	2
Glatton	5
Godmanchester	480
Grafham	5
Great Gidding	13
Great Gransden	36
Great Staughton	19
Hamerton and Steeple Gidding	7
Hemingford Grey	6
Houghton and Wyton	198
Huntingdon	1,916
Leighton Bromswold	1
Old Weston	0
Ramsey	561
Sawtry	656
Somersham	227
Stilton	199

Pre-Submission Allocations (excluding North Huntingdon Area and sites already allocated)

NP Areas	Total
Alconbury	90
Alconbury Weston	0
Alwalton	0
Brampton	10
Brington and Molesworth	0
Buckden	0
Bury	200
Bythorn and Keyston	15
Catworth	25
Ellington	70
Elton	0
Glatton	0
Godmanchester	635
Grafham	45
Great Gidding	0
Great Gransden	0
Great Staughton	15
Hamerton and Steeple Gidding	0
Hemingford Grey	0
Houghton and Wyton	0
Huntingdon	12
Leighton Bromswold	0
Old Weston	0
Ramsey	50
Sawtry	845
Somersham	215
Stilton	64

Total completed + permitted and pre-submission allocations

NP Areas	Total
Alconbury	92
Alconbury Weston	43
Alwalton	11
Brampton	262
Brington and Molesworth	15
Buckden	423
Bury	887
Bythorn and Keyston	30
Catworth	32
Ellington	110
Elton	2
Glatton	5
Godmanchester	1,115
Grafham	50
Great Gidding	13
Great Gransden	36
Great Staughton	34
Hamerton and Steeple Gidding	7
Hemingford Grey	6
Houghton and Wyton	198
Huntingdon	1,928
Leighton Bromswold	1
Old Weston	0
Ramsey	611
Sawtry	1,501
Somersham	442
Stilton	263

St Ives	152
St Neots	4,152
The Stukeleys (currently including Alconbury Weald)	5,961
Winwick	102
Total	**16,193**

St Ives	350
St Neots	1,180
The Stukeleys (currently including Alconbury Weald)	3
Winwick	0
Total	**3,474**

St Ives	502
St Neots	5,332
The Stukeleys (currently including Alconbury Weald)	5,964
Winwick	102
Total	**19,667**

Appendix 2: Proposed Monitoring Framework

16.1 Monitoring is a key process in assessing the impacts of planning policy and whether planning policy is having the desired impact and can form part of evidence for future Local Plan reviews. Where monitoring reveals that the indicators are not being met action will be taken to address this through the next review of the Local Plan if the policy remains appropriate.

16.2 Each policy in the Local Plan has at least one monitoring indicator to monitor their implementation and will be recorded in the AMR. Each policy and their monitoring indicator are set out n the following table. The progress of residential development sites (including mixed use with residential elements) will be monitored through the production of a housing trajectory which will also be set out in the AMR.

16.3 All proposed monitoring indicators for policies in this Plan are set out in the following table:

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 1	How much development do we expect?	• Number of additional homes completed within the district • Amount of additional employment floorspace completed within the district	7, 10	9, 11	• Cambridgeshire County Council (Policy and Insight Team)
LP 2 LP 3	Our Strategy for Change Distribution of Growth	• Amount and type of employment land available • Number and % of housing completions by settlement and tenure type (including the North Huntingdon Growth Cluster) • Amount and % of employment development by settlement type • CIL receipts/expenditure monitoring • Gross number and % new dwellings on previously developed land • Amount and % of employment floorspace developed on previously developed land • Progress on neighbourhood plans	2, 4, 6, 7, 9, 10	1, 2, 3, 4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 4	Green and Blue Infrastructure Priority Areas	• Losses to biodiversity habitat • Additions to biodiversity habitat • Total change in biodiversity habitat	3, 12, 13	5, 6, 7	• Cambridgeshire & Peterborough biodiversity Environmental Records Centre (CPERC)
LP 5	Settlement Hierarchy	• Distribution of planning permissions across the district	4, 6, 7, 10	4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team)

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 6	Market Towns	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type	4, 6, 7, 10	4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team)
LP 7	Service Centres				
LP 8	Local Service Villages				
LP 9	Villages				
LP 10	Hamlets and the Countryside	• Number of planning permissions granted on unallocated sites on grade 1 and 2 agricultural land	12	4	• Cambridgeshire County Council (Policy and Insight Team)
LP 11	Placemaking for larger scale developments	• Number of planning applications granted for large scale development supported by a masterplan and parameter plan • Number of planning applications for large scale major development supported by a masterplan and parameter plan	1, 9, 11, 12	7, 15	• Huntingdonshire District Council
LP 12	How will infrastructure be provided	• Annual CIL receipts/ expenditure monitoring S106 monitoring • Completion of A428 upgrade • Commencement/ completion of A141 upgrade • Provision of additional capacity at water recycling centres as identified in the Infrastructure Delivery Study	2, 5, 11, 15, 16, 18	10, 12, 15	• Huntingdonshire District Council • National Highways • Anglian Water • Cambridgeshire and Peterborough Combined Authority
LP 13	Securing infrastructure provision				
LP 14	Supporting and Enabling Strategic Infrastructure				
LP 15	Facilitating Transport, Travel and Connectivity	• Progress made on strategic transport projects including the A141 and East West Rail • Number of CIL payments for travel and connectivity improvements	2, 15, 16, 18	10, 12	• Huntingdonshire District Council • National Highways • Cambridgeshire and Peterborough Combined Authority
LP 16	Approach to renewable energy schemes	• Number of planning applications for energy schemes permitted • Permitted renewable energy capacity in MW • Completed renewable energy capacity in MW	1, 3, 9, 14, 17	1, 2	• Cambridgeshire County Council (Policy and Insight Team)

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 17	Health and well-being	• Number and % of planning permissions granted for large scale development for residential or employment use with a supporting health impact assessment	2, 4, 9, 11	10, 15	• Huntingdonshire District Council
LP 18	Providing affordable homes	• Number and percentage of affordable homes completed	4, 10	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 19	Green and Blue Infrastructure	• Losses to biodiversity habitat in hectares • Additions to biodiversity habitat in hectares • Total change in biodiversity habitat in hectares • Open space managed to Green Flag award standard	3, 12, 13	5, 6, 7	• Cambridgeshire & Peterborough biodiversity Environmental Records Centre (CPERC)
LP 20	Supporting carbon capture through nature	• Number of applications refused based on impact on carbon stores	1, 3, 9, 13, 14	1, 2, 5, 6	• Huntingdonshire District Council • Natural England • Great Fen
LP 21	Managing Flood Risk	• Number of planning permissions granted contrary to the advice of the Environment Agency	2, 11, 12, 13, 18	1, 2, 3, 15	• Environment Agency
LP 22	Managing Waste Water	• Number of planning permissions granted contrary to water service providers	2, 12, 13	1, 2, 3, 15	• Anglian Water • Environment Agency • Middle Level Commissioners • Local Lead Flood Authority
LP 23	Managing Surface Water	• Number of planning permissions granted contrary to the advice of a responsible agency on flooding or water quality grounds	2, 12, 13, 18	1, 2, 3, 15	• Anglian Water • Environment Agency • Middle Level Commissioners • Local Lead Flood Authority
LP 24	Water Efficiency	• Number of planning permissions granted contrary to the l/p/d	1, 2, 9, 14	1, 2, 3, 15	• Huntingdonshire District Council
LP 25	Design context and character	• Number of planning applications refused where the grounds of refusal were based on their adverse impact on their surroundings	1, 4, 9, 11, 12	7, 15, 16	• Huntingdonshire District Council

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 26	Creating high quality places and spaces	• Number of planning applications refused where the grounds of refusal was based on failure to create high quality places and spaces	1, 4, 9, 11, 12	7, 15, 16	• Huntingdonshire District Council
LP 27	Ensuring amenity for new buildings and neighbours	• Number of applications refused where grounds of refusal included detriment to neighbouring properties	1, 9	8, 15	• Huntingdonshire District Council
LP 28	Minimising embodied and operational carbon in new buildings	• Number of applications refused based on non-compliance with national energy efficiency standards • Amount and % of housing and employment floorspace developed on previously developed land • Amount and % of new homes and employment floorspace created via conversion or change of use	1, 9, 12, 14	1, 2	• Huntingdonshire District Council
LP 29	Making existing buildings more energy efficient	• Number of applications where this policy applies	1, 9, 14	1, 2	• Huntingdonshire District Council
LP 30	Supporting active and sustainable travel	• Number and % of housing completions by settlement type • Number and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan	2, 11, 16, 17, 18	9, 12	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 31	Parking Provision and Vehicle Movement	• Number of new homes permitted with no off street parking • Number of cycle storage spaces permitted per dwelling/ per non-residential unit	1, 9, 12, 17	15	• Huntingdonshire District Council
LP 32	Providing electric vehicle charging points	• Number of applications that provided new electric vehicle charging points	1, 9, 12, 17	1, 2	• Huntingdonshire District Council

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 33	Preventing and reducing air pollution	• Number of planning applications refused in an AQMA based on air quality impacts • Number of planning permissions granted which require a low emissions strategy	1, 9	7, 8, 15	• Huntingdonshire District Council
LP 34	Preventing and reducing ground contamination and groundwater pollution	• Number of planning permissions granted with an agreed contamination mitigation strategy • Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed	1, 9	8	• Huntingdonshire District Council
LP 35	Protecting and enhancing Established Employment Areas	• Amount and type (use class) of development completed within EEAs • Amount of development completed or committed on land well-related and capable of being integrated with an Established Employment Area for uses E(g)(i to ii), B2, and B8	4, 5, 6	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 36	Expansion and diversification of rural businesses	• Amount and type (use class) and type and floorspace of development completed within the countryside	6, 7, 8	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 37	Shaping new businesses in the countryside				
LP 38	Enabling key clusters and innovation-led growth	• Amount and type (use class) of development completed as approved through this policy, including the identification of cluster typologies	6, 7, 8	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 39	Enabling logistics and distribution	• Amount and type (use class) of development completed for B8 (storage and distribution)	6, 7, 8	11, 13	• Cambridgeshire County Council (Policy and Insight Team)

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 40	Helping tourism and recreation in the countryside	• Number of permissions granted for tourism, sport and recreation in the countryside by use	6, 12, 13	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 41	Defining our Retail Hierarchy	• Use class and amount of retail floorspace gained or lost within defined Town Centres and Local Centres	8	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 42	Promoting Town Centre Vitality and Viability	• Use class and amount of retail floorspace gained or lost within defined Town Centres	8	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 43	Supporting Local Centres	• Use class and amount of retail floorspace gained or lost within defined Local Centres	8	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 44	Services and facilities outside Designated Centres	• Use class and amount of retail, community and hot food takeaway floorspace gained or lost within defined Local Centres • Use class and amount of community floorspace gained or lost within defined Local Centres	8	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 45	Promoting a mix of housing	• Numbers of homes completed of each of 1, 2, 3 and 4(+) bedrooms	4, 9, 10	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 46	Ensuring accessible and adaptable homes	• Proportion of homes built to standard M4(2) accessible and adaptable homes • Proportion of homes built to standard M4(3) wheelchair user homes	4, 9, 10	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 47	Facilitating self and custom build homes	• Number of self and custom build CIL exemptions granted	4, 10	9	• Huntingdonshire District Council
LP 48	Supporting specialist housing	• Number of self-contained (C3) specialist homes permitted by tenure • Number of bedspaces in C2 residential institutions permitted	4, 9, 10	9	• Cambridgeshire County Council (Policy and Insight Team)

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 49	Supporting houses in multiple occupation	• Number of bedspaces granted through construction or conversion of housing into licenced houses in multiple occupation	4, 9, 10	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 50	Promoting Rural Exceptions Housing	• Number of affordable homes completed on rural exceptions schemes	4, 9, 10	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 51	Gypsies, Travellers and Travelling Showpeople	• Number of Gypsy and Traveller pitches permitted • Number of Travelling Showpeople plots permitted	4, 10	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 52	Protecting our nature conservation sites	• Losses to biodiversity habitat in hectares • Total Change in habitats in hectares • % of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition	3, 12, 13	6, 7, 8	• Cambridgeshire & Peterborough biodiversity Environmental Records Centre (CPERC)
LP 53	Enhancing Biodiversity and Geodiversity	• Number of applications refused based on non-compliance with biodiversity net gain	3, 12, 13	6, 7, 8	• Huntingdonshire District Council
LP 54	Protecting our trees, orchards, woodlands, hedges and hedgerows	• Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows	3, 12, 13	6, 7, 8	• Huntingdonshire District Council
LP 55	Protecting our open spaces, outdoor sport and recreational facilities	• Number of applications resulting in the loss or gain of open space, sports and recreational buildings(s) or land • Number of LGS designations made in neighbourhood plans	2, 3, 11	5, 10	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 56	Heritage Assets and their Settings	• Number and % of planning applications refused on grounds of impact on heritage assets	12	7, 16	• Huntingdonshire District Council • Historic England Heritage at Risk Register

Policy no.	Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
		• Number of conservation area statements reviewed • Number of heritage assets on the heritage at risk register			
LP 57	Water related Development	• Number of moorings granted permission for leisure and residential use • Number of applications where this policy was applied	12, 13	6, 15	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council

Introduction

17.1 The following Appendix replaces the Huntingdonshire Developer Contributions Supplementary Planning Document (SPD) adopted in 2011. It sets out the Council's approach to assessing the impacts of new development and determining developer contributions to be sought towards meeting the infrastructure and/or mitigation needs arising from development.

17.2 The Appendix provides guidance regarding relevant policies in the Huntingdonshire Local Plan to 2046. Table 1 provides a link to where the requirements can be found within relevant policies or supporting text within the body of the Local Plan.

17.3 Proposals for development should, where appropriate, have regard to the latest Huntingdonshire Infrastructure Delivery Study (Stages 1 and 2) (the IDS) and its supporting Infrastructure Schedules, which set out the infrastructure required for the implementation of the Local Plan. In addition, reference may be made to the Whole Plan Viability Assessment (WPVA) which takes account of the infrastructure and policy provisions included within the Local Plan and provides a robust assessment of site typologies and the strategic housing allocations.

17.4 The types of infrastructure and mitigation, and the means of securing them through planning obligations, addressed in this Appendix are not an exhaustive list of all infrastructure or measures that may be sought to ensure development meets the relevant statutory tests. The Council may need to negotiate other forms of planning obligations as result of the individual circumstances of a site and proposal, where obligations are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development in question. In certain circumstances the Council may pool developer contributions from a range of sources towards a project to mitigate the cumulative impacts of development.

17.5 The Council encourages applicants to engage in pre-application discussions with infrastructure providers at an early stage to assist in identifying the potential impacts of development and any mitigation measures that may be required, including planning obligations. Early discussions, and the use of an appropriate Section 106 template or the Government's standardised Section 106 templates, when available, may also assist in reducing delays associated with the completion of planning obligation agreements as part of the planning application process.

17.6 The approach to developer contributions, including relevant requirements and calculation methodologies referenced within this Appendix, may be reviewed and updated over time to reflect changes in national policy, guidance or supporting evidence base documents. As a result, this Appendix avoids the duplication of detailed standards and formulas. Instead, it signposts applicants to the most up to date information published by the Council and infrastructure providers.

Table 1: Developer Contribution Type and Local Plan Policy Reference

Policy Number	Policy	Developer Contribution / Infrastructure Requirement
Policy LP 4	Green and Blue Infrastructure Priority Areas	A proposal within, partially within or immediately adjoining a Green and Blue Infrastructure Priority Area will be supported where it contributes to the conservation priorities set out within the Huntingdonshire Nature Recovery Network Report, 2024.
Policy LP 12	How will infrastructure be provided	A development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact. This must be delivered alongside it at the appropriate time to ensure new growth does not result in a short-term adverse impact on the existing community while waiting for new infrastructure and facilities to be provided.
Policy LP 13	Securing infrastructure provision	Applicable developments will be liable to pay the Community Infrastructure Levy (CIL)

		In addition to CIL, contributions may be required towards the following: • Affordable Housing • Recreation (leisure and sports facilities) • Green infrastructure and biodiversity enhancement/mitigation • Transport • Community Facilities • Education, health and social care and community safety • Utilities infrastructure and energy • Emergency and essential services • Environmental improvements • Biodiversity net gain • Drainage and flood prevention and protection • Waste recycling facilities • Public art, heritage and archaeology
Policy LP 14	Supporting and enabling strategic infrastructure	A proposal that includes safeguarded land for strategic infrastructure (as identified on the Policies Map), within a broad location identified in the Cambridgeshire and Peterborough Local Growth Plan or future Spatial Development Strategy, or delivery plan or programme must contribute to, and be aligned with, the delivery of strategic infrastructure.
Policy LP 15	Facilitating Transport, Travel and Connectivity	Assessment and mitigation of travel requirements.
Policy LP 18	Providing Affordable Homes	Establishes % of affordable homes on major development proposals, including tenure mix and design/layout parameters on sites of 50 or more new homes.
Policy LP 19	Green and blue infrastructure	The policy encourages proposal which supports green and blue infrastructure and incorporates open/ green space in accordance with the forthcoming Developer Contributions Appendix
Policy LP 30	Supporting active and sustainable travel	New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by active and sustainable travel modes. It should also contribute towards delivery of inclusive mobility
Policy LP 53	Enhancing Biodiversity and Geodiversity	Where the applicant is unable to provide the 10% Biodiversity Net Gain on-site, contribution to fund off-site measures will be secured

Local Plan Evidence Base

Infrastructure Delivery Study (IDS)

17.7 The Huntingdonshire IDS provides the Council with an infrastructure capacity baseline. The IDS and supporting Infrastructure Schedules identify infrastructure requirements in the context of planned growth as established through the Local Plan.

17.8 The IDS contains information provided by infrastructure providers and will therefore change over time, reflecting changing needs. The details within it should be treated as indicative. Applicants should refer to the latest version of the IDS on the Council's website. Although the IDS does not form part of the development plan, its latest version will be a material consideration when determining planning applications against Draft Policies LP 12 and LP 13 and other relevant policies relating to specific infrastructure matters.

The Whole Plan Viability Assessment

17.9 Paragraph 35 of the NPPF (2024) states that '*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'* Paragraph 59 of the NPPF (2024) goes on to state '*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable*…'

17.10 The WPVA is available on the Council's website and tests non-strategic typologies for residential and commercial development and presents bespoke modelling for the proposed strategic allocations within the Local Plan. Testing was undertaken using baseline viability assumptions which were consulted on through the plan-making process.

17.11 The WPVA assumes that residential developments will pay CIL in accordance with the adopted CIL Charging Schedule[9]. In terms of Affordable Housing, the WPVA supports the policy requirement of 30% (70% Affordable Rent and 30% Affordable Ownership) on sites of 10 or more homes, as set out in Policy.

17.12 The results of the WPVA suggest that a balance must be struck at planning application stage in terms of expectations on planning obligations and viability. However, it is important to note that all residential development will contribute towards CIL (where applicable), which will need to be carefully allocated towards infrastructure to support growth in the district, using the IDS as a guide to the prioritisation of strategic and district-wide infrastructure projects.

Developer Contributions Statutory Requirements

Section 106 Planning Obligations

17.13 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement, known as a planning obligation, to mitigate the impact of a specific development and make it acceptable in planning terms. Planning obligations may, for example, require the provision of, or contribution towards, new or improved roads, schools, health facilities or green infrastructure. Local planning authorities may also seek planning obligations to secure affordable housing provision as part of residential development.

17.14 Planning obligations are typically secured through legal agreements, including Section 106 agreements and, where relevant, Section 278 agreements relating to highways works. Contributions may be financial or 'in kind', where a developer directly provides the infrastructure, works or mitigation necessary to fulfil the obligation, as negotiated through the planning application process.

17.15 Planning obligations "run with the land" and are linked to specific planning permissions. They are registered as a land charge and will form part of the planning register, which is available for public inspection. They are enforceable against the original developer and anyone who subsequently acquires an interest in the land.

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

9 This is updated annually against the RICS CIL index. Please see the Council's website for the most up to date CIL rates.

17.17 The use of planning obligations is limited by Regulation 122[10] of the CIL Regulations 2010 (as amended) (referred to hereafter as 'the Regulation 122 tests') which states that "a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

17.18 Whilst setting limitations on the use of planning obligations, the CIL Regulations allow Local Planning Authorities (LPA) to establish fees to monitor Section 106 planning obligations. The Regulations stipulate that fee setting must fairly and reasonably relate in scale and kind to the development; and the sum should not exceed the authorities estimate of its cost of monitoring the development over the lifetime of the planning obligations.

17.19 The use of planning obligations is limited to the provision of affordable housing and site-specific matters that are necessary to make a development acceptable in principle. The IDS has been used to inform the infrastructure requirements of site-specific housing allocation policies within the Local Plan and therefore provides the basis for determining infrastructure requirements and an approximation of costs. Nevertheless, the capacity of infrastructure, facilities and services will be tested at application stage to confirm the extent to which contributions are necessary to mitigate the impact of growth, at the time, to meet statutory tests.

Unilateral Undertaking[11]

17.20 A Unilateral Undertaking (UU) is a legal deed where applicants covenant to perform planning obligations (e.g., agreeing to pay particular developer contributions). It is 'unilateral' in that it is not an agreement that is entered into with a local authority.

17.21 Although a UU is not usually appropriate for major development (which will be addressed by a Section 106 agreement instead), it may be used for small or minor developments of fewer than 10 homes.

17.22 A UU can only be entered into by the owner of the land to be developed. Where the land is owned by more than one person, each landowner must enter the agreement. If there is a mortgage on the property, the mortgagee will also be required to sign the UU.

17.23 If, following discussion with a planning case officer, a developer chooses to submit a UU, a complete, signed copy is required so that it can be considered prior to determining the planning application. Once submitted, it will be assessed against the CIL regulations tests in the committee report. A UU comes into effect when planning permission to which they are linked is granted.

17.24 Section 278 and Section 38 Agreements

17.25 Section 278 of the Highways Act 1980 allows developers to enter into a legal agreement with the Highway Authority (i.e., Cambridgeshire County Council) to make permanent alterations or improvements to a public highway, as part of a planning approval. Works included as part of Section 278 works are new or changed points of access into or in close proximity to a development site.

17.26 Section 38 of the same Act allows developers to agree to construct a highway and then offer it to the Highway Authority for adoption. Applicants / developers are required to pay for Section 278 and Section 38 agreements and are encouraged to liaise with Cambridgeshire County Council as Highway Authority, at the earliest opportunity to understand likely costs of such works.

10 The Community Infrastructure Levy Regulations 2010
11 See the Council's webpage Developer Contributions - Huntingdonshire.gov.uk for further details and templates.

Community Infrastructure Levy (CIL)

17.27 CIL was introduced in Huntingdonshire in 2010 and has been charged since 1st May 2012. CIL is a set tariff, based on the Gross Internal Area floorspace (GIA) of buildings. The CIL charging schedule can be found on the Council's CIL charging schedule webpage. Local planning authorities must use CIL to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. There is also a neighbourhood portion of CIL – the 'meaningful proportion' or 'Local CIL' – which is similarly able to fund infrastructure but can also fund 'anything else that is concerned with addressing the demands that development places on an area'.

17.28 CIL income can be used to fund any infrastructure type or project notwithstanding whether the infrastructure is related to site from which the income was generated.

17.29 The latest version of the CIL Guidance explains that "the levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities (for further details, see section 216(2) of the Planning Act 2008, and regulation 59, as amended by the 2012 and 2013 Regulations). This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities…Charging authorities may not use the levy to fund affordable housing[(12)]".

17.30 In accordance with the CIL Guidance, it is the decision of the Charging Authority as to how the spend of strategic CIL is prioritised. The IDS identifies many strategic infrastructure projects which are not related to one individual site. These are listed within the "District-wide Infrastructure Schedule". It is anticipated that CIL, together with additional funding sources such as Cambridgeshire County Council (CCC), Cambridgeshire and Peterborough Combined Authority (CPCA), government grant funding, the NHS, Active Travel funding etc. will be used to fund District-wide strategic projects. However, it is possible that CIL may be used to contribute towards desirable or essential infrastructure projects identified in the Infrastructure Delivery Study, where viability constraints prevent the use of Section 106 planning obligations.

Approach to Developer Contributions

17.31 The Council, and successor Unitary Authority has a fundamental legal role and responsibility in implementing the developer contributions process. In particular, the process needs to ensure that a balance is maintained between development-related and competing community infrastructure needs of the District.

17.32 It is the Council's role to lead Section 106 negotiations, to notify developers of their CIL liabilities, and to ensure that funds provided by developers are spent as planned in conjunction with the agreed requirements of other authorities and implementation agencies. These may include, for example the education and highways authorities, and health service requirements of the Integrated Care Board (ICB) or successor organisations.

Timing of Payments and Indexation

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

17.34 Timings for the payment of CIL is set out in the Council's CIL Instalments Policy.

12 CIL Guidance, paragraph 144

17.35 Costs per infrastructure item, for use when calculating developer contributions, will be published on the Council's[13]/successor Unitary Authority's website, or relevant authorities/organisation's website (for further details, see the infrastructure specific sections below). These costs will be annually reviewed and will be linked to an appropriate nationally recognised index. The particular index that is used may vary according to the type of contribution.

17.36 In addition, in order to maintain the value of contributions, costs will be aligned to the Royal Institute of Charter Surveyors (RICS) Building Cost Information Service All-in Tender Price Index, unless there is sufficient justification to use another index. This review mechanism will not allow for downward adjustments.

17.37 The cost of the mitigation, and therefore the level of contribution required, is established prior to completion of the Section 106 agreement. Accordingly, all contributions should be indexed from the relevant base date specified in relevant consultation responses, rather than from the date of the agreement. This approach ensures that the real value of the contributions is maintained and is not eroded by inflation during the period between the assessment of the mitigation requirement and completion of the agreement.

17.38 The contribution should be subject to indexation up to the agreed payment trigger in the Section 106 agreement. This should apply irrespective of whether the developer elects to discharge the obligation prior to the trigger being reached.

Maintenance Costs

17.39 On developments of 10 or more dwellings where infrastructure, such as community halls and open space are delivered, they should first be offered to local Town and Parish Councils for adoption together with suitable maintenance contributions calculated using the Council's/successor Unitary Authority's latest Developer Contribution Costs (which cover a fifteen year period and are revised annually)[14].

17.40 In the event of the Town or Parish Council being unable to consider adoption, this requirement should revert to the District Council. Should the District Council not be in a position to agree to the adoption, developers must submit a proposal to the Head of Planning[15], detailing how a Trust shall be set up for the new community to ensure appropriate future maintenance measures are implemented.

17.41 In the case of wider provision of facilities such as libraries, schools, sporting facilities, developers must work with the relevant bodies and authorities to determine adoption and management processes.

Spending S106

17.42 Time limits for the expenditure of financial contributions will be included within Section 106 planning obligations. The agreed timeframe will depend on the purpose and amount of contribution received. The Council will aim to spend planning obligations within five years. However, for large scale major developments and general transport, planning obligations will be spent within ten years. Where maintenance contributions are included, these will be calculated over a fifteen year maximum period and will not be time limited.

Legal and Monitoring Fees

17.43 Developers will be expected to meet all reasonable legal costs incurred by the Council and other local authority parties associated with drafting planning obligation agreements. Developers who enter into a planning obligation will also be required to pay a Section 106 administration and monitoring fee, in order to mitigate additional costs incurred by the Council (district or county)/successor Unitary Authority in the administration and monitoring of planning obligations. Details of the Council's legal fees and Section 106

13 Developer Contributions - Huntingdonshire.gov.uk
14 Developer Contributions - Huntingdonshire.gov.uk
15 or relevant officer delegated decision making powers

monitoring fees may be found on the Council's website or by contacting the Council's Planning Service. The Council can also assist applicants by signposting them to relevant guidance, advising on relevant consultation, and providing template/ model agreements.

17.44 In the event of any delay in making any payment required under a Section 106 Agreement interest shall be payable on the amount payable at the rate of four per cent per annum above National Westminster Bank Plc base lending rate from time to time in force from the date that the relevant payment falls due to the date of actual payment.

Viability and Reviews

17.45 As set out above, national planning policy explains that '*where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable*. The Planning Practice Guidance further explains that *It is the responsibility of land owners, site promoter and developers to engage in plan-making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant.*' Nevertheless, the Planning Practice Guidance does require that '*Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles'.*

17.46 As a result of this clear policy stance, the Council/successor Unitary Authority expects to receive policy compliant applications. Under exceptional circumstances, a review may be allowable which assesses the viability of a scheme over the lifetime of the development, to ensure policy compliance across the economic cycle.

17.47 If an exceptional circumstance does arise whereby a developer wishes the Council/successor Unitary Authority to reconsider the required contributions due to the impact on the viability of the scheme, the developer will need to submit a written request to the LPA, who will require sufficient evidence to be able to fully assess the viability of a scheme. Where a viability assessment is submitted, this should be based upon the assumptions set out within the viability assessment that informed the development plan policies, in accordance with national policy.

17.48 An independent person, who must have appropriate qualifications and experience, will be appointed by the local planning authority at the reasonable agreed cost of the developer. The LPA will not commence a viability review until it is satisfied there is sufficient information available to make a full assessment and may request further information during the process of any such review where it appears necessary to the LPA to require such further information to understand the viability of the scheme.

17.49 Based on the independent financial viability findings, developer contributions may be phased or altered over the lifetime of the development where this would not make the development unacceptable in planning terms. In certain circumstances, the LPA may need to make a judgement as to whether a development would still be acceptable in planning terms with a reduced level of contributions where other funding sources cannot be found.

17.50 In exceptional circumstances where discounted contributions are agreed, the LPA will consider and advise how such a reduction should be applied across any or all requirements on a scheme specific basis, depending on individual factors affecting the site, the availability of mainstream funding and the Council's priorities informed by the Local Plan vision aims and objectives.

17.51 If discounted payments are approved, the Council may seek to recover all or part of the costs of discount at a later date through the use of deferred contribution clauses or further viability reviews throughout a development's buildout, where there are indications that the market could rise in the future.

Developer Contribution Requirements

Affordable Housing

17.52 Policy LP 18 and its supporting text establish the Council's approach to seeking Section 106 agreements for affordable housing on sites of 10 or more new homes or 0.5 hectares (ha) of land where the number of homes is not yet specified. The policy requires the provision of 30% affordable housing within sites, based on approximately 70% affordable rented tenures and 30% affordable home ownership unless the scheme is for military affordable housing. The quantum of affordable units will be calculated to the nearest whole number. Units will be provided via a Registered Provided (RP) at a cost that enables the RP to deliver the necessary mix and tenure of units.

17.53 Delivering affordable housing is a key priority for the Local Plan. Policy compliant applications and efficient, effective delivery of affordable housing will be expected by applicants and developers. Where relevant, use of standardised Section 106 templates will ensure the most streamlined approach to meeting affordable housing requirements.

Education

17.54 The Education Authority is responsible for delivering education infrastructure in the District. In accordance with Policies LP 12 and LP 13, it may be necessary for new residential development, which generates additional pupil demand, to contribute towards the provision of school places. This includes Pre-School and Nursery, Primary, Secondary and Special Educational Needs and Disability (SEND) places.

17.55 The IDS Infrastructure Assessment states that the use of pupil multipliers applies to pupil-generating residential dwellings and would not be applied to forms of development such as sheltered accommodation or specialist housing.

17.56 To calculate the financial contribution required from a residential development, the following formula will be applied:

Child yield x Cost per place (derived from Department for Education Score Card Costs or the most up to date costs published by the Education Authority[16])

17.57 The output from this formula will be considered against the most up to date educational capacity position at planning application stage. Together, this will assist the Education Authority in determining final planning obligation requirements.

17.58 Up to date child yield multipliers and Score Card Costs will be published on the Cambridgeshire County Council's website, or successor Unitary Authority/Education Authority website. However, it is advisable that applicants contact the Education Authority at the earliest stage to discuss education provision.

17.59 For strategic sites, where on-site education is proposed, the Local Education Authority (LEA) will prepare a site-specific cost estimate. The type, scale and capacity of the facility will be established during the pre-application or planning application process, having regard to the appropriate child yield multipliers and the infrastructure requirements generated by the development. Mitigation will require either i) the capital contribution together with the transfer of serviced land at nil cost to the LEA, or ii) at the discretion of the LEA, the facility to be delivered by the developer and transferred to the LEA.

16 Costs provided assume design standards that may be negotiated and may therefore change at planning application stage.

17.60 It must be noted that the formulaic approach above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the CIL Regulation 122 tests. Furthermore, it is the responsibility of the relevant education authority to work with the decision maker and developers to coordinate the delivery of new forms of entry alongside planned growth.

Healthcare

17.61 The Central East ICB is responsible for the delivery of health infrastructure in the District. Under Policies LP 12, LP 13 and LP 17, new residential development may be required to contribute towards, primary healthcare infrastructure where additional population growth would create a need for new or improved primary care-led floorspace.

17.62 Developer contributions towards health infrastructure should contribute to the delivery of effective and efficient primary care services that meet the strategic needs of the impacted PCN(s) and the ICS (or successor bodies). The ICB will identify capacity solutions to deliver the required additional floorspace based on either:

- Refurbishment and/or extension of existing premises – this will depend on if existing premises are in the right location, have the potential for refurbishment, reconfiguration and/or extension, and alignment with ICS Infrastructure Strategy.
- New build health facilities – this may be either on-site or off-site depending on the scale/location of the development and alignment with ICS Infrastructure Strategy.

17.63 To calculate the financial contribution required from a residential development, to provide new primary-care-led (neighbourhood health) floorspace, the following formula, or similar will be applied:

150 square metre (Gross Internal Area (GIA)) per additional[17] 1,750 population[18] x £6,506[19]

17.64 To calculate the financial contribution required from a residential development, to provide refurbishment of existing floorspace, the following formula will be applied:

150 square metre (Gross Internal Area (GIA)) per additional[20] 1,750 population[21] x £5,033[22]

17.65 Where the scale of the proposals requires on-site provision of a new facility, mitigation will take the form of either:

- In-kind provision by the developer in the form of a turnkey, fully fitted out facility transferred to the NHS at no cost; or
- The provision of a service plot of land at no cost, and a financial contribution to equivalent to the full capital cost of a new build facility of the required size.

17.66 It must be noted that the formulas provided above are subject to the following:

17 Schedules of Accommodation (SOA) aligned to Department of Health (DH) guidance within Health Building Note 11:01: Facilities for Primary and Community Care (HBN 11-01) – or updated guidance
18 Based on population multiplier of 2.35 people per household (based on Office of National Statistics (ONS) estimates of families and household types in the UK in 2024.
19 NHS Quantity Surveyor costings 2023/24 (exc. land).
20 Schedules of Accommodation (SOA) aligned to Department of Health (DH) guidance within Health Building Note 11:01: Facilities for Primary and Community Care (HBN 11-01) – or updated guidance
21 Based on population multiplier of 2.35 people per household (based on Office of National Statistics (ONS) estimates of families and household types in the UK in 2024.
22 NHS Quantity Surveyor costings 2023/24 (exc. land).

- Population multipliers ie. number of people per household, may change based on updates to the ONS estimates of families and household types.
- The ICB publishing updated multipliers per additional factor of population
- The ICB publishing updated build costs.

17.67 Where new facilities are required, interim facilities may be needed during early phases, and where strategic sites trigger the need for on-site provision this would need to be delivered in the mid-late phases once the operational threshold is reached.

17.68 It must be noted that the formulaic approach above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the Regulation 122 tests. Furthermore, it is the responsibility of the ICB to work with decision makers and developers to coordinate the provision of new healthcare facilities alongside the delivery of planned growth.

Playing Pitches and Built Sport Facilities

17.69 The Council is currently responsible for the delivery of sports and leisure infrastructure in the District. Under Policies LP 12 and LP 13 new residential development may be required to contribute towards, playing pitch, outdoor sport, indoor sport and built sports facilities where development generates additional demand.

17.70 In determining the nature of new or improved sports provision, the Council/successor Unitary Authority will be guided by the most up to date evidence including the latest IDS; Indoor and Built Sport Facilities and Playing Pitch and Outdoor Sports Strategy as well as Sport England's Playing Pitch and Sport Facilities Calculator.

17.71 Where sites do not deliver appropriate on-site leisure and sport provision or mitigation, developer contributions may be required towards off-site provision, expansions, enhancements or strategic projects. Contributions should be secured at an appropriate early stage to allow time for feasibility, design, procurement and delivery.

17.72 It must be noted that the use of the Sport England Calculator and support evidence provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the Regulation 122 tests. Furthermore, it is the responsibility of the relevant partners such as Sport England, sports associations and organisations to work with decision makers and developers to coordinate the delivery of new facilities alongside planned growth.

Open Spaces

17.73 Open space falls under the wider heading of Green Infrastructure within Policy LP 13 and LP 19. However, in the context of developer contributions, this section covers site specific open space requirement. Strategic Green Infrastructure projects are covered in 3.12 below.

17.74 A number of organisations are currently responsible for the delivery of open space in the district. This includes the Council/successor Unitary Authority; and the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire.

17.75 Under Policies LP 12, LP 13 and LP 19, new residential development may be required to contribute towards the delivery of open space provision. In determining the nature of new or improved provision, the Council/successor Unitary Authority will be guided by the most up to date evidence including consideration of existing provision in the locality and the make-up and design of individual development proposals at planning application stage.

17.76 The latest he IDS[23]establishes the use of standards for the provision of open space. The standards were influenced by the Fields in Trust standard at the time of writing. These should form the starting point for determining open space provision for new developments.

Table 2 Standards for Open Space

Open Space type	Amount per 1,000 population	Trigger for on-site provision (homes)
Open space – total of 3.2 ha/1,000 population		
Parks and gardens	0.8 ha	200
Amenity green space	0.6 ha	50
Natural and semi-natural open space	1.8 ha	50
Outdoor sports – total of 1.6 ha/1,000 population		
Sports pitches	1.2 ha	500
Courts, greens, tracks, trails etc	0.4 ha	500
Play space – total of 0.55 ha/1,000 population		
Equipped designated play areas	0.25 ha	LAPS from 10 LEAPS from 50
Informal play provision (can include 'playful features')	0.3 ha	10
Allotments – 0.21 ha/1,000 population		
Allotments and community gardens	0.21 ha	500

17.77 It should be noted that informal green spaces are exclusive of highway verges, shelter belts, structural planting, existing woodland and areas of open water. It is not acceptable for areas intended to be classified and used as open space to:

a. be comprised mainly or wholly of land which also doubles as a balancing area (which is likely to be unusable for at least part of the year);
b. be occupied by dense planting as part of buffer zones; or
c. be inaccessible to disabled people

17.78 In terms of cost of provision, details can be found on the Council's/successor Unitary Authority's website[24]. They will be reviewed periodically and updated in line with a relevant appropriate cost index or indices. The matter of maintenance is covered in section 2.3 above.

17.79 It must be noted that the formulaic approach set out above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the CIL Regulation 122 tests. Furthermore, it is the responsibility of the relevant

23 or successor document
24 Developer Contributions - Huntingdonshire.gov.uk

partners such the Wildlife Trust and organisations responsible for delivering open space provision to work with decision makers and developers to coordinate the delivery of new facilities alongside the delivery of planned growth.

Emergency Services (Police)

17.80 Cambridgeshire Constabulary's (CC) vision is to 'Create a Safer Cambridgeshire'. CC is responsible for the prevention of harm and maintaining the safety of residents across the area that it covers.

17.81 Under Policies LP 12 and LP 13, new development may be required to contribute towards police infrastructure and facilities[25] to mitigate the impacts of development identified by CC. The following formula, which would apply to sites of more than 250 dwellings, may be used to estimate the contribution necessary to mitigate the impacts of development:

£195 x total number of dwellings

17.82 CC is yet to determine the cost for police infrastructure in relation to employment sites over 1,000 square metres (sqm). It is therefore advisable for applicants of sites of 250 dwellings or more or 1,000 sqm commercial floorspace to engage with CC at an early stage.

17.83 It must be noted that the formulaic approach set out above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the CIL Regulation 122 tests. Furthermore, it is the responsibility of Cambridgeshire Constabulary to work with decision makers and developers to coordinate the provision of services and facilities alongside the delivery of planned growth.

Emergency Services (Fire and Rescue)

17.84 Cambridgeshire Fire and Rescue Service (CFRS) are responsible for delivering a fire and rescue service to communities within Cambridgeshire and Peterborough. CFRS are accountable to the Cambridgeshire and Peterborough Fire Authority which was established in 1998 when Peterborough City became a unitary authority. CFRS main responsibilities are:

- Promoting fire safety
- Protecting life and property from fires
- Rescuing people from road traffic collisions

17.85 Under Policies LP 12 and LP 13, new development may be required to contribute towards fire and rescue infrastructure and facilities to mitigate the impacts of development identified by CCFRS[26] The following formula, which would apply to sites of more than 250 dwellings, may be used to estimate the contribution necessary to mitigate the impacts of development:

£200 x total number of dwellings

17.86 The following formula, which would apply to employment sites of more than 1,000 square metres may be used to estimate the contribution necessary to mitigate the impacts of development:

£7.32 x total square metres of employment floorspace

17.87 It is advisable for applicants of sites of 250 dwellings or more or 1,000 sqm or more employment floorspace to engage with CFRS at an early stage.

25 Such as additional or enhanced police station (Local Policing Team) floor space and facilities, including fit out and refurbishment; custody facilities; interview suites for vulnerable victims; touch down points.

26 Such as additional or enhanced fire station floor space and facilities; operational crew drop-down points; plant.

17.88 It must be noted that the formulaic approach set out above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the CIL Regulation 122 tests. Furthermore, it is the responsibility of CFRS to work with developers and decision makers to coordinate the provision of services and facilities required alongside the delivery of planned growth.

Waste Collection (Wheeled Bins)

17.89 The Council is currently responsible for waste collection in the District. New development will be required to contribute a fee per dwelling towards wheeled bins and food bins (this excludes Garden Waste subscription). The most up to date costs are available on the Council's/successor Unitary Authority's website[27].

17.90 All residential developments for under 10 new dwellings are required to complete the Unilateral Undertaking for Wheeled Bin Contributions[28]. This should be submitted once the planning application has been registered and a reference number allocated.

17.91 Public Art

17.92 Under Policy LP 13, new development may be required to contribute towards Public Art. This requirement is supported through Policy LP 26 which supports proposals which help to create distinctive, high quality and well-designed places.

17.93 Site specific contributions towards public art using planning obligations, will be considered at planning application stage. It is recommended that discussions take place regarding the provision of high-quality public space, including public art at the earliest stage. Any decision regarding the provision of public art must meet the Regulation 122 tests.

Community Facilities

17.94 The Council is currently responsible for the delivery of community facilities. Under Policy LP 12 and LP 13, new development may be required to contribute towards Community facilities including community halls.

17.95 The following formula, would apply to all residential sites of 10 or more dwellings:

91 sqm of community buildings per 1,000 population.

17.96 The IDS identifies site-specific infrastructure requirements for community facilities, based on the above formula. The most up to date costs for provision of community halls will be made available on the Council's/successor Unitary Authority's, website[29].

17.97 It must be noted that the formulaic approach set out above provides a clear method for informing the identification of needs and costs. However, it is the role of the decision maker to ensure that the planning obligation sought meets the CIL Regulation 122 tests. Furthermore, it is the responsibility of the Council/successor Unitary Authority to work with developers and decision makers to coordinate the provision of community halls alongside the delivery of planned growth.

Libraries

17.98 Cambridgeshire County Council is currently responsible for delivering library infrastructure in the District.

27 Developer Contributions - Huntingdonshire.gov.uk
28 Developer Contributions - Huntingdonshire.gov.uk
29 Developer Contributions - Huntingdonshire.gov.uk

17.99 Under Policy LP 12 and LP 13, new development may be required to contribute towards Community facilities including libraries. The County Council uses the approach of Museums, Libraries and Archives Council (MLA)[30] Standard Charge to determine the cost and level of developer contributions towards securing new and enhanced Library Service. The following Quarter 1 2019 costs per head of population identified by the County Council, may be used to estimate the contribution necessary to mitigate the impacts of development:

Population increase x £98.42 (standard cost for enhanced static (internal modifications + fit out) per person)

17.100 The new development may also increase demand for the mobile library service, particularly in areas with care homes or similar provision and those further from static provision and limited public transport.

17.101 Developers and applicants must engage with Cambridgeshire County Council to understand the future strategy for library provision within the district and understand future needs. While the current costing approach and underlying methodology remain valid, future updates may incorporate minor adjustments to the cost assumptions in line with updated best practice guidance from Arts Council England.

17.102 Library infrastructure is expected to be delivered off-site through Section 106 contributions and base revenue funding from County Council to enhance existing static and mobile library services. Contributions will typically be required at around 50% occupation, when additional capacity pressures begin to arise, allowing sufficient time to plan and procure improvements.

Project Specific Contributions

Transport

17.103 Transport covers a wide remit of functions and responsible bodies in Huntingdonshire, which includes the following:

- Local Road Network including walking, cycling and riding is the responsibility of Cambridgeshire County Council until such time as the successor authority is established through Local Government Reorganisation (LGR).
- Strategic Road Network is the responsibility of National Highways.
- Public Transport is the responsibility of bus and rail operators and National Rail.

17.104 It should also be noted that Cambridgeshire and Peterborough Combined Authority (CPCA) contribute towards strategic transport projects identified through the Local Growth Plan. Furthermore, Active Travel England provides funding for local transport authorities with developing and constructing walking, wheeling and cycling facilities.

17.105 Policies LP 12, LP 13, LP 15, LP 30 and site specific policies establish the Council's approach to travel and sustainable transport in the district. The IDS Infrastructure Assessment, and supporting Infrastructure Schedules, and the Council's latest Strategic Transport Assessment establishes a package of mitigation measures that must be delivered to support planned growth in the district. These measures will be funded through a combination of site-specific planning obligations, CIL and other funding mechanisms including contributions from CPCA, Active Travel and public transport operators. Site specific planning obligations will be determined in liaison with the relevant bodies listed above.

17.106 It is advisable that the developers seek advice at the earliest opportunity with the Local Planning Authority and all relevant transport bodies to ensure a policy compliant scheme and discuss planning obligation requirements.

30 Arts Council Guidance

Habitats

17.107 The Council, Natural Cambridgeshire, Local Nature Partnership, the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, and Cambridgeshire and Peterborough Biodiversity Partnership, are among the agencies responsible for the protection of habitats in the District.

17.108 Under Policy LP 52, new development must contribute towards compensatory measures to mitigate impacts to international, national and local nature conservation sites. It is therefore advisable for applicants of sites which may impact upon locally and/or internationally protected habitats to engage with the Council, or successor Unitary Authority, and Natural England at the earliest stage in the planning application process.

Green Infrastructure

17.109 The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire and the Council/successor Unitary Authority are responsible for the delivery of green and blue infrastructure in the District.

17.110 Green infrastructure is covered under Policies LP 4, LP 13, LP 19. Under these policies, new residential development may be required to contribute towards the delivery of strategic green and blue infrastructure provision. The Council/successor Unitary Authority will be guided by the most up to date evidence.

17.111 Under Policy LP 4, new development partially within or immediately adjoining a Green and Blue Infrastructure Priority Area may be required to contribute towards conservation priorities, the Council/successor Unitary Authority will be guided by the Huntingdonshire Nature Recovery Network Report (2024) or successor documents.

17.112 Additionally, new development within the Great Fen will be required to clearly demonstrate that it will make a positive contribution towards the implementation of the Great Fen Master Plan (2010) or successor documents. Similarly, new development at Paxton Pits may be required to help to deliver the objectives of the Nature Reserve Management Plan (2017), successor documents and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents. New development within the Nene Valley will be required to demonstrate that it is also compatible with the objectives of the Nene Valley Nature Improvement Area and particularly identified habitat opportunities.

17.113 It is recommended that discussions take place regarding the provision of green infrastructure at the earliest stage of the application process.

Emergency Services (Ambulance)

17.114 The East of England Ambulance Service NHS Trust (EEAST) is responsible for the delivery of ambulance services in the District. Allocation Huntingdon 1 Hinchingbrooke Hospital includes the reprovision of the ambulance station. However, the IDS identifies that contributions may be required from planned growth across the district to mitigate cumulative impacts. Ambulance infrastructure may be funded through the use of CIL or Section 106. It is therefore advisable for applicants to engage with EEAST at an early stage.

Utilities

17.115 A number of bodies and statutory undertakers are responsible for the delivery of utilities infrastructure in the district. These include Anglian Water, Cambridge Water, Environment Agency, UKPN, National Energy System Operator, National Gas, and mobile and broadband suppliers.

17.116 Policies LP 12, LP 13, LP 14, LP15, LP 22, LP 24 and site specific policies establish the Council's approach to utilities in the district. The IDS Infrastructure Assessment and supporting Infrastructure Schedules establishes site specific contributions and or delivery phasing which must be taken into account at the earliest stage of the planning application process.

17.117 Under Policy LP 15, new development may be required to contribute towards digital infrastructure, and Policy LP 24 establishes that new development may be required to contribute towards higher water efficiency standards.

17.118 With regard to connection to waste water treatment facilities, developers must engage with Anglian Water and the Local Planning Authority at the earliest opportunity to establish wastewater infrastructure requirements, timing of upgrades, development phasing and any requirements for developer-funded works. Developer contributions may be sought where sites are located outside existing catchments and require the conveyance of infrastructure to the nearest sustainable connection point. Where temporary drainage solutions are deemed acceptable by Anglian Water, developers may be required to fund temporary facilities; provide monitoring systems, decommission temporary infrastructure and redirect flows to the permanent network. Finally, Anglian Water may allow on-site wastewater treatment solutions in some cases. These would be delivered by the developer and subsequently adopted by Anglian Water.

17.119 In relation to electrical connections, development proposals must demonstrate that sufficient electricity infrastructure capacity exists, or can be delivered in a timely manner, to support the proposed development. Where network reinforcement, substations, connection assets or strategic electrical infrastructure are required, developers will be expected to facilitate, fund or safeguard the infrastructure necessary to ensure development can be served without adversely affecting the wider electricity network. Development phasing may be required where network capacity constraints exist or where strategic reinforcement works are necessary.

17.120 The IDS Infrastructure Assessment provides site specific infrastructure requirements for the strategic sites and settlement-based impacts for non-strategic sites. It is therefore advisable for applicants to review the latest IDS alongside early engagement with responsible bodies.

Biodiversity Net Gain

17.121 Huntingdonshire District Council is responsible for Biodiversity Net Gain in the District. Policy LP53 sets out the policy requirements for achieving 10% BNG, including establishing the baseline biodiversity value and evidencing how the net gain in biodiversity will be achieved on-site. The most up to date details regarding how contributions should be made towards BNG off-site are available on the Council's website, or will be made available on the successor Unitary Authority's website.

17.122 Biodiversity net gain will be maintained, monitored and managed (through a Biodiversity Management and Monitoring Plan) for at least 30 years, or a period of time set out in national policy or legislation if this is greater. This will be secured by legal agreement, with funding and annual reporting to the council and a district BNG register maintained publicly.

Appendix 4: List of acronyms used

List of acronyms used in the Local Plan

AEP – Annual Exceedance Probability
AIA – Arboricultural Impact Assessment
AMS – Arboricultural Method Statement
ANGSt – Accessible Natural Green Space Standards
AQMA – Air Quality Management Area
AWS – Anglian Water Services
BRE – Building Research Establishment
BREEAM – Building Research Establishment Environmental Assessment Method
CAZ – Clean Air Zone
CCC – Cambridgeshire County Council (only used on one occasion)
CEMP – Construction Environmental Management Plan
CIL – Community Infrastructure Levy
CPCA – Cambridge and Peterborough Combined Authority
CPERC – Cambridge and Peterborough Environmental Records Centre
CWS – County Wildlife Sites
DIO – Defence Infrastructure Organisation
EA – Environment Agency
EEA – Established Employment Area
EENA 2025 – Economic and Employment Needs Assessment 2025
EGS 2025 – Economic Growth Strategy 2025-2030
EV – Electric vehicles
FHS – Future Homes Standard
FRA – Flood Risk Assessment
GHG – greenhouse gas
GTAA – Gyspy and Traveller, Travelling Showperson, boat dwellers and other caravan dwellers Accommodation Assessment (2024)
HIA – Health Impact Assessment
HLHNA – Huntingdonshire Local Housing Needs Assessment
IDS – Infrastructure Delivery Study
IZR – Impact Risk Zone

ktCO2e – Kilotonnes of carbon dioxide equivalent
LGP – Local Growth Plan
LGS – local geological sites
LTCP – Local Transport and Connectivity Plan
MEEs – Minimum Energy Efficiency Standards
MLC – Middle Level Commissioner
MMC – Modern Methods of Construction
MOD – Ministry of Defence
NIA – Nene Valley Nature Improvement Area
NMDC – National Model Design Code
NMDG – National Model Design Guide
NMU – non-motorised users
NNR – National Nature Reserve
NPPF – National Planning Policy Framework
NPPG – National Planning Practice Guidance
NRN – Nature Recovery Network
NSIPs – Nationally Significant Infrastructure Projects
PEA – Preliminary Ecological Appraisal
PV – Photovoltaic panels
RAF – Royal Aire Force
RBMP – Anglian River Basin Management Plan
RICS – Royal Institute of Chartered Surveyors
S106 – Section 106
S173 – Section 173
SAC – Special Area of Conservation
SANG – Suitable Alternative Natural Greenspace
SCA – Smoke Control Area
SCs – Service Centres
SFRA – Strategic Flood Risk Assessment
SME - Small and Medium sized Enterprise
SPA – Special Protection Area
SPD – Cambridgeshire Flood Water Supplementatry Planning Document

Appendix 4: List of acronyms used

SPD – Developer Contributions Supplementary Planning Document (2011)
SPDs – Supplementary Planning Documents
SPZ – Source Protection Zone
SSSI – Site of Specific Scientific Interest
SuDS – Sustainable Drainage System
TPO – Tree Preservation Order
TPP – Tree Protection Plan
WCS – Water Cycle Study
WFD – Water Framework Directive
WMS – Written Ministerial Statement
WRC – Water Recycling Centre
WwTW – Waste water Treatment Works

Policy reference	Policy name
LP 1	How much development do we expect?
LP 2	Our strategy for change
LP 3	Distribution of growth
LP 4	Green and blue infrastructure priority areas
LP 5	Settlement Hierarchy
LP 6	Market Towns
LP 7	Service Centres
LP 8	Local Service Villages
LP 9	Villages
LP 10	Hamlets and the Countryside
LP 11	Placemaking for larger scale developments
LP 12	How will infrastructure be provided
LP 13	Securing infrastructure provision
LP 14	Supporting and enabling strategic infrastructure
LP 15	Facilitating transport, travel and connectivity
LP 16	Approach to renewable energy schemes
LP 17	Health and well-being
LP 18	Providing affordable homes
LP 19	Green and blue infrastructure
LP 20	Supporting carbon capture through nature
LP 21	Managing flood risk
LP 22	Managing waste water
LP 23	Managing surface water
LP 24	Water efficiency
LP 25	Design context and character
LP 26	Creating high quality places and spaces
LP 27	Ensuring amenity for new buildings and neighbours
LP 28	Minimising embodied and operational carbon in new buildings
LP 29	Making existing buildings more energy efficient
LP 30	Supporting active and sustainable travel

Policy reference	Policy name
LP 31	Parking provision and vehicle movement
LP 32	Providing electric vehicle charging points
LP 33	Preventing and reducing air pollution
LP 34	Preventing and reducing ground contamination and groundwater pollution
LP 35	Protecting and enhancing Established Employment Areas
LP 36	Expansion and diversification of rural businesses
LP 37	Shaping new businesses in the countryside
LP 38	Enabling key clusters and innovation-led growth
LP 39	Enabling logistics and distribution
LP 40	Helping tourism and recreation in the countryside
LP 41	Defining our Retail Hierarchy
LP 42	Promoting Town Centre vitality and viability
LP 43	Supporting Local Centres
LP 44	Services and facilities outside designated centres
LP 45	Promoting a mix of housing
LP 46	Ensuring accessible and adaptable homes
LP 47	Facilitating self and custom build homes
LP 48	Supporting specialist housing
LP 49	Supporting houses in multiple occupation
LP 50	Promoting Rural Exceptions Housing
LP 51	Gypsies, Travellers and Travelling Showpeople
LP 52	Protecting our nature conservation sites
LP 53	Enhancing biodiversity and geodiversity
LP 54	Protecting our trees, orchards, woodlands, hedges and hedgerows
LP 55	Protecting our open spaces, outdoor sport and recreational facilities
LP 56	Heritage assets and their settings
LP 57	Water related development

20.1 This Local Plan replaces Huntingdonshire's Local Plan to 2036 adopted 15th May 2019 in its entirity.

20.2 The following 'made' Neighbourhood Plans remain part of the adopted development plan:

- Buckden
- Bury
- Godmanchester
- Grafham and Ellington
- Great Gransden
- Great Staughton
- Houghton and Wyton
- Huntingdon
- Sawtry
- St Neots
- The Stukeleys

20.3 The Cambridgeshire and Peterborough Minerals and Waste Local Plans remain part of the adopted development plan.

The following table demonstrates the 5 year housing land supply at the anticipated date of adoption in 2028.

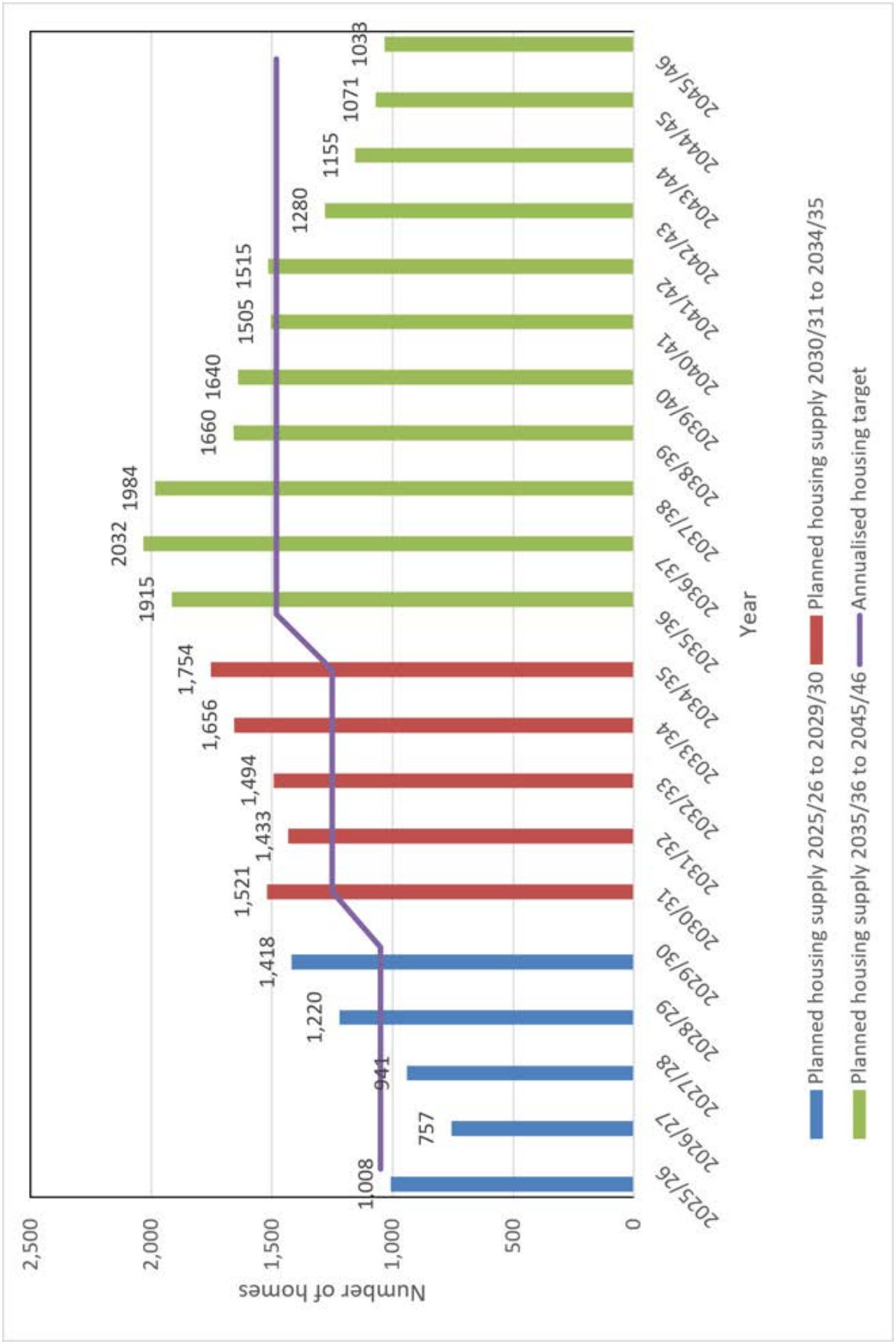
Housing targets and five year housing land supply

Plan Start Date	**01-04-2021**
Plan End Date	**31-03-2046**
Number of Years	25
Total Dwelling Target across plan period (2021/22-2045/46)	**32,200**
Completions since plan start date 1 April 2021 to 31 March 2025 accounted for in standard methodology baseline	4,402
Step 1 Target 2025/26 to 2029/30	***5250***
Step 1 Annual Target 2025/26 to 2029/30	***1,050***
Step 2 Target 2030/31 to 2034/35	***6,250***
Step 2 Annual Target 2030/31 to 2034/35	***1,250***
Step 3 Target 2035/36 to 2045/46	***16,300***
Step 3 Annual Target 2035/36 to 2045/46	***1,482***
5 year target from anticipated date of adoption (2028/29 to 2032/33)	**5,850**
5 year target x 5%	**6,142**
Annual equivalent of target x 5%	**1,228**
5 year supply	**7,086**
% achievable supply	**115.4%**
Equivalent years of target + 5%	**5.77**

The following figure sets out the Local Plan housing trajectory indicating the number of homes expected to be completed each year from 2025/26. The first step in the trajectory is for 1,050 new homes a year for 2025/26 to 2029/30 which is shown in blue. The second step is for 1,250 new homes a year for 2030/31 to 2034/35 which is shown in red. The final step is for 1,482 homes a year for 2035/35 to the end of the plan period in 2045/46 which is shown in green.

The five year housing land supply of specific deliverable sites as required to be demonstrated by NPPF paragraph 72 is for 2028/29 to 2032/33 which falls across the last year of step 1 and the first four years of step 2 and totals 6,050 new homes. The purple line across the graph shows the annual average target in each relevant step.

Housing Trajectory 2025/26 to 2045/46



Glossary

Affordable housing
Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a. Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is 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.
b. Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
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.

Air Quality Management Areas
Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Information regarding air quality management in Huntingdonshire can be found in the latest version of the Council's Air Quality Updating and Screening Assessment Report.

Ancient or veteran tree
A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Amenity
A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Ancient woodland
An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report (AMR)
Document produced each year to report on progress in producing the development plan documents and implementing its policies.

Archaeological interest
There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land
Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives
European Directives to conserve natural habitats and wild fauna and flora.

Brownfield
See previously developed land (PDL)

Climate change adaptation
Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy
A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

Competent person (to prepare site investigation information)
A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

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

Conservation Area
A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

County Wildlife Sites
A non-statutory designation used to identify high quality wildlife habitats in a county context.

Curtilage
The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Custom build homes
Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as ‘self build’ (i.e. custom build encompasses self build).

Decentralised energy
Local renewable and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Development plan
This includes adopted Local Plans and neighbourhood development plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Design code
A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide
A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Edge of centre
For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment
A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site
This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity
The range of rocks, minerals, fossils, soils and landforms.

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.

Green spaces
Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat
The natural home or environment of a plant or animal.

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. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

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

International, national and locally designated sites of importance for biodiversity
All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

Landscape Character Assessment
An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Large scale development
For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m^2 or more, or where the site area is 2 hectares or more.

Large scale major development
For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m^2 or more, or where the site area is 2 hectares or more.

Listed building curtilage
Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

Local Geological Site
A non-statutory location identified at a local or regional level for its significant value for their geology.

Local Nature Recovery Strategy

The Local Nature Recovery Strategy (LNRS) is a key component of the Environment Act 2021. The aim is to set priorities for nature recovery in the country.

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 apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main town centre uses
Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major scale development
For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Material consideration
An issue that should be taken into account when a decision is made on a planning application.

Mineral Consultation Area
A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area
An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Minor scale development
Development up to a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

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

Natural Flood Management
Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network
An expanding, increasingly connected, network of wildlife- rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood Development Order
An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Development Plans
A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Obtrusive light
Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area being lit (light intrusion).

Older people
People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or 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.

Original building
A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre
A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town
A location out of centre that is outside the existing urban area.

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 legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field
The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution
Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land (PDL)
Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last 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

Primary shopping area
Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping area.

Primary and secondary shopping frontage
Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping frontage. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Secondary frontages are all those streets located within the primary shopping area that are not primary shopping frontages.

Priority habitats and species
Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites
Wetlands of international importance, designated under the 1971 Ramsar Convention. They mainly provide habitats for water birds

Registered Providers
These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Renewable and low carbon energy
Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception schemes/ sites
Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable housing units without grant funding.

Self build homes
See custom build homes above.

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Previously developed land (PDL)
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 purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private 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 in the process of time.

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Setting of a heritage asset
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement boundary
The built-up area is defined as a distinct group of 30 or more homes. land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

Significance (for heritage policy)

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.

Special Areas of Conservation
Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas
Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

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

Sustainable Drainage System (SuDs)
A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

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

Town centre
Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment
A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport statement

A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan
A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

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

Viability Assessment
An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

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

Wildlife corridor
Areas of habitat connecting wildlife populations.

Windfall sites
Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero carbon building
A building with net carbon emissions of zero over a typical year.

Metric - Imperial conversion factors

From	Into	Multiply by	From	Into	Multiply by
Kilometres	Miles	0.621	Miles	Kilometres	1.609
Square metres	Square feet	10.764	Square feet	Square metres	0.093
Hectares	Acres	2.471	Acres	Hectares	0.405
Square kilometres	Square miles	0.386	Square miles	Square kilometres	2.560