

ISSUES AND OPTIONS FOR CORE STRATEGY, DEVELOPMENT CONTROL POLICIES DEVELOPMENT PLAN DOCUMENTS (DPDs) AND HUNTINGDON WEST AREA ACTION PLAN

(Report by HEAD OF PLANNING SERVICES)

1 INTRODUCTION

- 1.1 The purpose of this report is to seek approval to consult on the attached documents.

2 BACKGROUND

- 2.1 It was intended that proposed amendments to the Core Strategy 2006 were to be considered by Cabinet in February and were to address the concerns expressed by Go-East and the Planning Inspectorate. Members will be aware the Core Strategy submitted in April 2006 is now going to be issued with a direction to withdraw. We have been advised that we need to split the document into two separate development plan documents: one to address the core strategy and one to provide development control policies. A revised timetable has been incorporated into the local development scheme to accommodate this which was approved by Cabinet on 15 March 2007. It is now our intention to proceed to regulation 25 Issues and Options consultation in May on two DPDs:

- Core Strategy DPD
- Development Control Policies DPD

- 2.2 This will be followed by regulation 25 Issues and Options consultation in June on the Huntingdon West Area Action Plan (AAP). This should avoid overloading consultees and will focus on a smaller area.

3 CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES DEVELOPMENT PLAN DOCUMENTS

- 3.1 The Issues and Options consultation on the first two documents will be closely based on material in the previous Core Strategy which has already been subject to considerable consultation.
- 3.2 The Core Strategy will comprise chapters 1-3 of the previous Core Strategy to which we are proposing the addition of issues relating to affordable housing, energy and water use, redundant airfields and large scale military sites and areas of strategic green space enhancement. The

Development Control Policies DPD will basically comprise chapters 4-10, plus appendices of the previous Core Strategy with the possible omission of issues which are addressed by other legislation such as conservation and listed buildings.

- 3.3 A few further changes are proposed in response to issues which gave rise to significant representations during the previous consultation periods as follows. Details are to follow.

Core Strategy DPD

Issue	Change
Settlement hierarchy	Potential replacement of the categories of Key Centres (potential growth) and Key Centres (limited growth) by a single category of Key Service Centre in line with the hierarchy in the Regional Spatial Strategy (RSS).
Scale of development	Revising the settlement hierarchy would have implications for the scale of development allowed in different settlements. Potential introduction of another category of scale of housing permitted, for instance moderate growth of 10-60 houses. This could be applied to Key Service Centres to form a distinction between them and Market Towns.
Redundant airfields and large scale military sites	Potential incorporation of the issue of the most appropriate scale and nature of use of former airfields and military sites . The Panel Report into the RSS concluded Alconbury is one of a number of candidate locations for future development and that its solution needs to emerge through the first review of the RSS which could be highlighted in this consultation.

Development Control Policies DPD

Sustainable design	Potential incorporation of up to date guidance on sustainable construction and design for new homes following the launch of the Code for Sustainable Homes in 2006.
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4 HUNTINGDON WEST AREA ACTION PLAN

- 4.1 An Area Action Plan is scheduled in the Local Development Scheme for the western part of Huntingdon as significant land use changes are likely to come forward over the next 15 years. These include: mixed use redevelopment of the Ermine Street/ George Street area, potential changes to the road system as a result of the A14 improvements, and the need to guide development of the Hinchingsbrooke Community Campus including an extension to the country Park. It is a very sustainable location for additional growth to be focussed and could provide opportunities to incorporate facilities ranging from additional retail, employment and housing to recreational space.
- 4.2 The Huntingdon West AAP sets out a draft vision and objectives for the area which draw on work towards the Core Strategy, the Corporate Plan, the Community Strategy and national guidance. The majority of the document sets out a series of issues relating to potential ways of developing the area and options concerning material that could be incorporated into the Huntingdon West AAP. These are complemented by a succession of questions throughout the draft consultation paper designed to elicit people's opinions.
- 4.3 It is intended to progress this document to regulation 25 consultation in June. This is only required by regulations to involve key stakeholders. However, the Statement of Community Involvement advocates greater public consultation for DPDs containing site specific proposals including the possibility of using exhibitions and presentations to reach a wider audience.

5 NEXT STEPS

- 5.1 Regulation 25 consultation will be undertaken throughout May and June accordingly. The representations received will then be considered, responses considered and preferred options consultation material prepared. It is intended that preferred options consultation on the Core Strategy and Development Control Policies DPDs will commence in November 2007 and on the Huntingdon West AAP in December 2007.

6 RECOMMENDATION

6.1 That the Cabinet approve the following documents for consultation with stakeholders :-

- Core Strategy DPD 2007- Issues and Options
- Development Control Policies DPD- Issues and Options
- Huntingdon West AAP- Issues and Options

Background papers:

Core Strategy Development Plan Document 2006

Planning Policy Statement 12: Local Development Frameworks

A companion guide to PPS12

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