

# Development Management DPD: Proposed Submission 2010

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010



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## 1 Introduction

**1.1** The Development Management Development Plan Document (DPD), which during preparation was known as the Development Control Policies DPD, will be part of the Local Development Framework (LDF) and the statutory development plan. It will support the Core Strategy and the East of England Plan. It will set out the Council's policies for managing development in Huntingdonshire and will be used to assess and determine planning applications.

**1.2** National policy contained in PPS12: Local Spatial Planning is very clear that LDF documents should not repeat national planning policy. However, local circumstances can mean that a local interpretation of higher-level policy is appropriate. In such cases local authorities may include such additional detail in their plans if they have sound evidence that it is justified. The policies contained in this DPD fulfil that role in that they articulate aspirations for our own district.

**1.3** The Development Management Policies reflect the spatial vision and objectives of the Core Strategy. The policies rarely include cross-references to other policies as all the policies should be read together alongside the policies of the Core Strategy. More site specific policies will be introduced through the Planning Proposals DPD that may be relevant. Where necessary, detailed guidance will be provided through Supplementary Planning Documents or Masterplans.

**1.4** This document does not repeat or summarise national or regional guidance which should be taken into account where relevant. Nor does it summarise the policies of the Core Strategy. However, it does set out for each policy which Core Strategy objectives it should help to deliver and which Core Strategy policy(ies) it expands upon.

**1.5** The document is intended to advise people who are considering development on the nature of proposals that are likely to be acceptable. People proposing development are encouraged to discuss their proposals before submitting a planning application to help identify any concerns at an early stage. Such discussions will also highlight the need for supporting evidence such as a Transport Assessment or Flood Risk Assessment.

### Appraisals of the DPD

**1.6** The process of producing documents such as this DPD is strictly regulated and a series of assessments and appraisals is required.

#### Sustainability Appraisal

**1.7** A Final Sustainability Appraisal report accompanies this DPD and builds upon previous SA reports (initial and draft final) both of which have influenced the development of policies in this document.

#### Habitats Regulations Assessment

**1.8** A Habitats Regulation Assessment (HRA) also accompanies this DPD building upon that completed for the Core Strategy. This considers the potential impact of the DPD on the conservation of natural habitats and of wild fauna and flora. Recommendations within the HRA for amendments to policies to reduce potential for adverse impacts have been integrated into the DPD.

#### Equalities Assessment

**1.9** The Equalities Assessment will accompany the proposed submission document as part of the Final Sustainability Appraisal.

# 1 Introduction

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## 2 Mitigating and Adapting to Climate Change

**2.1** There is a compelling scientific consensus that human activity is changing the world's climate. The evidence that climate change is happening, and that man-made emissions are its main cause, is indisputable. The Intergovernmental Panel on Climate Change<sup>(1)</sup> highlights that we are already experiencing the effects of climate change and if these changes deepen and intensify, as they will without the right responses locally and globally, we will see even more extreme impacts.

**2.2** The spatial strategy established in the Core Strategy seeks to address climate change and promotes sustainable development. It focuses development in locations with the best choice of access to local services and facilities and greatest opportunities for making journeys by foot, cycle and public transport. It is essential that this locational sustainability is complemented by low carbon lifestyles and reductions in the levels of carbon dioxide (CO<sub>2</sub>) emissions. Development has a critical role to play in adapting to and mitigating against the effects of climate change.

**2.3** This chapter expands in particular on the Core Strategy's Policy CS1: Sustainable Development in Huntingdonshire. Policies identify the measures the Council expects from development to ensure that it is resilient to, and mitigates against climate change. It should also promote opportunities for people to enjoy more sustainable lifestyles and for businesses to succeed with sustainable practises by concentrating development together. Development should help reduce the need to travel, minimise ongoing costs through energy and water efficiency and maximise the adaptability of properties for future requirements.

**2.4** Renewable energy generation has an important role in reducing CO<sub>2</sub> emissions along with other pollutants by reducing dependence on fossil fuels. Policies support achievement of national and regional targets for energy generation from renewable sources. Reductions in CO<sub>2</sub> emissions are promoted through energy efficiency and the use of renewable or low carbon generating technologies. This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. The Council will assist potential developers with complying with policies and will review policy requirements and guidance in this area from time to time to take account of any changes.

**2.5** Development will be expected to minimise the emission of pollutants into the environment. Air, land and water can be affected by development both during the construction phase and through emissions during the ongoing use. The policies in this section are aimed at managing the wider environmental impacts of development. The advice of the Council's Environmental Health Officers and the Environment Agency will be taken into account in the implementation of policies as appropriate.

**2.6** The Eastern Region is vulnerable to flooding, drought and pressure on water resources. Flooding can cause major disruption, damage to property and in extreme cases loss of life. Similarly droughts can cause disruption, damage to property and can seriously affect biodiversity and some of our most important habitats that are sensitive to water quality and availability. The sustainable use of water will be vital in contributing to the reduction of the impact flooding and droughts can have. The predicted effects of climate change will accentuate these vulnerabilities; episodes of heavy rain are forecast to increase adding to the risk of flash flooding which can occur almost anywhere, especially in built-up areas where there is a high proportion of impermeable surface; summers are predicted to get longer and hotter adding to the risk of drought. Developers are expected to minimise the risk of flooding, both to their own development and other areas that might be affected as a result. The design of new development and its associated landscaping is expected to minimise demand for water and to maximise opportunities to conserve and reuse water resources.

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1 See the Summary for Policy Makers of the 4th Annual Report (November 2007) at <http://www.ipcc.ch/>

# 2 Mitigating and Adapting to Climate Change

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## Sustainable Design

### Policy C 1

#### Sustainable Design

All development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

Development layouts, building design and landscaping should demonstrate how the proposal:

- a. uses sustainable building methods and verifiably sustainable, locally sourced materials where practicable;
- b. maximises energy efficiency through the use of materials with high thermal efficiency;
- c. maximises the benefits of passive solar gain to provide natural heating and lighting;
- d. minimises overshadowing;
- e. promotes natural ventilation, cooling and shading;
- f. incorporates indigenous species which are resilient to the predicted impacts of climate change;
- g. makes the most efficient use of water resources; and
- h. ensures that water run-off levels are maintained at pre-development levels wherever possible through the use of permeable surfaces, sustainable drainage systems, green roofs and other water management features.

Residential development should comply with standards as set out in the Code for Sustainable Homes (CSH) or any successor such that, with the use of allowable solutions where necessary, homes built before April 2013 are built to at least CSH level 3 or equivalent, thereafter up to April 2016 homes are built to at least CSH level 4 or equivalent, after which homes are built to at least CSH level 6 or equivalent.

Non-residential development should comply with applicable Building Research Establishment Environmental Assessment Method (BREEAM) standards or any successor such that buildings are built to at least BREEAM 'Very Good' or equivalent.

**2.7** Development will need to be designed to withstand the predicted impacts of climate change to ensure that throughout a building's anticipated lifespan it is practical and comfortable for users. Developers should also seek to minimise further emissions of CO<sub>2</sub> during the construction and operational phases of development.

**2.8** The CSH is intended to deliver stepped improvements in energy and water efficiency, facilitate fewer CO<sub>2</sub> emissions, less waste and pollution and more sustainable lifestyles. Phased changes in building regulations are intended to result in all homes built from 2016 having zero net CO<sub>2</sub> emissions which means that renewable energy technologies associated with the home must be capable of putting at least as much energy back into the national grid as is taken out to run the home. This will rarely be achievable through on site measures alone so there is a role for 'allowable solutions' in achieving higher levels of the CSH.

**2.9** A similar sustainability code to that for residential buildings is expected for non-residential buildings. Until such time as a national code for non-residential buildings is forthcoming, the various BREEAM standards are expected to be used by applicants when developing proposals.

**2.10** This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. It is anticipated that in reviewing such changes the Council will supplement this policy and further specify what is expected. This will include achievement of higher levels earlier where robust evidence is available that such requirements would be achievable.

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**2.11** Following the publication of the Habitats Regulation Assessment (HRA) for the Core Strategy (June 2008) and the publication of the East of England Plan (May 2008) water management has been identified as an important issue that needs to be addressed. Where the proposal involves the redevelopment of previously developed land, proposals should endeavour to establish pre-development run-off levels and achieve these where possible. Measures including rainwater collection and greywater systems as well as efficient fixtures and fittings can assist in minimising the use of water resources. Applicants are advised to make use of guidance available at [www.water-efficient-buildings.org.uk/](http://www.water-efficient-buildings.org.uk/). Water efficiency and surface water run off is achieved to some extent for homes through the CSH but is applicable to all development.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

**2.** To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need.

**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste.

**13.** To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.

**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## Carbon Dioxide Reductions

### Policy C 2

#### Carbon Dioxide Reductions

Proposals for major development will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO<sub>2</sub> emissions of the proposal. This should be achieved on-site wherever possible, although off-site systems will be considered favourably where on-site provision is not feasible or viable or CO<sub>2</sub> emissions can be reduced by a greater percentage.

Site specific factors including viability, remediation of contaminated land and other exceptional development costs will be taken into account where appropriate. In cases where a reduction of at least 10% of CO<sub>2</sub> emissions cannot be achieved through incorporation of renewable or low carbon energy generating technologies, delivery of an equivalent reduction in CO<sub>2</sub> emissions may be acceptable through integration of energy efficiency measures over and above current building regulation requirements or policy requirements in relation to the Code for Sustainable Homes, whichever is higher. Alternatively 'allowable solutions' will be considered.

Where the proposal involves more than one building a consistent level of reduction across the development will be sought. Where an alternative approach is likely to be proposed, discussions should be undertaken with the Council before submission of a planning application.

## 2 Mitigating and Adapting to Climate Change

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For non-residential developments where the end user (and consequently the predicted total CO<sub>2</sub> emissions) is not known, an approach that assumes the most likely use should be taken. Where several different end users (in terms of their effect on total CO<sub>2</sub> emissions) are likely or an alternative approach is likely to be proposed, discussions should be undertaken with the Council before submission of a planning application.

**2.12** There are international, national and regional agreements to reduce CO<sub>2</sub> emissions due to the contribution to global warming. Reductions can be achieved by reducing the use of energy generated from fossil fuels; increasing the efficiency of energy generation, for instance through use of combined heat and power and district heating systems; and by generating energy from renewable sources that emit no or very low levels of CO<sub>2</sub> emissions. This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. It is anticipated that in reviewing such changes the Council will supplement this policy and further specify what is expected.

**2.13** Advice on calculating the predicted total CO<sub>2</sub> emissions is available from a variety of sources, including the Energy Savings Trust and Renewables East. The London Renewables Toolkit is also useful in determining the best systems to use and how to calculate predicted total CO<sub>2</sub> emissions and reductions. Despite the fact that both building regulations and renewable energy technologies have changed since it was published it remains a relevant source of information.

**2.14** Buildings that are exempt from building regulations and therefore are not required to assess CO<sub>2</sub> emissions will not be expected to comply with this policy.

**2.15** Renewable or low carbon energy generating systems will ideally be incorporated into buildings and/or included on-site. However, the Council recognises that on-site solutions may not always be viable or feasible. Where off-site solutions are proposed their location should be justified in terms of the relationship with the development site, the percentage reduction of CO<sub>2</sub> emissions that can be achieved and any other sustainability benefits that might accrue.

**2.16** The Council acknowledges that it is cheaper to reduce CO<sub>2</sub> emissions through energy efficiency measures. It is therefore cost effective to ensure that the development is as energy efficient as possible before calculating what measures are required to comply with this policy. Where a development scheme can satisfactorily demonstrate that, having achieved the highest reasonable level of energy efficiency, <sup>(2)</sup> it is not viable to incorporate sufficient renewable or low carbon energy generating technologies to achieve the required 10% reduction in carbon emissions, it may be viable to achieve the equivalent through additional energy efficiency measures. Alternatively 'allowable solutions' will be considered.

**2.17** The Council will encourage developments that go beyond the minimum standards of carbon reduction where developers are aspiring to meet emerging good practise or are looking to ensure their development will meet the rising standards likely to be expected by occupiers further in the future. Urban extensions will provide particular opportunities for exceeding the targets and achieving low or zero carbon development through comprehensive community wide schemes and economies of scale.

**2.18** Whilst the requirement to incorporate renewable or low carbon energy generating technologies is only placed on major developments, the Council will encourage all development to consider the potential of incorporating such systems, on a scale appropriate to the development proposed. *Statutory Instrument 2008 No. 675 (as amended by SI 2362)* addresses the installation of micro-generation equipment and removes the need for planning permission for many such installations.

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2 These must achieve any energy efficiency measures required to meet policy requirements in relation to the Code for Sustainable Homes or BREEAM as existing at the time the proposal is implemented

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

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**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste.

**13.** To promote developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.

**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## Renewable and Low Carbon Energy

### Policy C 3

#### Renewable and Low Carbon Energy

Proposals for free standing renewable or low carbon energy generating schemes will be considered in accordance with PPS22: Renewable Energy or successor documents and considered favourably where:

- a. careful siting and design ensures the scheme does not have an unacceptable impact, both in isolation or cumulatively with other similar developments, on the environment and local amenity;
- b. the siting and design of proposals to be located outside built-up areas has regard to the capacity of the surrounding landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) and the Wind Power SPD (2006) or successor documents; and
- c. provision is made for the removal of any redundant apparatus and reinstatement of the site to an acceptable condition, should the site become redundant.

**2.19** Together with energy conservation measures, the construction of renewable energy generation installations is central to efforts to reduce reliance on fossil fuels and achieve statutorily agreed reductions in CO<sub>2</sub> emissions. Government policy encourages renewable energy schemes unless the environmental impacts would outweigh the wider social, economic and environmental advantages that stem from exploiting the energy generation potential.

**2.20** Research has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. This policy is intended to encourage appropriate schemes whilst ensuring the risk of adverse impacts is minimised.

**2.21** A Supplementary Planning Document on Wind Power was adopted by the Council in February 2006. This document provides information on the relative sensitivity and capacity of the District's landscapes in relation to wind turbines, indicates the criteria that would need to be taken into account and provides guidance on potential

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mitigation measures. A range of matters will need to be considered, including the effects on amenity such as noise generation, shadow flicker and electromagnetic disturbance as well as the impact on the natural and built environment.

**2.22** Some renewable energy technologies are developing rapidly, and it is recognised that sites and equipment may become obsolete. Arrangements for the removal of any equipment, should it cease to be operational, are required in order to prevent unnecessary environmental intrusion. Where sites become redundant they should be returned to a state agreed by the Council. In appropriate circumstances this may include the creation of priority habitat types.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste.

**13.** To promote developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.

**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## Air Quality Management

### Policy C 4

#### Air Quality Management

Where a development proposal is likely to result in a negative impact on monitored air quality within an Air Quality Management Area (AQMA) a formal assessment of the impact will be required. Where the assessment confirms this is likely, planning permission will only be granted if suitable mitigation measures can be agreed, satisfactorily implemented and maintained.

Development proposals within or adjacent to an AQMA will only be permitted where the air quality within the AQMA would not have an adverse effect on the proposed development or its users.

**2.23** The Council is required to designate air quality management areas in locations where air pollution monitoring indicates the air quality does not meet national objectives aimed at protecting people's health and the environment. There are currently four AQMAs designated in Huntingdonshire due to excessive annual mean levels of nitrogen dioxide. The largest of these is in Huntingdon covering an area around the ring road, Ermine Street and parts of Stukeley Meadows. A smaller AQMA is designated in St Neots town centre focused on the High Street and part of New Street. Emissions from heavy goods vehicles are the greatest contributor to high nitrogen dioxide levels in the District resulting in two smaller AQMAs being designated at Brampton in close proximity to the A14 and along the A14 from Hemingford to Fenstanton. The current designations are monitored and amendments to these areas as well as further designations will be implemented as appropriate. Detail of the current position with AQMAs is available on the [Council's website](#).

# Mitigating and Adapting to Climate Change 2

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**2.24** It is important that development proposals do not contribute further to existing air quality problems as this would increase the difficulty in bringing air quality in these areas to within acceptable levels. Equally it is important that people's health is not put at risk by increasing the potential for exposure to raised levels of pollutants.

**2.25** The Council is currently preparing an Air Quality Action Plan in conjunction with South Cambridgeshire District Council, Cambridge City Council and Cambridgeshire County Council to address air quality on a wider scale. This will set out more detailed actions to try to address poor air quality and should be referred to once completed.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help reduce waste.

**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating the adaptation of biodiversity.

## Flood Risk and Water Management

### Policy C 5

#### Flood Risk and Water Management

Development proposals will be required to demonstrate that:

- a. the development is not located in an area at risk from flooding, as defined by the Environment Agency or the Council's Strategic Flood Risk Assessment (SFRA) unless suitable flood protection/ mitigation measures can be agreed, satisfactorily implemented and maintained;
- b. there will be no increase in the risk of flooding for properties elsewhere (e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas), unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained;
- c. sustainable drainage systems (SUDS) are used to manage surface water run-off where technically feasible; and
- d. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources.

**2.26** Huntingdonshire is relatively low lying with much of the district lying between the two large floodplains of the River Nene in the north east and the River Great Ouse in the south west. Many of the major settlements are located adjacent to the River Great Ouse and its tributaries, including Huntingdon, St Neots, St Ives, Godmanchester and Brampton. A Strategic Flood Risk Assessment was completed for the District in 2004 and updated in 2009 which considers the extent, nature and implications of fluvial and tidal flood risk in Huntingdonshire.

**2.27** The Environment Agency publishes Indicative Floodplain Maps of vulnerable low lying areas to show where the annual likelihood of flooding is greater than 1% in any year for fluvial inland flooding (equivalent to 1 flood event in 100 years). These maps do not take into account any existing flood defences but show what land could be vulnerable to flooding at this frequency and are thus termed the indicative floodplain maps. The *Strategic Flood Risk Assessment (2009)* supplements this information.

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**2.28** The damage caused by floods is costly, disruptive and distressing for those affected, so it is essential that development does not add to the risk of flooding that already exists. Development in areas at some risk of flooding will be unavoidable as large parts of all the towns in the District are within such areas. Mitigation measures will be required so that there is no net increase in risk. The use of Sustainable Drainage Systems (SUDS) to manage surface water flows can be an important tool in minimising flood risk. SUDS can also assist pollution control through improved filtration and habitat creation within developments. In view of these benefits SUDS should be employed where it is technically feasible. Information on how SUDs can be incorporated into development can be found in the *Huntingdonshire Design Guide* (2007).

**2.29** This policy seeks to ensure that proposals do not adversely impact on or pose an unacceptable risk to the quantity and quality of water resources in the district. Measures including rainwater collection and grey water systems as well as efficient fixtures and fittings can assist in minimising the impact of development on water resources. Applicants are advised to make use of guidance available at [www.water-efficient-buildings.org.uk/](http://www.water-efficient-buildings.org.uk/).

**2.30** The Habitats Regulation Assessments for the Core Strategy (June 2008) and the East of England Plan (May 2008) identify the management of water resources as an important issue both in terms of quantity and quality.

### Supports the Core Strategy

#### Policies:

CS1 Sustainable Development in Huntingdonshire

#### Objectives:

- 12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help reduce waste.
- 13.** To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution or climate change.
- 16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## 3 Protecting and Enhancing the Environment

**3.1** Huntingdonshire contains a variety of distinctive landscapes, towns, villages, heritage and wildlife assets. These combine to facilitate a high quality of life, attract visitors and provide for a wide range of leisure activities. The purpose of policies in this section is to maintain and enhance the local environment.

**3.2** The *Huntingdonshire Landscape and Townscape Assessment (2007)* identifies the District's landscape character areas that range from the low-lying Fens in the north east to the rolling Wolds in the west. The identification of landscape character areas is an approach which protects the distinctive features of each of the landscape character types rather than favouring a particular selection, and provides clear criteria for making appropriate judgements. It is important that both the quality and distinctive characteristics of these areas are conserved and enhanced when development occurs. The criteria should be used in conjunction with the detailed advice available in the *Landscape and Townscape SPD (2007)* and any successor documents.

**3.3** The District's landscape supports a wide range of biodiversity with a number of particularly valuable habitats recognised by statutory designations. Development proposals can be beneficial to biodiversity by facilitating habitat creation and management.

**3.4** Huntingdonshire's built environment contains a wealth of attractive, historic features with the combination of buildings of various ages, materials and styles contributing to the distinctive character of each settlement. The built environment provides a wealth of opportunities for biodiversity and ecology to flourish both within buildings and associated landscaping.

**3.5** Policies in this section seek to encourage the concentration of development within existing built-up areas and on sustainably located, allocated sites to protect the countryside and minimise the use of greenfield land for development. Sustainable modes of travel are promoted, although it is acknowledged the potential opportunities for this are limited in the more rural parts of the District.

### Development Context

#### Policy E 1

##### Development Context

All development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal by:

- a. responding to the distinctive qualities of the surrounding townscape and landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) or successor documents;
- b. avoiding the introduction of harmful, incongruous or intrusive elements by reason of the development's siting, scale, form, colour or use of materials;
- c. incorporating a clear network of routes that provide a good level of connectivity with the wider settlement and assist navigation through the proposed development;
- d. using high quality landscape schemes, structural landscaping and boundary treatments to enhance the setting of any development; and
- e. incorporating (and/ or connecting to) a network of open spaces and green corridors including those identified in Policy CS9 of the Core Strategy (2009) that provide opportunities for recreation, ecology and biodiversity.

# 3 Protecting and Enhancing the Environment

In order to maintain and enhance local diversity all new development shall make a positive contribution to its locality through use of high quality design, layout and landscaping. All development proposals must demonstrate a high standard of design and respond appropriately to the design principles set out in the Huntingdonshire Design Guide (2007) or successor documents.

**3.6** Good design and landscaping are essential to ensure that new development is successfully integrated into its local context. Good design and landscaping addresses social and environmental concerns as well as visual and functional ones. New developments should aspire to create places that are attractive, safe, 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.

**3.7** The Huntingdonshire Design Guide (2007) and the Huntingdonshire Townscape and Landscape Assessment (2007) SPDs provide detailed information on materials used locally, the character of development across the District and an assessment of the landform and geology which contribute to the materials used and the context of development. These two documents, or their successors, should be taken into account when designing developments to ensure that local characteristics are enhanced and local distinctiveness promoted through design. Design and Access Statements should indicate how relevant policy has been reflected in a proposed development.

**3.8** Design is not solely a visual concern. It also has important social and environmental dimensions, such as the potential of a high quality public realm to contribute to public health, a more inclusive environment, quality of life and sustainability. The variety of architectural and historic design features in the District needs to be protected and enhanced to protect the local distinctiveness of Huntingdonshire.

**3.9** Strategic green space and structural landscaping requirements will vary depending on the scale, nature, location and setting of a proposed development. In the strategic locations for growth it will be necessary to enhance the local environment and contribute to visual amenity by providing green infrastructure in the form of structural landscaping, woodlands and bodies of water which will also provide additional wildlife habitats. This may involve on-site provision or a contribution towards achieving the action plan contained in Cambridgeshire Horizons' *Green Infrastructure Strategy* (2006) or successor documents. In some circumstances this could involve the equivalent amount of land to that required for informal and formal green space through policy D1 of this DPD which would provide a total consistent with the amount of green space envisaged to be provided in future Eco-Towns as set out in the supplement to PPS1.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

- 8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment.
- 9.** To identify opportunities to increase and enhance major strategic green space.
- 10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.
- 11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

## Built-up Areas

### Policy E 2

#### Built-up Areas

Market Towns, Key Service Centres and Smaller Settlements are defined in Core Strategy policy CS3. Other than specific land allocations made elsewhere in the Local Development Framework, development will be limited to within the built-up area of these settlements in order to protect the surrounding countryside and to promote wider sustainability objectives.

The built-up area is defined as the existing built form of a settlement. All land outside of the built-up areas is defined as countryside. The built form excludes:

- a. individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built-up area of the settlement;
- b. gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;
- c. agricultural buildings and associated land on the edge of the settlement;
- d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

**3.10** This policy elaborates on the definition of the built-up area set out in paragraph 5.15 of the Core Strategy. The distinction between settlements and areas of open countryside has been established by defining what constitutes the built-up area of Market Towns, Key Service Centres and Smaller Settlements. With delineated boundaries in the previous Local Plan there was a perception that any form of development on any land within the boundary would be acceptable. Delineated boundaries can also give rise to pressure for every piece of land within the boundary to be developed and thus damage the loose knit character of many settlements by creating harder, more regular edges to settlements. Restricting development to only within the built-up area protects the more organic form of development characteristic of the edges of many settlements and helps protect the areas around villages, often made up of the gardens of properties, that provide the transition from the settlement to the countryside and provide the setting to many villages.

**3.11** At the edge of many settlements properties can be found with extensive gardens or associated land. Where development is proposed such a site will be considered on its merits but, whilst in residential use, and even with some level of domestication, the undeveloped nature of gardens can often mean that they relate more to the surrounding countryside than they do to the built-up parts of the settlement. Each site will be considered on its merits, but buildings are likely to be considered to be clearly detached where there is an agricultural or other rural land use between the site and the main body of the settlement. Application of the criteria should result in development which is more appropriate to individual settlement form and character.

**3.12** The purpose of the policy is to provide a clear definition of the built-up area of a settlement essential to the implementation of a wide range of other policies. It will also reinforce national policies aimed at strictly controlling development in the countryside.

# 3 Protecting and Enhancing the Environment

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## Supports the Core Strategy

### Policies:

CS3 The Settlement Hierarchy  
CS5 Rural Exceptions Housing

### Objectives:

3. To enable specialist housing needs of particular groups to be met in appropriate locations.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To support business development in the District's villages and countryside, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
7. To maintain and enhance the availability of key services and facilities including communications services.
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment.
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

## Heritage Assets

### Policy E 3

#### Heritage Assets

A development proposal which may affect the District's heritage assets (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. The District's heritage assets include:

- conservation areas, listed buildings and scheduled ancient monuments
- the character of the historic cores of the Market Towns as defined in the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents
- the landscape character areas defined in the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents
- landscape features including ancient woodlands and veteran trees, field patterns, watercourses, drainage ditches and hedgerows of visual, historic or nature conservation value
- archaeological remains
- historic parks and gardens

A Heritage Statement will be required for development proposals which will have a potential impact on a listed building or structure, a historic park or garden, within an area of archaeological potential or for any major development proposal. A development proposal will not be permitted if it is likely to cause significant harm to a heritage asset. Where appropriate, a programme of work will be secured with mitigation measures being secured by condition or through a Section 106 agreement.

# Protecting and Enhancing the Environment 3

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**3.13** Huntingdonshire benefits from extensive heritage assets with over 60 Conservation Areas, nearly 2,800 listed buildings, five registered historic parks and gardens and over 50 scheduled ancient monuments. The protection and enhancement of the District's Conservation Areas is a key issue for the Council with an ongoing programme of review and preparation of Conservation Areas and Character Statements.

**3.14** 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. Careful treatment of the setting of a building is also vital to ensure that new development complements and enhances its surroundings. Design and access statements should address the potential implications for heritage assets of any development proposals affecting a conservation area or listed building.

**3.15** A key feature of the District's heritage are listed buildings of which there are nearly 2,800 in the District. Buildings are listed by English Heritage in recognition of their special architectural or historic interest and any works which affect the character of a listed building require Listed Building Consent. The Council also maintains a Listed Buildings at Risk register to ensure that these important buildings do not fall into disrepair and encourages their repair and reuse. English Heritage maintain a national Heritage at Risk register which in 2009 identified three listed buildings within Huntingdonshire: Park Wall of Hinchingsbrooke House, Warren House in Kimbolton and St Andrew's Church in Wood Walton and 12 scheduled ancient monuments.

**3.16** Archaeological remains provide crucial 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. To protect the integrity of archaeological remains preservation should take place in situ wherever possible.

**3.17** Where the potential impact of development proposal on any heritage asset is likely to be significant resulting in the need for appropriate assessment and evaluation requirements will vary depending on the nature of the asset likely to be affected. Guidance should be sought from English Heritage on the scale and nature of information required.

**3.18** The Huntingdonshire Townscape and Landscape Assessment (2007) details the typical townscape features of the Market Towns, their structural traits and characteristic detailing of architectural style. New development proposals should ensure they complement the existing built form. It also sets out 9 landscape character areas which broadly influence the scale and form of development across the District. Development proposals should respect the fundamental character of these and not introduce any incongruous elements.

**3.19** The policy also aspires to protect historic landscape features including ponds, trees, ridge and furrow patterns, meadows and orchards as these all add value to the character of the area and help to make Huntingdonshire's landscape distinctive.

**3.20** Huntingdonshire contains five historic parks and gardens which have been registered by English Heritage as being of national significance. These are at Elton Hall, Hilton Maze, Abbots Ripton Hall, Hamerton and Leighton Bromswold. Any development proposal within or affecting a designated historic park or garden, or any subsequent designations, will only be permitted if it would not have an adverse impact on its historic or special features. Where appropriate, it should support the long-term preservation of the park or garden and its setting through sensitive restoration, adaptation and re-use.

# 3 Protecting and Enhancing the Environment

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## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment.  
**10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

## Biodiversity and Protected Habitats and Species

### Policy E 4

#### Biodiversity and Protected Habitats and Species

Development proposals will be accompanied by appropriate assessments of the likely impacts on biodiversity and geology, including protected species, priority species & habitat<sup>(3)</sup> or sites of importance for biodiversity or geology<sup>(4)</sup>.

Development proposals will not be permitted where there is likely to be an adverse impact on a site of international importance for biodiversity or geology. The only exception will be for overriding reasons of human health, public safety or environmental benefit. Where adverse impacts are unavoidable, these must be minimised and mitigated or compensated for in full.

Development proposals will not be permitted where there is likely to be an adverse impact on a site of national importance for biodiversity or geology. In exceptional circumstances development proposals may be considered where the need for, and the benefits of, the development significantly outweigh the impacts that it is likely to have on the defining features of the site. Where adverse impacts are unavoidable these should be minimised, mitigated or compensated for.

Development proposals will not be permitted where there is an adverse impact on protected species, priority species, priority habitat or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the potential adverse impacts. Where adverse impacts are unavoidable a development proposal will be required to demonstrate that:

- a. are minimised; and
- b. provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate; and
- c. the value of the site is not compromised, both on its own and as part of the wider network of sites.

3 Species and habitats protected by legislation, or recognised as being of principal importance for the conservation of biodiversity in England

4 Including SSSIs, County Wildlife Sites, National and Local Nature Reserves, Ancient Woodland, Regionally Important Geological and geomorphological Sites (RIGS), Protected Roadside Verges or other landscape features of historic or nature conservation value

# Protecting and Enhancing the Environment 3

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Development proposals should aim to conserve and enhance biodiversity. Opportunities should be taken to achieve beneficial measures within the design and layout of development. Development proposals will be expected to include measures that maintain and enhance important features. Priority should be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature or ensure the effective management of biodiversity or geological features.

**3.21** The importance of sites of international, national and local nature conservation interest within the District is indicated by the range of statutory designations that exist including Special Areas of Conservation, Special Protection Areas and Sites of Special Scientific Interest. County Wildlife Sites (CWS) are not statutorily protected but provide important habitats to sustain a wealth of biodiversity. These include valuable semi-natural habitats such as ancient woodland, species-rich grassland and wetlands. In 2009 Huntingdonshire was recorded as having approximately 130 CWS although the number varies as new sites meeting the criteria are identified while others known to have deteriorated may be removed.

**3.22** The purpose of this policy is to provide additional protection for statutorily designated areas and a good level of protection for non-statutory designated areas such as CWS. It aims to prevent harm to protected habitats and species, including direct impacts such as land take, and indirect impacts like changes to a watercourse or air pollution and the potential combination of such impacts. It should be recognised that harm to a nature site could result at some distance from the proposed development site.

**3.23** The Cambridgeshire and Peterborough Biodiversity Partnership coordinates the implementation of 45 Habitat and Species Action Plans which outline actions to help preserve and enhance important habitats and species in Cambridgeshire which are considered to be the most threatened at each level. Where appropriate, priority should be given to achieving the targets set out in these action plans.

**3.24** Development proposals involving existing buildings should consider the potential impacts on protected and priority species that may use the building as part of their habitat and provide for appropriate protection and prevention of harm. Proposals for development should seek to maintain and enhance biodiversity and consider their potential impact on biodiversity and on sites of importance for geological conservation. Development proposals should be accompanied by a landscape scheme with high biodiversity value as this can aid the sustainability of the proposal through habitat creation.

**3.25** A development proposal that could affect a site of value for biodiversity or geological conservation should be accompanied by a detailed ecological/ geological impact assessment. Where negative impacts are identified, a detailed mitigation strategy should be prepared to demonstrate how these impacts will be prevented, minimised or compensated. Mitigation or compensation should be secured by condition or through a S106 Agreement. 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.

**3.26** When producing an assessment of habitats and species and details of any mitigation or enhancement the 'Biodiversity Checklist: Developers Guidance' or 'Biodiversity and Householder Planning Applications' produced by the Cambridgeshire and Peterborough Biodiversity Partnership (or any relevant successor documents) should be referred to. Further information on issues to be considered can be obtained from the Association of Local Government Ecologists at [www.alge.org.uk/publications/index.php](http://www.alge.org.uk/publications/index.php).

**3.27** In addition to the potential threats to biodiversity caused by new development, climate change poses a significant threat. Some species may be a risk of dying out unless they can keep pace with the impact of a changing climate, others may suffer from increased competition for water resources. Avoiding fragmentation of habitats is likely to be significant is enabling wildlife to adapt to climate change.

# 3 Protecting and Enhancing the Environment

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement  
CS10 Contributions to Infrastructure Requirements

### Objectives:

**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment.  
**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## Trees, Woodland and Hedgerows

### Policy E 5

#### Trees, Woodland and Hedgerows

Development proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. Where they lie within a development site, they should wherever possible be incorporated effectively within the landscape elements of the scheme.

Development proposals will not be permitted that:

- a. result in the loss of trees or woodland which are subject to a Tree Preservation Order, are designated as Ancient Woodland or are of visual, historic or nature conservation value; or
- b. give rise to a threat to the continued well-being of trees, woodlands or hedgerows of visual, historic or nature conservation value; or
- c. involve development within the canopy or root spread of trees considered worthy of retention

unless:

- d. there are sound arboricultural reasons to support the proposal; or
- e. the work would enable development to take place that would bring sufficient benefits that outweigh the loss of the trees, woodland or hedges concerned.

Where the benefits of the development outweigh the harm resulting from the loss of trees, woodlands or hedgerows provision should be made for appropriate mitigation measures, reinstatement of features and/or compensatory planting, landscaping and habitat creation to ensure no net loss of valued features.

**3.28** Trees, small areas of woodland and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution, they also act as CO<sub>2</sub> sinks helping to mitigate against climate change. They add to the character and quality of the local environment, can have historic value and can offer recreation opportunities supporting health and wellbeing.

**3.29** To ensure that these benefits are retained, development proposals will be expected to avoid harm to trees, woodlands and hedgerows wherever possible, and wherever appropriate incorporate them within a landscape scheme. This can assist in integrating the scheme into the local environment, providing some mature, established

elements within landscaping schemes. Mitigation, replacement or compensatory measures will be required when this cannot be achieved, to ensure that there is no loss of environmental value as a result of development; these should be secured by condition or through a S106 Agreement.

**3.30** Where specific trees or groups of trees are of particular value (such that their removal would have a significant impact upon the local environment and its enjoyment by the public), and are potentially under threat, the Council will make Tree Preservation Orders to protect them. Where trees are covered by TPOs, the policy is intended to safeguard them from damage or destruction unless there are overriding reasons for the development to go ahead.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement

### Objectives:

**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment.  
**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.  
**16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

## The Great Fen Project

### Policy E 6

#### The Great Fen Project

Within the Great Fen Project Area, as identified on the Proposals Map, planning permission for development (including changes of use) will only be granted for proposals which will deliver the implementation of the Great Fen Project and which are consistent with the Master Plan for the project area, or successor documents. Applications should be accompanied by information which clearly explains how the proposals will make a positive contribution towards the implementation of the Master Plan and overall strategy for the Great Fen.

Proposals which lie outside the project area and within its Landscape and Visual Setting Boundary as defined on the Proposals Map will only be permitted if they are compatible with the landscape, access and water quality aims of the strategy.

**3.31** The Great Fen Project is a unique project of landscape restoration of national significance which is expected to attract many visitors to the area. Its size and 50 year timescale for implementation makes it stand out for special treatment. The aim of the project is to restore 3,700 hectares of fenland habitat between Peterborough and Huntingdon. When finished, it will connect Woodwalton Fen National Nature Reserve and Holme Fen National Nature Reserve to provide many conservation benefits for additional wildlife, recreational and educational benefits for residents to contribute to agricultural diversification and the development of the local economy through increases in visitors and creation of new jobs and income streams through different land management regimes and visitor enterprises.

# 3 Protecting and Enhancing the Environment

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**3.32** The Great Fen Project lies within the Fen Margin and Fens Character Areas as described in the *Huntingdonshire Landscape and Townscape Assessment (2007)*. In this area, the land is low-lying, at or below sea-level and the previous existence as wetlands contributes significantly to the current landscape. From the 17th century the fenlands have been successively drained to produce rich and fertile agricultural land. However, the original wetland habitat has been gradually lost, and with it the important historic contributions to our understanding of past life. The Great Fen Project aims to return the land to its condition before it was drained, thus restoring the wetland habitat. Although some farming land will be lost, alternative economic opportunities such as recreation, tourism and reed and sedge harvesting will be created which will help boost the local economy. Land ownership is complex as not all the land is currently in the ownership of the project partners responsible for the project's implementation.

**3.33** The District Council has commissioned consultants to undertake a landscape and visual assessment of the Project Area and surrounding landscape. This has enabled the District Council to identify a Landscape and Visual Setting Boundary for the land surrounding the project. The primary aim of this area is to protect the tranquillity of the Great Fen itself. It will help to protect the Great Fen against visual and noise intrusion from major structures such as wind turbine, telecommunications masts and any other major development located in close proximity to the project. Development will not be precluded within this area; however, potential impact on the Great Fen Project will be a material consideration when determining applications that fall within the boundary. Beyond this boundary major structures, although potentially visible from the Great Fen Project Area, are less likely to impact on the setting of the Great Fen Project.

**3.34** As a new drainage regime is being considered for the project area it is important to have planning control over the catchment area that feeds into the Great Fen as significant developments outside the project area could have a detrimental impact on its landscape and ecological qualities.

**3.35** The Masterplan for the Great Fen Project area will aid the planning process by ensuring that development associated with the project is located in the right place and the strategy is not prejudiced by development. It will incorporate a vision for the Great Fen and analyse the constraints and opportunities of the area. It will draw together information on hydrology, geology, habitats, rights of way, and landscape context. The Masterplan will reflect the habitat creation and proposals, including a visitor centre, already agreed by the Great Fen Partnership and develop them appropriately. A draft action plan will also be put forward with costed projects and target phasing for them.

**3.36** Through the planning process it will be necessary to ensure that the current use of the land during this time is carefully monitored to ensure that it is consistent with the Masterplan for the area. This may require permitted development rights for specific farming or operational purposes to be restricted.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement

### Objectives:

**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment  
**9.** To increase and enhance major strategic green infrastructure while improving the natural habitat and biodiversity.  
**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.  
**18.** To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

## Protection of Open Space

### Policy E 7

#### Protection of Open Space

Development proposals shall not entail the whole or partial loss of open space within settlements, or of outdoor recreation facilities or allotments within or relating to settlements unless:

- a. a robust assessment of open space provision has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform; and
- b. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.

There should be no harm to spaces which:

- c. contribute to the distinctive form, character and setting of a settlement; or
- d. create focal points within the built up area; or
- e. provide the setting for important buildings or scheduled ancient monuments; or
- f. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

**3.37** The current network of open spaces and recreation facilities within Huntingdonshire's towns and villages makes a significant contribution to their character and attractiveness. Open space takes many forms including parks, village greens, play areas, sports pitches, undeveloped parcels of land, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities and whatever their size, function and accessibility they all contribute to local amenity and biodiversity. It is important to prevent the loss of open space where this would harm the character of a settlement or the visual quality of the locality.

**3.38** Huntingdonshire's Sports Facilities Strategy 2009-2014 identifies a number of outdoor sports facilities which need to be preserved and maintained due to identified strategic need. Variations in under and over provision of outdoor sports facilities exist across the District and will be taken into account when proposals involving losses are considered. The Council intends to prepare an Open Space Strategy which will provide additional guidance.

**3.39** People's quality of life is improved by the existence of open spaces through opportunities for formal or informal recreation. The draft policy will increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities.

#### Supports the Core Strategy

##### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Greenspace Enhancement

##### Objectives:

**8.** To maintain and enhance the availability of key services and facilities including communications services.  
**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

# 3 Protecting and Enhancing the Environment

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## Sustainable Travel

### Policy E 8

#### Sustainable Travel

Development proposals must demonstrate how the scheme maximises opportunities for the use of sustainable travel modes, particularly walking, cycling and public transport. This should include planning the layout of development to favour more sustainable modes and contributions from development to the extension, linking, or improvement of existing routes to achieve the following benefits wherever possible:

- a. the provision of safe and convenient pedestrian and cycle routes, including links to new and existing services and facilities;
- b. improved public transport, including infrastructure and revenue support for enhanced services, and better connections with public transport interchanges;
- c. strengthening the adjacent walking and cycling network, including contribution to the creation of new links which will facilitate and encourage greater use;
- d. improved access to the countryside and links to strategic green infrastructure provision; and
- e. the provision of new circular routes and connections between local and long-distance footpaths, bridleways and cycle routes

**3.40** Government policy encourages the use of more sustainable transport modes rather than restricting vehicle ownership. The Core Strategy focuses the majority of new growth in the most sustainable locations where a choice of travel modes can be made available. However, it is acknowledged that Huntingdonshire is an extensive, largely rural district and that the use of the car as a means of transport is currently a necessary part of many people's lives. However, the policy aims to enhance the choice of non-car based travel for new developments which may result in the need for improvements in the transport infrastructure, including contributions towards public transport.

**3.41** The availability of safe, coherent and easy to use footpaths and cycle routes can have a significant impact on people's choice of transport mode. New developments should not have a detrimental impact on existing and/or proposed routes. Developments should also facilitate opportunities for people to use public transport both for local journeys and to access the wider public transport network.

**3.42** More than half of all trips in Huntingdonshire are under 2 miles in length; for many people walking or cycling are a feasible alternative to using the car for such journeys. The Government's *Manual for Streets* (2007) should be consulted when beginning to plan how new development will link with the existing network of streets cycle and footpaths. The policy will help facilitate a positive cycling and walking experience and contribute to objectives for the pursuit of healthy lifestyles.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

## Travel Planning

### Policy E 9

#### Travel Planning

To maximise opportunities for the use of sustainable modes of travel, development proposals should make appropriate contributions towards improvements in transport infrastructure, particularly to facilitate walking, cycling and public transport use. Proposals should not give rise to traffic volumes that exceed the capacity of the local or strategic transport network, nor cause harm to the character of the surrounding area.

To demonstrate the likely impact of a development proposal a Transport Assessment or a Transport Statement may be required, depending upon the size and nature of the scheme and its potential impact. The need for this should be agreed with the Local Planning Authority prior to the submission of a planning application. A Travel Plan will also be required where the development involves large scale residential development<sup>(5)</sup>, employment/ commercial development in excess of national guideline figures<sup>(6)</sup> or non-residential institutions including schools and colleges. The Travel Plan will need to demonstrate that adequate mitigation of the transport impacts of the proposal can be achieved.

**3.43** Travel plans have successfully been used to promote sustainable forms of travel for journeys to major concentrations of people such as secondary schools and large businesses. They can also contribute to promoting sustainable travel from a single point of origin to frequently accessed destinations. Travel plans work by providing and encouraging the use of more sustainable travel choices such as walking, cycling, public transport, car sharing and car clubs as well as by reducing the need for travel and reducing single occupancy car journeys.

**3.44** General travel plan guidance is given in Cambridgeshire County Council's *Transport Assessment Guidelines* (June 2008). Developers should also refer to the following documents:

- *Making Residential Travel Plans Work* (DfT, August 2007)
- *Good Practice Guidelines: Delivering Travel Plans through the Planning Process* (DCLG/ DfT, April 2009)

5 Defined in the Core Strategy as comprising 60 or more dwellings

6 As set out in *Good Practice Guidelines: Delivering Travel Plans through the Planning Process* (DCLG/ DfT April 2009)

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- *The Essential Guide to Travel Planning* (DfT, 2008)
- *Low Carbon Transport - A Greener Future* (DfT, July 2009)
- *PPG 13: Transport* (2001), paragraphs 87 to 91: Travel Plans

**3.45** Cambridgeshire Council Council has established guidance for school and business travel plans with guidance on residential travel planning being prepared in 2009 in conjunction with district councils in Cambridgeshire. Further guidance on travel planning may be given in a supplementary planning document.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

## Parking Provision

### Policy E 10

#### Parking Provision

Development proposals will be considered acceptable where:

- a. the design of the proposal incorporates provision of car and cycle parking that accords with the levels and layout requirements set out in Appendix 1 'Parking Provision';
- b. the minimum levels of car parking for people with impaired mobility as set out are achieved; and
- c. parking facilities are shared where location and patterns of use permit.

Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the proposed development. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.

**3.46** PPS3: Housing (2006) advocates that residential parking policies should consider expected levels of car ownership which are high in Huntingdonshire compared with the national average being a relatively prosperous and predominantly rural area. Many of Huntingdonshire's smaller settlements and countryside areas have no, or extremely limited, public transport services and reliance on private cars as the main mode of travel is likely to continue for some years. Given this it is considered inappropriate to under-provide for car parking. At the same

time all developments should seek to create areas that are attractive and that encourage travel by modes other than the car and that promote the shift in priority away from motorists and towards pedestrians, cyclists and public transport users. Standards for car and cycle parking are set out in Appendix 1 'Parking Provision'.

**3.47** For residential development adequate car parking should be provided to ensure that excessive levels of on-street parking are avoided, however, a combination of allocated and unallocated spaces can provide flexibility, as identified in Residential Car Parking Research, DCLG, (2007). Secure cycle parking is required with all residential development to encourage cycling as an alternative for shorter journeys. In town centres the maximum level of provision for residential car parking is more restrictive than for other areas. This recognises that town centres are better provided with public transport options and have services and facilities within walking distance making sustainable travel choices a realistic alternative for many people.

**3.48** The level of car parking provision in non-residential development varies significantly according to the nature of the use. Flexibility is required to reflect the availability of non-car alternatives which may influence the requirement for car parking spaces. In areas where alternative travel choices are available careful consideration of the availability of car parking spaces can help to reduce car use, particularly where this is combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom adequate parking in convenient locations is essential.

**3.49** Encouraging the shared use of car parking spaces, by taking advantage of activities where the peak demands do not coincide, can help reduce the overall number of spaces required. This in turn reduces the amount of land used. However, the conflict between peak demand for residential and town centre parking prohibits the reliance on use of public car parks for parking for residential users due to the potential for adverse impact on the availability of parking for town centre users.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

# 4 Delivering Housing

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## 4 Delivering Housing

**4.1** Critical to the delivery of sustainable development and inclusive communities is the provision of housing with easy access to jobs, services, sports and recreation facilities in locations that are accessible by walking, cycling and public transport. The vast majority of new homes to be developed in Huntingdonshire are directed to the Market Towns and Key Service Centres by the *Core Strategy* (2009). This concentration will promote sustainability by helping to reducing the need to travel to reach local services and facilities. It also has potential to support the viability of groups and activities which contribute to active, inclusive communities. A limited range of new homes will be allowed in the countryside to meet the needs of the rural economy.

**4.2** The policies in this section encourage a wide range of housing types and sizes to meet the needs of all sectors of the community. The *Cambridgeshire Strategic Housing Market Assessment* (2008) provides an extensive analysis of the future housing needs of Huntingdonshire and nearby districts. The *Peterborough Strategic Housing Market Assessment* (2008) also covers the needs of a small part of Huntingdonshire within its southern fringe area. Both provide technical guidance on the type, size and mix of properties required locally to contribute best to the achievement of mixed, sustainable communities.

**4.3** In design terms, policies encourage new development to respond sensitively to its local context, to promote a sense of security and to respect the amenities enjoyed by neighbours and those of future users of the proposed development. The decisions taken about density, mix, layout and design of new housing developments at the planning stage will determine the scheme's viability and the quality of life it will provide to future residents.

### Efficient Use of Housing Land

#### Policy H 1

##### Efficient Use of Housing Land

To promote efficient use of land proposals for housing developments will optimise density taking account of the:

- a. nature of the development site;
- b. character of its surroundings; and
- c. need to accommodate other uses and residential amenities such as open space and parking areas.

To help reduce the need to travel, proposals will be supported which:

- i. include higher densities in locations in close proximity to concentrations of services and facilities;
- ii. integrate commercial and community uses amongst new homes of a scale and nature appropriate to their location.

**4.4** PPS3: Housing (2006) sets a minimum acceptable density for residential development of 30 dwellings per hectare unless exceptional circumstances can justify a lower level. Appropriate densities for housing development will vary according to the type and character of settlement and the specific characteristics of the proposed site including its immediate context, constraints, and the necessity of delivering an appropriate mix of housing types and sizes to meet needs.

**4.5** In locations with good access to a range of services, facilities and employment opportunities, higher densities are appropriate. This approach complements the settlement hierarchy for the District. Denser forms of development can also generate the 'critical mass' of people that may be needed to support local facilities. Maximising the amount of housing in relatively sustainable locations should help to offer greater opportunities for people to make sustainable choices and limit the need to travel.

**4.6** Higher densities will be encouraged where innovative design enables this to be integrated with the site's surroundings. Building at moderate to high densities wherever possible will enable best use to be made of development sites, and help safeguard the countryside from unnecessary development. Lower density development may be acceptable where the character of the site and its surroundings or the need to incorporate an appropriate mix of uses makes this the most appropriate option.

**4.7** A design-led approach is of critical importance in delivering not only aspirations for efficient use of land but also for protecting local distinctiveness and ensuring an attractive environment for residents. Proposals for residential development will need to ensure that increased densities are not delivered at the detriment of amenity and character. The Design and Access Statement should explain the rationale for the density selected and how it relates to local physical and environmental characteristics, the location's accessibility and infrastructure capacity.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy  
CS4 Affordable Housing  
CS5 Rural Exceptions Housing

### Objectives:

- 1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
- 2.** To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need.
- 3.** To enable specialist housing needs of particular groups to be met in appropriate locations.
- 10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.
- 11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

## Housing Mix

### Policy H 2

#### Housing Mix

The Council will require a mix of housing types and sizes that can:

- a. reasonably meet the future needs of a wide range of household types in Huntingdonshire; and
- b. reflects the advice and guidance provided within the Cambridgeshire and Peterborough SHMAs and relevant local housing studies.

# 4 Delivering Housing

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This includes the provision of a proportion of homes built to 'Lifetime Homes' Standards or successor documents. The proposed housing mix should be justified through the Design and Access Statement and demonstrate how the proposed development will contribute positively to the promotion of a sustainable and inclusive community.

In determining the most appropriate mix of housing types and sizes, consideration should be given to the findings of the Cambridgeshire and Peterborough Strategic Housing Market Assessments (2008) or successor documents. Consideration should also be given to other material factors including the characteristics of the housing stock in the surrounding locality, the characteristics of the site and its surrounding area and, where necessary, and where it has been robustly justified, economic viability.

**4.8** Government policy advocates to development of mixed communities to promote social cohesion. At the same time, social diversity contributes to vibrant and mixed places. The variety of household types within the District result in a need for a wide range of dwelling types. The balance and mixture of household and dwelling types with commercial and community facilities strongly influences the way a community develops and how sustainable it can be.

**4.9** The planning system is responsible for securing development which provides for the needs of all sectors of the community. To promote social inclusion new development schemes reflect the diversity of household types and lifestyles that make up Huntingdonshire's communities. The policy aims to achieve a mix of housing that can contribute to establishing inclusive and sustainable neighbourhoods, and includes sufficient flexibility to be responsive to local needs and market conditions.

**4.10** The outcomes of the SMHAs should be taken into account to ensure that housing supply is well matched to the type and size of households seeking accommodation but leaves developers free to identify the size and type of dwellings that are appropriate.

**4.11** The *Cambridgeshire SMHA* (2008) indicates that Huntingdonshire will see a total population growth of over 4,500 from 2006 to 2021, with a 55% increase in those aged over 65 between 2006 and 2021. In total, a rise of 8,900 households is forecast from 66,500 in 2006 to 75,400 in 2021 of which 8,000 are expected to be single person households. Unfortunately it does not forecast through to 2026. The full text can be viewed at the Cambridgeshire Horizons website [www.cambridgeshirehorizons.co.uk](http://www.cambridgeshirehorizons.co.uk). The proposed housing mix within the proposed development should take account of the accommodation needs of the anticipated high proportion of single person households.

**4.12** The *Peterborough SHMA* (2008) covers a small part of northern Huntingdonshire within its 'southern fringe' area. Within the southern fringe the number of households is expected to grow from 19,000 in 2006 to 25,000 in 2026 and average household size to decline from 2.36 people per household in 2006 to 2.14 people per household in 2026. The full text can be viewed at [www.Peterborough SHMA](http://www.Peterborough SHMA).

**4.13** Prospective developers should consider the relevant detailed analysis from the SHMAs and any subsequent updates or supplementary documents in determining the most appropriate housing mix for a new development site to ensure the proposed scheme is marketable and meets the needs of potential residents. Given the increasing proportion of older residents an increasing proportion of dwellings will probably be required which are suitable for people with limited mobility. Provision of homes built to the Lifetime Homes Standards amongst general housing developments promotes social inclusion by offering opportunities for older residents to remain in their established community later in life.

**4.14** Some Parish Plans and Village Design Statements set out local aspirations for housing supply, often in regard to the mix of sizes considered desirable, the need for suitable homes for elderly residents to downsize into and homes which facilitate local young people remaining close to where they grew up. Such documents can provide a useful indication of local opinion on a desirable mix of housing sizes and types and can form a material consideration depending upon the level of public participation in their preparation.

**4.15** The changing household structure anticipated to 2026 would imply a relative drop in the need for additional large family housing and a massive increase in demand for accommodation suitable for smaller households. However, it should be taken into account that although households comprising a single person or couple may be counted as technically needing only one bedroom accommodation, in reality the active demand is for at least two bedrooms as people aspire to more flexible and spacious living conditions.

## Supports the Core Strategy

### Policies:

CS2 Strategic Housing Development  
CS3 The Settlement Hierarchy  
CS4 Affordable Housing in Development  
CS5 Rural Exceptions Housing  
CS6 Gypsies, Travellers and Travelling Showpeople

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
2. To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need.
3. To enable specialist housing needs of particular groups to be met in appropriate locations.

## Adaptability and Accessibility

### Policy H 3

#### Adaptability and Accessibility

The location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development by:

- a. incorporating appropriate and conveniently located facilities that address the needs of potential user groups;
- b. maximising the adaptability of buildings and spaces by incorporating elements of Lifetime Neighbourhoods and Lifetime Homes Standards;
- c. incorporating features that will promote social cohesion and inclusion; and
- d. enabling ease of access to, around and within the proposal for all potential users, including those with impaired mobility.

**4.16** National planning policy requires local planning authorities to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking, and cycling. This is important for all to promote social inclusion, but especially for those who do not have regular use of a car. A key aspect of planning for sustainable development is ensuring that places are safe to use by all groups in society. Development must also address the specific requirements of all potential user groups, such as people with disabilities, women, the young, the elderly and minority communities and be capable of adapting to their changing needs and circumstances. A criteria based approach provides the most appropriate way of indicating how these matters can be considered in the development process.

# 4 Delivering Housing

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**4.17** Major development should consider an appropriate mix of uses and facilities (such as the availability of local shops and child care facilities) dependent on potential user groups, as well as the design of individual buildings and the layout of external areas. All such decisions will need to be informed by early consultation with potential users.

**4.18** Our ageing society poses a significant challenge. A requirement in the policy for development proposals to include elements of Lifetime Homes and Lifetime Neighbourhoods will help to ensure that there is enough appropriate housing available in the future and that older people do not feel trapped in their own homes because their neighbourhoods are not suitably designed. The Lifetime Homes Standard has been developed to support the construction of flexible, adaptable and accessible homes that can respond to changes in residents' circumstances. Mandatory for social housing from 2011, the Lifetime Homes Standard falls within level 6 of the Code for Sustainable Homes, the requirements of which will be introduced in a phased manner through Building Regulations.

**4.19** The importance of taking action now is considered in detail in *Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society* (2008).

**4.20** Personal safety and social inclusion can be improved by the careful design of open areas. The careful selection of materials and design specification can also make significant differences to personal security, the fear of crime and the durability of development.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

**3.** To enable specialist housing needs of particular groups to be met in appropriate locations.

**5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping leisure and tourism.

**13.** To secure developments which are accessible to all potential users, and which minimises risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.

## Supported Housing

### Policy H 4

#### Supported Housing

Proposals for the development of new supported housing will:

- a. be located within the built-up areas of the Market Towns and Key Service Centres, a specific site allocation or land within an identified direction of housing or mixed use growth set out elsewhere in the LDF;
- b. be located within the existing built-up areas of the Smaller Settlements where a need for such a location can be demonstrated; and
- c. enable shops, public transport, community facilities and medical services to be reached easily by those without access to a car, as appropriate to the needs and level of mobility of potential residents.

Proposals for extensions to existing properties will be considered on the basis of individual merit.

Proposals for the development of wholly affordable supported housing will be allowed in the above locations and on land adjacent to the built-up area of a Key Service Centre or Smaller Settlement where it meets the criteria of Policy CS5 'Rural Exceptions'.

**4.21** National policy supports independent living for as many people as possible; however, some people's needs are best met in accommodation with on-site care facilities. This policy addresses all types of housing that incorporate an element of care for the residents. Sheltered housing allows people to live independently but with the security of having someone to call on in emergencies. Extra-care housing provides greater support enabling people to live independently even when they have high care and support needs. Care homes provide accommodation for people whose needs cannot be met in their own home; some offer 24 hour nursing care, others support people with specific disabilities or medical needs. Hostels providing care, falling within Use Class C2:Residential Institutions will also be determined in accordance with this policy.

**4.22** Generally, housing with care should be directed towards locations which offer easy access to relevant facilities and services for residents. The needs and mobility levels of potential residents varies greatly and individual schemes will be assessed depending on the needs of anticipated residents.

**4.23** Development proposals should accord to the scales of development set out in Core Strategy policy CS3. To promote social inclusion and enable opportunities for people to remain in contact with established social networks, proposals for supported housing in excess of minor scale development may be permitted within Smaller Settlements provided that a strong justification is put forward.

**4.24** From 2006 to 2021 the population aged 75-84 years in Huntingdonshire is expected to increase by 5,240, coupled with a growth in residents aged 85+ years of 1670 (equivalent to 62%)<sup>(7)</sup>. The greatest need for specialist accommodation and heaviest demand on support services is expected to arise from the latter group. *Ageing Well: Older Persons Housing, Health and Social Care Strategy* (2005) sets out Huntingdonshire District Council's preference to shift away from group residential care homes towards extra-care accommodation. It sets an indicative target for the provision of 360 extra-care dwellings by 2015/6, a significant increase over the 2004/5 level of just 52 properties.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS2 Strategic Housing Development  
CS3 The Settlement Hierarchy

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
3. To enable specialist housing needs of particular groups to be met in appropriate locations.

# 4 Delivering Housing

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## Homes in the Countryside

### Policy H 5

#### Homes in the Countryside

##### *Extension to, alteration or replacement of existing dwellings*

Proposals to alter, extend or replace an existing dwelling in the countryside should not:

- a. significantly increase the height or massing of the original dwelling, subject to the need to provide satisfactory living conditions for occupiers;
- b. significantly increase the impact of the original dwelling on the surrounding countryside; and
- c. entail development where only the site of a previous dwelling remains or the previous dwelling has been abandoned.

##### *Outbuildings*

Proposals to erect, alter, extend or replace an outbuilding within the curtilage of a dwelling in the countryside should:

- d. be of a scale consistent with the dwelling to which it relates;
- e. be well related to the dwelling to which it relates; and
- f. not have a significant adverse impact on the surrounding countryside.

##### *Relaxation of occupancy conditions*

Proposals for the relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by:

- g. its associated enterprise;
- h. those working, or last working, in the locality in agriculture, forestry, horticulture or a rural enterprise; and
- i. a surviving partner of such a person or any resident dependents.

When considering applications to relax such a condition the Council will require evidence of the steps taken to market the dwelling for a continuous period of 12 months at a value reflecting the occupancy condition.

**4.25** The Settlement Hierarchy established in Core Strategy policy CS3 clearly limits housing development outside the existing built-up areas or specific allocated sites to that which has an essential need to be located in the countryside. The purpose of this policy is to protect the countryside from inappropriate development. The countryside is defined as all parts of the District which fall outside of the built-up area of any settlements as defined in Policy S2: Built-up Areas.

**4.26** To reduce opportunities for development in unsustainable locations applications for new homes in the countryside will be required to demonstrate an essential need for a rural location in accordance with the requirements of PPS7: Sustainable Development in Rural Areas or successor documents. Any application for a replacement dwelling must be for a property which has lawful use as a dwelling house to avoid the replacement of shacks, caravans and other such structures. Similarly, new dwellings will not be permitted where a previous residential use has in effect been abandoned, such that only the site of the previous dwelling remains.

**4.27** Proposals for new dwellings in the countryside will be permitted where accommodation for a full-time worker is required and there is an essential need for the employment to be in a countryside location. Such permissions will be subject to a condition ensuring the occupation will be limited to essential need and to a person solely or mainly working, or last working in the locality in agriculture, forestry, horticulture or other rural enterprise, or a surviving partner of such a person, and to any resident dependents.

**4.28** Limits need to be placed on the extent to which existing homes may be enlarged and ancillary buildings erected to reduce the potential intrusiveness of built development in the countryside. Extensions will be judged against the size of the original building which is defined as the building as existing in July 1948 or as first built since. Advice on appropriate design principles is contained in the *Huntingdonshire Design Guide* (2007).

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
3. To enable specialist housing needs of particular groups to be met in appropriate locations.
6. To support business development in the District's villages and countryside, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
11. To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.
18. To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

## Residential Moorings

### Policy H 6

#### Residential Moorings

Proposals for the permanent residential use of moorings will only be permitted where the site is of a scale and location consistent with the Settlement Hierarchy as set out in policy CS3 of the Core Strategy and the built-up area set out in policy E 2 and it can be demonstrated that the proposal:

- a. will not compromise leisure boat use; and
- b. will not impede navigation; or
- c. is essential for the management of recreational facilities.

For the purposes of this policy only the definition of the existing built-up area is extended to include any directly adjacent river or body of water.

**4.29** The District contains a significant number of marinas, boatyards and mooring points to meet the needs of boat users. These are predominantly for leisure users rather than those seeking permanent moorings for houseboats as the majority of river usage is for recreational boating.

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**4.30** It is acknowledged that living on boats is a lifestyle choice for some residents and contributes to increasing the diversity of homes within the District. Within marinas residents can provide valuable assistance to leisure boat users and aid security. Outside marinas and particularly on river banks 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.

**4.31** The Core Strategy seeks to deliver new development in sustainable locations and so the same principle will be applied to proposals for residential use of moorings. The policy aims to ensure that potential residents of houseboats benefit from the same level of access to services and facilities as those living in traditional housing. Residential use of moorings is thus limited to locations provided for in the policy. The aim is to both to facilitate access for residents to services and to protect the countryside from adverse impacts associated with permanent occupation, such as visual intrusion. The Core Strategy directs the majority of residential development to locations within the existing built-up area of settlements. It is recognised that as rivers and other bodies of water are typically outside the existing built-up area this definition needs to be adapted solely for the purposes of this policy to incorporate rivers and bodies of water which are directly adjacent to the existing built-up area of a settlement.

## Supports the Core Strategy

### Policies:

CS3 The Settlement Hierarchy

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, whilst catering for local needs.
3. To enable specialist housing needs of particular groups to be met in appropriate locations.

## Amenity

### Policy H 7

#### Amenity

To safeguard living conditions for residents and people occupying adjoining or nearby properties, the Council will take into consideration the following in assessing the impact of development proposals:

- a. access to daylight and sunlight, overshadowing and the need for artificial light
- b. overlooking causing loss of privacy and how this is addressed by design or separation
- c. potential levels and timings of noise and disturbance
- d. potential for pollution, including air quality, light spillage and contamination of land, groundwater or surface water
- e. the effect of traffic movement to, from and within the site and car parking
- f. resultant physical relationships being oppressive or overbearing
- g. minimising the extent to which people feel at risk from crime by:
  - i. incorporating elements of Secured By Design<sup>(8)</sup> or similar standards;
  - ii. enabling passive surveillance of public spaces and parking;

8 See <http://www.securedbydesign.com/index.aspx>

- iii. distinguishing clearly between public and private areas; and
- iv. incorporating appropriate security measures, such as lighting, CCTV and hard and soft landscape treatments.

**4.32** A common concern when development is proposed is that of its potential impact on neighbouring properties and places. Government guidance has promoted more intensive forms of development to make more efficient use of land and buildings which increases the importance of careful design, layout and orientation to ensure proposals do not adversely affect others. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of new development into existing neighbourhoods. A vital part of this is to ensure that new development takes account of community and individual safety considerations and minimises opportunities for crime.

**4.33** The policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on how this can be achieved is contained in the Huntingdonshire Design Guide.

### Supports the Core Strategy

**Policies:**

CS1 Sustainable Development in Huntingdonshire

**Objectives:**

**11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

# 5 Supporting Prosperous Communities

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## 5 Supporting Prosperous Communities

**5.1** The purpose of this chapter is to draw together the range of matters that supports prosperous communities. This includes policies promoting sustainable locations for new employment uses, access to retail and local services, and the sustainable management of tourism and leisure within the District. Achieving sustainable economic growth in Huntingdonshire depends on creating new employment opportunities, protecting and enhancing existing sources of employment, promoting the vitality and viability of Town Centres and Key Service Centres and facilitating the diversification of the rural economy.

**5.2** There is a broad range of commercial development in Huntingdonshire. Future job creation in all sectors will be important but four sectors in particular have been identified as being integral to promoting sustainable, prosperous communities in Huntingdonshire: creative industries, environmental science and technologies, high value manufacturing and high-tech enterprises. These will all be encouraged to develop and prosper. Although jobs will remain in traditional manufacturing and agricultural sectors, opportunities in others are expected to grow more, such as the retail, tourism, education, health and leisure sectors. Policies in this section aim to contribute towards the delivery of around 13,000 new jobs by 2026, to assist the diversification of local job opportunities and reduce the level of out-commuting.

**5.3** Huntingdon and St Neots have the greatest concentrations of jobs in the District, with the other Market Towns and Key Service Centres offering varying levels of employment. There are established commercial areas dispersed throughout Huntingdonshire, a number which are on former military bases. The established commercial areas provide a valuable source of employment with most being relatively close to where people live. They offer a range of employment land and buildings for both large and small businesses.

**5.4** Huntingdonshire contains four Market Towns, 10 Key Service Centres and over 70 villages which provide an established hierarchy of shops, services and facilities. The town centres are the focal points of public transport within the District. The Market Towns and Key Service Centres remain will remain the economic and social focus of the District.

**5.5** Government policy strongly advocates the primacy of town centres for retail, cultural, tourism and leisure uses to promote their vitality and viability and to ensure that such uses are concentrated in locations with good accessibility by a choice of means of transport.

**5.6** Huntingdonshire is a predominantly rural district with around half the population living outside the four Market Towns. To ensure the viability and vitality of rural communities it will be important to increase their sustainability in terms of local access to shops, services and jobs. Appropriate investment in the rural economy alongside provision of services and facilities will be encouraged through plans and programmes of the Council and its partners.

**5.7** The countryside outside settlements is a valuable resource for agriculture, recreation and wildlife. The Council will work in partnership with others to enhance its recreational and wildlife value whilst promoting the vitality of the rural economy.

**5.8** Tourism and leisure are important contributors to the local economy. The district has a wealth of natural and built heritage including the waterways, countryside, nature reserves, historic market towns, specialist local museums and numerous attractive villages.

**5.9** To ensure tourism contributes towards sustainable development of the area, tourist facilities and accommodation should be concentrated largely in Market Towns and Key Service Centres. This will maximise opportunities for access by sustainable modes of travel whilst at the same time conserving the natural and historic environment which lie at the core of the area's attractiveness.

**5.10** To increase the potential for visitors to enjoy Huntingdonshire's attractions, to stay longer and to contribute more to the local economy it is essential to have a range of good quality attractions and accommodation to meet the needs of both tourists and business travellers.

**5.11** Huntingdonshire benefits from extensive waterways which offer a variety of opportunities for tourist attractions ranging from boating and fishing to nature conservation attractions and peaceful enjoyment of the surrounding open space.

## Large Scale Businesses

### Policy P 1

#### Large Scale Businesses

Proposals for major development of industrial or warehouse uses (All 'B' uses other than B1a<sup>(9)</sup>) will be considered favourably subject to environmental and travel considerations where the site is within:

- a. the built-up area of a Market Town or Key Service Centre; or
- b. an identified Established Employment Area; or
- c. a site allocated for that type of use, including mixed use allocations where general 'B' uses are specified as part of the mix; or
- d. the proposal is for the expansion of an established business within its existing site.

Proposals for major development of office uses will only be permitted within town centres in accordance with Policy P 4 Town Centre Uses and Retail Designations or a location allocated for that type of use, including mixed use allocations where office uses are specified as part of the mix and the proposal forms an integrated part of the development. Where a town centre or allocated location is not achievable, major office development proposals may be considered favourably on other sites within the built-up areas of settlements within Spatial Planning Areas, where it can be demonstrated that:

- d. no sequentially preferable site is available and suitable, starting with sites within 300 metres of the edge of the defined town centre and locations with good access to high quality public transport, then out-of-centre locations; or
- e. the scale of development is inconsistent with the function and character of the defined town centre; or
- f. the site is located in an established commercial area.

**5.12** Large scale businesses can provide significant employment opportunities and are encouraged in close proximity to existing and proposed homes as this could contribute to reducing the need to travel and maximise people's opportunities to make journeys to work by foot, cycle or public transport. At the same time it is intended to protect rural areas and limit the loss of undeveloped land.

**5.13** A distinction is made for large scale office development to reflect national aspirations that offices should be a town centre use. It can be difficult to successfully integrate large scale office buildings into the built fabric of historic market town centre; therefore, the locally preferred alternatives are also identified.

9 As defined in the Use Class Order 1987 (as amended).

# 5 Supporting Prosperous Communities

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## Supports the Core Strategy

### Policies:

CS7 Employment Land

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
15. To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs.
17. To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

## Small Businesses

### Policy P 2

#### Small Businesses

Proposals for minor development of industrial or warehouse uses (All 'B' uses other than B1a<sup>(10)</sup>) will be considered favourably, subject to environmental and travel considerations, where:

- a. the site is within the built-up area of a Market Town, Key Service Centre, or Smaller Settlement, an identified Established Commercial Area or a site specifically allocated for that type of use; or
- b. the proposal is for the expansion of an established business within its existing site; or
- c. the proposal is for the conversion or redevelopment of suitable existing buildings in the countryside in accordance with Policy P 8 Rural Buildings.

Proposals for minor office development involving less than 1000m<sup>2</sup> floorspace or 1ha of land should be located in accordance with Policy P 4 Town Centre Uses and Retail Designations.

**5.14** Small businesses can help to promote sustainability by providing jobs in rural areas as well as contributing to the diversity of employment within the Market Towns and Key Service Centres. A flexible supply of land and buildings for business use is essential to meet the needs of both existing businesses wishing to expand and new businesses desirous of establishing in the area. However, economic growth needs to be compatible with the environmental objectives of the Core Strategy. In particular, it will be important to ensure there will be no adverse impact on residential amenity, biodiversity, the countryside or the rural road network.

10 As defined in the Use Class Order 1987(as amended).

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
15. To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs.
17. To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of greenfield land.

## Safeguarding Employment Areas

### Policy P 3

#### Safeguarding Employment Areas

Established Employment Areas which provide significant concentrations of employment are identified on the Proposals Map. Within these areas proposals for uses other than those falling within 'B' use classes,<sup>(11)</sup> and those sui-generis uses of an employment nature, will not be permitted unless it can be demonstrated that:

- a. the proposal involves a small part of the Established Employment Area, does not undermine its primary function as a location for employment uses and is supported on sustainability grounds; or
- b. continued use of all or part of the Established Employment Area for 'B' use classes is no longer viable.

Where it can be demonstrated that continued use is no longer viable, alternative uses will be considered favourably, taking into account the site's characteristics and existing/ potential market demand where:

- c. there is sufficient land available elsewhere, considering existing/ potential market demand, that is available for a range of employment uses; and
- d. the proposed use will give greater benefits to the community than continued employment use.

Outside Established Employment Areas proposals for alternative uses on sites used (or last used) for employment purposes, including sites for sui-generis uses of an employment nature, will not be permitted unless it can be demonstrated that:

- e. continued use of site for employment purposes is no longer viable taking into account the site's characteristics and existing/ potential market demand; or

11 As defined in the Use Class Order 1987 (as amended).

# 5 Supporting Prosperous Communities

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- f. use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or traffic problems; or
- g. an alternative use or mix of uses can be demonstrated to give greater potential benefits to the community than continued employment use.

Industrial or warehouse proposals within the established industrial estate area of Little Staughton Airfield will not be permitted if they would increase the net floorspace above 18,520m<sup>2</sup>.

**5.15** The purpose of defining Established Employment Areas within the District is to protect valued sites which contribute to keeping the balance between residential, employment and other uses which is essential to the promotion of sustainable communities. The purpose of the policy is to protect such areas unless it can be demonstrated that they are no longer commercially viable. The policy attempts to balance the emphasis in national policy on re-use of previously developed land before greenfield land with the need to ensure that jobs are accessible by public transport, walking and cycling. As well as applying to established industrial estates, distribution and business parks, it also covers other employment sites and buildings.

**5.16** Where the continued viability of a site for B1, B2 or B8 use is in question, applicants will be required to demonstrate that the site has been actively marketed at a realistic price for an appropriate period reflecting the size and scale of the site, or show that physical/ operational constraints make it no longer suitable for any B1, B2 or B8 business uses. For example, to be considered no longer viable a major site of 1000m<sup>2</sup> floorspace or 1ha or more of land within an established employment area should typically have been unsuccessful in attracting new owners/ tenants after being actively marketed for a continuous period of at least 12 months.

**5.17** Little Staughton Airfield Industrial Estate is subject to additional controls to limit the amount of development on the site, due to its isolated rural location and the poor quality of the surrounding road network. The maximum floorspace shown in the policy allows for a 5% tolerance for future development proposals, which is considered necessary to allow for environmental improvements within the site to occur in a planned manner.

## Supports the Core Strategy

### Policies:

CS7 Employment Land

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
15. To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs.
17. To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

## Town Centre Uses and Retail Designations

### Policy P 4

#### Town Centre Uses and Retail Designations

Proposals for development of retail, leisure, office, cultural and tourism facilities and other main town centre uses, as defined in PPS4: Planning for Sustainable Economic Growth or successor documents, should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.

Boundaries of primary frontages, primary shopping areas and town centres, for each Market Town are defined on the proposals map.

Within the defined town centres of the Market Towns development proposals for town centre uses will be permitted where:

- a. the scale and type of development proposed is directly related to the role and function of the centre and its catchment area and it contributes to the provision of a safe environment; and
- b. there would be no adverse impact on the vitality and viability of the centre or other centres.

#### **Primary shopping frontages**

Primary shopping frontages have been identified in Huntingdon, St Ives and St Neots town centres where at least 70% of ground floor units are shops (Class A1<sup>(12)</sup>). To ensure their vitality and viability, development proposals within primary shopping frontages should:

- c. not result in more than 30% of ground floor units in the defined primary frontage of the centre as a whole being in other (non-A1) uses; and
- d. not create a continuous frontage of three or more units in other (non-A1) uses.

#### **Primary shopping areas**

Primary shopping areas are defined in Huntingdon, St Neots, St Ives and Ramsey where retail uses predominate but which also incorporate a greater proportion of other Class A uses including restaurants, public houses, hot food take-aways and financial and professional services. Within the primary shopping area, development proposals for retail or other town centre uses that contribute to the promotion of the evening economy will be supported as valuable additions to the vitality and viability of the area subject to public safety, environmental and amenity considerations

Within the primary shopping area of Ramsey the loss of any ground floor town centre use as defined in PPS4: Planning for Sustainable Economic Growth to a non-town centre use will be resisted to protect the vitality and viability of Ramsey as a Market Town. Development proposals involving such a loss will be required to provide evidence that reasonable steps have been taken to market the property for a continuous period of 12 months at a value reflecting its town centre use.

**5.18** Town centre uses include retailing, leisure, entertainment, office, cultural and tourist facilities and hotels, all of which are typified by potential users benefiting from good accessibility by a choice of means of transport. Town centres act as the retail, social and service core of their communities and offer the most accessible destinations for those who chose to travel by public transport or to walk or cycle. Defining the town centres and primary shopping areas provides a clear basis for the operation of policies to guide the location of new development.

12 As defined in the Use Class Order 1987 (as amended).

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**5.19** The purpose of identifying primary shopping frontages within the town centres is to maintain their attractiveness as shopping destinations, as a concentration of retail facilities contributes strongly to the vitality and viability of a centre. It also helps to ensure the continued availability of a wide range of shops that can be accessed by a choice of transport modes. Primary shopping frontages are defined as those areas which have more than 70% of ground floor units in current retail use. The policy allows for some non-retail in recognition of the fact that complementary activities (such as food and drink outlets and financial services) can support the attractiveness of these areas so long as they do not come to dominate them.

**5.20** Primary shopping areas cover a wider area incorporating a greater diversity of uses. These include ideal locations for commercial premises requiring easy public access but which are unable or unwilling to compete in the primary shopping frontages market. Separate uses of upper floors of premises are common and development proposals should not prejudice their effective use.

**5.21** The viability of Ramsey as a Market Town is marginal but it serves as an important social, economic and community focal point for a wide catchment area and regeneration initiatives are working to boost its sustainability. Ramsey's primary shopping area is very compact and it has a range of commercial premises which contribute to its vitality and viability as a town centre. Due to its compactness, the designation of a primary frontage is not relevant in terms of protecting its central retail core.

**5.22** In Market Towns outside the defined town centre, development proposals for retail and other town centre uses will need to demonstrate that no sequentially preferable site is available, the scale and type of development proposed is directly related to the role and function of the locality and the proposal will not have a significant adverse impact upon the vitality and viability of the town centre. Specific sites will also need to be accessibility by walking, cycling and public transport.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy  
CS7 Employment Land

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism.

## Local Shopping and Services

### Policy P 5

#### Local Shopping and Services

Within the existing built-up areas of Key Service Centres, Smaller Settlements and predominantly residential neighbourhoods of Market Towns development proposals for local shopping and other town centre uses as defined in PPS4: Planning for Sustainable Economic Growth or successor documents will be supported subject to environmental, safety and amenity considerations as set out elsewhere in the LDF where it can be demonstrated that:

- a. the scale and type of development proposed is directly related to the role and function of the locality and contributes towards the provision of a safe environment; and
- b. the development would enhance existing provision in the locality.

**5.23** The defined town centres are complemented by a range of smaller scale retail and service facilities in Key Service Centres and Smaller Settlements and predominantly residential neighbourhoods of Market Towns that concentrate primarily on meeting day to day needs for local residents. The sporadic nature of established local shopping makes definition of local centres impractical. Neighbourhoods within Market Towns are considered to be established areas, often within their own sense of community identity.

**5.24** Local shops and other services play a vital role in promoting communities' sustainability by helping to meet everyday needs and reduce the need to travel. Village and neighbourhood pubs and halls can act as a focus for many groups contributing to active, socially inclusive communities. The purpose of the policy is to promote development proposals that are well-related to the scale of settlement and its catchment area for the particular use proposed where they can contribute to the sustainability of the settlement and the surrounding area. Thus, it is particularly important to locate these facilities where opportunities exist to reach them by walking, cycling or public transport.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism.
7. To maintain and enhance the availability of key services and facilities including communications services.

## Protecting Local Services and Facilities

### Policy P 6

#### Protecting Local Services and Facilities

Development proposals should not result in an unacceptable reduction in the range and availability of premises for key services and facilities in a settlement or neighbourhood, unless it can be demonstrated that there is no reasonable prospect of that service or facility being retained or restored.

When considering whether an unacceptable reduction would occur, consideration will be given to:

- a. whether the service or facility is the last of its type within the settlement (or within a local neighbourhood within one of the Market Towns); or
- b. whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of a Key Service Centre or Smaller Settlement.

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For the purposes of this approach, key services and facilities are considered to include local shops, post offices, public houses, places of worship, education facilities, filling stations, public halls and health care facilities.

**5.25** The purpose of this policy is to protect the sustainability of settlements and neighbourhoods. Although the policy cannot prevent key services or facilities from closing, it can ensure that the premises remain available for that use should another operator come forward.

**5.26** The loss of facilities or services can have a serious impact upon people's quality of life and potentially harm the overall vitality of the community. With an increasing proportion of elderly people in the population access to locally based services will become increasingly important, reflecting lower mobility levels.

**5.27** In Key Service Centres, proposals that would result in a significant loss of facilities (even though this may not involve the last shop or service of a particular type), could also have a serious impact upon the vitality and viability of that centre as a whole due to their role in providing a range of facilities for the surrounding area. The policy safeguards the loss of opportunities for such uses in order to maintain the availability of important local facilities.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism.
7. To maintain and enhance the availability of key services and facilities including communications services.

## Development in the Countryside

### Policy P 7

#### Development in the Countryside

Development in the countryside, other than permitted development<sup>(13)</sup>, will be restricted to the following:

- a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
- b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
- c. renewable energy generation schemes;
- d. conservation or enhancement of specific features or sites of heritage or biodiversity value;

13 Defined by the Town and Country Planning General Permitted Development Order 1995 as amended or successor documents

- e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
- f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
- g. sites allocated for particular purposes in other Development Plan Documents.

In addition to these types of development, operational development at the following sites will be considered favourably where it does not conflict with other policies or objectives of the Local Development Framework: Conington Airfield, Littlehey Prison, Wood Green Animal Shelter and Huntingdon Racecourse.

**5.28** It is national policy that development in the countryside should be strictly controlled in order to conserve its character and natural resources. This policy sets out the limited circumstances in which development outside settlements will be allowed taking into account the particular characteristics of Huntingdonshire's rural economy. It seeks to prevent unnecessary development in the countryside to protect its quality and distinctiveness but make reasonable allowance for the needs of rural businesses, including tourism, to thrive. The range of uses set out here are all within the scope of uses allowed for within PPS7: Sustainable Development in Rural Areas and reflect the nature of Huntingdonshire's rural economy. Additionally, where operational development at specific named sites does not conflict with other objectives or policies of this or other local development documents it will be considered favourably.

**5.29** The distinction between settlements and areas of open countryside has been established by defining in policy E2 what constitutes the built-up area of Market Towns, Key Service Centres and Smaller Settlements. This policy indicates the limited circumstances in which development will be allowed in the countryside, taking into account the particular characteristics of Huntingdonshire's rural economy. It seeks to prevent unnecessary development to protect the countryside's quality and distinctiveness whilst making reasonable allowance to facilitate the growth of rural businesses, including tourism.

## Supports the Core Strategy

### Policies:

CS2 Strategic Housing Development  
CS3 The Settlement Hierarchy

### Objectives:

3. To enable specialist housing needs of particular groups to be met in appropriate locations.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
7. To maintain and enhance the availability of key services and facilities including communications services.
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment.
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

# 5 Supporting Prosperous Communities

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## Rural Buildings

### Policy P 8

#### Rural Buildings

The principle of the reuse of buildings in the countryside will be supported where the building is either:

- a. of permanent and substantial construction, is structurally sound and capable of conversion and in an accessible location; or
- b. of historic or architectural value which the scheme will preserve.

Proposals will be expected to show that the building will not be substantially altered or increased in footprint or scale.

Where a business reuse, including tourist accommodation, is proposed this will be supported provided that:

- c. the employment generated is of a scale and type that is consistent with the specific location; and
- d. the proposal is accompanied by an acceptable travel plan.

Where a residential reuse is proposed this will only be permitted where:

- f. the amount or type of traffic that business use would generate would have a significantly adverse effect on the surrounding environment or on highway safety that cannot be mitigated; or
- g. the proposal is for the reuse of a building that it is agreed would not be suitable for reuse for business purposes due to its historic or architectural value, form, scale, construction or location.

Proposals for the replacement for business purposes of buildings that are not of historic or architectural value but that fulfil criteria 'a', 'c' and 'd' above will be supported provided that they demonstrate that they bring about a clear and substantial improvement in terms of the impact on the surroundings, the landscape and/or the type and amount of traffic generated, and would not involve an increase in floorspace or scale.

A development proposal for the replacement of non-residential buildings with residential uses will be considered under Core Strategy policy CS5: Rural Exceptions Housing, or in the case of a proposal for homes for rural workers, where need is demonstrated in accordance with the requirements set out in PPS7: Sustainable Development in Rural Areas or successor documents.

**5.30** The Government supports the reuse and replacement of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives, as set out in *PPS7: Sustainable Development in Rural Areas*.

**5.31** The Council will seek to ensure that any proposal is appropriate both for the building itself and for the area in which it is located. Reuse or replacement of buildings that are of no particular historic or architectural value will not be permitted where it would require substantial work to maintain the building in its current use, the building is in a ruinous condition or only its site remains. In many cases the most appropriate reuse will be for business use, although there will be circumstances where this is not possible, or where it is undesirable.

**5.32** Buildings that should be retained, such as listed buildings and others of historical or architectural value, will be safeguarded and reuse that maintains and prevents the loss of such buildings without harming their value or significance will be supported. In particular circumstances proposals for the replacement of buildings will be appropriate, however it is essential that such proposals make a clear improvement to the surrounding area and the impact of generated traffic.

**5.33** For the reuse of modern farm buildings particular regard will be had to other policies in the development plan concerning the impact of development on its surroundings, including the scale and nature of traffic generated. These considerations apply to all proposals, but are particularly relevant to the re-use of modern buildings in the countryside, as many are very large and of utilitarian or industrial appearance rather than more traditional forms.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy  
CS7 Employment Land

### Objectives:

3. To enable specialist housing needs of particular groups to be met in appropriate locations.
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
7. To maintain and enhance the availability of key services and facilities including communications services.
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment.

## Farm Diversification

### Policy P 9

#### Farm Diversification

A sustainable proposal for a farm diversification scheme will be supported where it makes an ongoing contribution to sustaining the farm business as a whole. A proposal should:

- a. be complementary and subsidiary to the agricultural operations on the farm; and
- b. be of a scale, character and location that are compatible with the landscape setting of the proposal; and
- c. not have a detrimental impact on any area of nature conservation importance; and
- d. not involve built development on any site that does not contain existing built development, unless the reuse or redevelopment of existing buildings, on the holdings, for the intended use, is not feasible or an opportunity exists to demolish an existing structure and re-build in a location that makes a clear and substantial improvement to the surrounding area; and
- e. not involve a significant, irreversible loss of the best and most versatile agricultural land; and
- f. ensure that the type and volume of traffic generated could be accommodated within the local highway network

**5.34** Agricultural activity plays an important role in Huntingdonshire's economy but the Council is conscious that some farmers may need to diversify to ensure their continued economic viability. The Council supports the principle of having more varied employment opportunities in rural areas to help sustain the local economy. Well conceived farm diversification projects will need to consider their potential impact on the character of the wider landscape, be of an appropriate scale for the location and will also need to consider whether access can be

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achieved other than by private cars where public access is essential to the success of the proposal. It is important to ensure that diversification schemes bring long-term benefits to individual farm operations and the wider rural area.

**5.35** The Council is supportive of farm diversification schemes that are planned on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources which still relate to the countryside. Diversification will, in most cases, involve changing the use of land and/or re-using (or redeveloping) existing buildings. Development on new sites will be discouraged unless it enables the clearance and replacement of a badly-sited or inappropriate structure or is small in scale and carried out in the most environmentally sensitive manner.

**5.36** Farm diversification schemes generally consist of non-agricultural commercial activity or schemes relating to new forms of agriculture. Industrial, commercial or office use of outbuildings is a frequent form of diversification which can be successful subject to the accessibility of the buildings to potential employees given the desirability of being able to access employment sites by non-car modes of travel. Retail, tourism and leisure and recreational uses, including equine enterprises, can be particularly sensitive with regard to the potential impact of noise, lighting and traffic, partly dependent on the size of the proposal.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS3 The Settlement Hierarchy  
CS7 Employment Land

### Objectives:

**4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.  
**6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.  
**17.** To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

## Tourist Facilities and Attractions

### Policy P 10

#### Tourist Facilities and Attractions

Proposals for major tourist facilities or attractions involving 1000m<sup>2</sup> floorspace or 1ha or more of land will be permitted where:

- a. the site is within the built-up area of a Market Town or Key Service Centre, a specific site allocation or an identified direction of mixed use growth set out elsewhere in the LDF; or
- b. it is for the expansion of an existing tourist facility or attraction in the countryside and is in scale with its location; or
- c. it is for the conversion of suitable existing buildings in the countryside and the proposal complies with other relevant policies.

Proposals for minor tourist facilities or attractions involving less than 1000m<sup>2</sup> floorspace or 1ha of land will be acceptable in the above locations and where the proposal:

- d. is on a site within the built-up area of a Smaller Settlement; or
- e. is to provide facilities associated with strategic green infrastructure.

Proposals for tourist facilities or attractions that could attract large numbers of people must be accessible by a variety of means of transport.

**5.37** There is scope for further growth of Huntingdonshire's tourism sector with attractions including historic houses and villages, tranquil river valleys and abundant nature reserves. It is important that tourist facilities and attractions are provided in a sustainable way so that they do not adversely affect the environment and other features that attract visitors to Huntingdonshire.

**5.38** The policy aims to provide a positive framework for promotion of the District as a tourist destination, to increase the number of visitors to the area and to increase the length of time visitors stay. Directing most tourist-related development to the Market Towns and Key Service Centres will help strengthen their viability as centres, ensure access to services for visitors and protect the countryside. Limited development in the countryside is allowed for if associated with farm diversification, strategic greenspace enhancement projects or waterways.

**5.39** The policy recognises that benefits can accrue from allowing existing facilities to expand, or through the conversion or redevelopment of existing buildings. Greater flexibility is also appropriate for small developments, which can help provide jobs in rural areas; as well as enabling such schemes within smaller settlements.

## Supports the Core Strategy

### Policies:

CS7 Employment Land

### Objectives:

- 4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
- 5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism
- 6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.

## Water-based Tourism and Leisure

### Policy P 11

#### Water-based Tourism and Leisure

A proposal for water related tourism, sport and leisure will be permitted where:

- a. the development provides essential support or servicing facilities to boat users; or
- b. it facilitates water related tourism, sport or leisure activities; or
- c. it would contribute to the provision of green infrastructure which promotes public access to and along the waterside; and
- d. safe physical access to the site can be achieved; and
- e. it would not cause an adverse impact on the surrounding area.

# 5 Supporting Prosperous Communities

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Proposals for such development should also demonstrate how they will:

- d. maintain and enhance the biodiversity of the watercourse or water body and its margins;
- e. not adversely affect local water quality or quantity;
- f. not impede navigation or lead to hazardous boat movements; and
- g. not overload the capacity of the watercourse or water body.

**5.40** Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are widely used for tourism, sport and leisure activities including boating, windsurfing, fishing and birdwatching. They also provide valuable wildlife habitats. Increased recreational use should only be facilitated where no significant environmental damage will result.

**5.41** 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 this can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

**5.42** Boatyards and marinas are spread across the District and make a valuable contribution to the local economy in some locations. Proposals for their improvement will be considered favourably provided they demonstrate no detrimental impact on the watercourse or body of water which they serve or on any surrounding countryside.

## Supports the Core Strategy

### Policies:

CS1 Sustainable development in Huntingdonshire  
CS9 Strategic Green Infrastructure Enhancement

### Objectives:

**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.  
**18.** To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

## Tourist Accommodation

### Policy P 12

#### Tourist Accommodation

Proposals for hotels should be located within town centres in accordance with Policy P4 Town Centre Uses and Retail Designations.

Where a town centre location is not achievable, a hotel proposal may be acceptable either within the built-up areas of a Market Town or within land identified within the LDF for mixed use development, where it can be demonstrated that no sequentially preferable site is available and suitable, starting with sites within 300 metres of the defined town centre and locations with good access to public transport.

Proposals for other tourist accommodation will be acceptable where the proposal:

- a. is on a site within the existing built-up area of a Market Town, Key Service Centre or Smaller Settlement or within a specific site allocation or an identified direction of mixed use growth set out elsewhere in the LDF; or
- b. provides accommodation of an appropriate nature and scale to meet the needs of an existing tourist facility or attraction; or
- c. is for the conversion or replacement of suitable existing buildings in the countryside and the proposal complies with other relevant policies

Proposals for touring caravan or camp sites will be acceptable where:

- d. the site is adjacent to an existing settlement; or
- e. well-related and with good links to an existing settlement; and
- f. no adverse visual impact is caused on the surrounding landscape; and
- g. the site is, or can be served by adequate water and sewerage services; and
- h. safe physical access can be achieved.

The occupation of new tourist accommodation will be restricted through the use of conditions or legal agreements to ensure tourist use and not permanent residential use.

**5.43** To successfully promote Huntingdonshire as a destination for visitors it is essential to offer a range of good quality accommodation in attractive, accessible locations. Government guidance considers hotels to be a main town centre use; proposals for hotels should be focused on locations within Market Towns in the first instance. Town centre locations are the highest priority for the provision of new accommodation as these will best facilitate linkages with shops, restaurants and other facilities.

**5.44** Tourism accommodation can take many forms ranging from substantial hotels, through smaller bed and breakfast establishments to holiday cottages and camp sites. Proposals for smaller scale tourist accommodation may be acceptable beyond town centres where their scale is accordance with the surrounding area. This may be as guest houses or farm-related tourism, particularly where proposals can benefit from conversion of existing buildings worthy of retention. The policy acknowledges that touring caravan and camp sites are likely to be located outside urban areas due to their more extensive land requirements but includes necessary safeguards to ensure that their visual impact is minimised.

## Supports the Core Strategy

### Policies:

CS7 Employment Land

### Objectives:

- 4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting.
- 5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism
- 6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.

# 6 Contributing to Successful Development

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## 6 Contributing to Successful Development

**6.1** The Infrastructure and Implementation section of the Core Strategy (2009) highlighted the importance of co-ordinating the delivery of supporting infrastructure alongside growth. It detailed existing delivery mechanisms for infrastructure provision and summarised the major infrastructure requirements in the district necessary to support proposed growth levels. The Council will work with a wide range of partners to maximise the delivery of the required infrastructure from both the public and private sectors in addition to that delivered through the development process. Successful provision of infrastructure which meets the needs of new development and growing communities depends on the effective co-ordination of the investment decisions of many organisations and businesses.

**6.2** The Core Strategy was supported by the preparation of a Local Investment Framework (2008) (LIF). This contains a detailed analysis of local and strategic infrastructure needs and costs, the potential phasing of development, funding sources and responsibilities for delivery. This document will provide further details on the various infrastructure elements identified in Core Strategy policy CS10 as necessary to provide for sustainable communities. Standards for some elements are incorporated, other elements are integral to other strategies which are referenced to avoid duplication.

**6.3** Huntingdonshire's LIF drew on the strategies and investment plans of a wide range of other organisations to ascertain anticipated infrastructure needs, the priority accorded to different elements and potential sources of funding. It assessed the potential level of contribution that could be sought from development and the viability implications of infrastructure requirements. The LIF is accompanied by a series of spreadsheets containing this information which enables the Council to update the data and thereby maintain an accurate, up-to-date picture of costs of infrastructure, funding sources and viability.

**6.4** Some investment in infrastructure is necessary to deliver any new development, although the quantity and precise nature of the requirements varies according to the nature, scale and location of the proposed development. It is essential to make the development successful, to mitigate its impact on the surrounding area and to help make growing communities sustainable. This chapter highlights some of the infrastructure requirements in particular locations as recommended by the LIF. These are primarily focused in the Spatial Planning Areas defined in the Core Strategy.

**6.5** The nature and level of contribution to be sought will be related to the type of development, its potential impact on the site and local area, economic viability, strategic priorities and the existing levels of infrastructure and service provision. A wide range of development proposals will be expected to contribute towards the provision and maintenance of infrastructure as appropriate to the nature of the demand likely to be generated by the proposed development.

**6.6** A Supplementary Planning Document on Planning Obligations will provide details on the range and level of infrastructure provision required. The mechanism for securing the contributions will be set out in a variable tariff detailed in the SPD or through the Community Infrastructure Levy. Section 106 agreements will still be sought as appropriate for contributions towards affordable housing.

**6.7** The following series of policies relate to potential infrastructure requirements as set out in Core Strategy policy CS10.

## Green Space, Play and Sports Facilities Contributions

### Policy D 1

#### Green Space, Play and Sports Facilities Contributions

##### *Implementation*

All development proposals should take into account the *Green Infrastructure Strategy* (2006), the *Open Space, Sports and Recreation Needs Assessment and Audit* (2006) and the *Sports Facilities Strategy for Huntingdonshire* (2009) or successor documents as appropriate.

Provision of green space, play and sports facilities will be secured by condition or through S106 agreement which may include commuted payments towards off-site provision where facilities cannot reasonably be provided within the development site or where this secures the most appropriate provision for the local community. Contributions will be calculated taking into account any provisions of the Community Infrastructure Levy.

Detailed guidance on the requirements for green space, play and sports facilities will be provided in the Planning Obligations SPD.

Other material considerations, including viability and site specific conditions, will be taken into account when assessing the amount and type of open space required.

##### *Strategic Green Space*

Contributions will be required from proposals for residential development towards strategic green space as defined in Policy CS9 of the Core Strategy to help deliver a network of large scale areas for quiet recreation and biodiversity in accordance with policies E 1 and E 4 of this DPD.

##### *Informal Green Space*

Informal green space should be provided on site where possible, taking into account the nature of the development proposed and existing local provision. Where provision is not able to be made on site, an appropriate financial contribution will be made, in accordance with the methodology set out in the Planning Obligations SPD.

Contributions will be required from proposals for residential development of 2.12ha of land per 1,000 population for usable, informal green space and play facilities to meet the anticipated needs of residents for casual active pursuits. This should incorporate 0.8ha of land for play facilities per 1,000 population to the standards set out in Appendix 2 'Green Space and Sports Facilities', except for any supported housing element of the development proposal.

The informal green space should be distributed broadly in the proportions below, taking into account the nature of the development proposed and existing local provision:

- 0.48ha for parks and gardens
- 0.23ha for natural and semi-natural green space
- 1.09ha for amenity green space (excluding domestic gardens)
- 0.32ha for allotments and community gardens

##### *Formal Green Space and Sports Facilities*

# 6 Contributing to Successful Development

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Contributions will be required from proposals for residential development of 1.61ha of land per 1,000 population for indoor and outdoor sports facilities to meet the anticipated need of residents for formal active pursuits. At least half of this land should be available for community use.

Appropriate surfacing, buildings and equipment will be required designed to at least the minimum 'fit for purpose' standard as defined by Sport England and the relevant sporting governing body.

Where the proposed development is of an appropriate scale some or all types of sports facilities should be provided within the development site. Otherwise, new sports facilities should be located within a 20 minutes walk time of their immediate catchment area, or as close to it as is achievable. New sports facilities should reflect the anticipated needs of the proposed development whilst taking into account existing sports provision in the local area.

**6.8** Green space serves two primary functions within developments: provision of opportunities for a wide variety of recreational uses and the provision of natural environments supporting biodiversity which may have varying levels of public accessibility. The total requirement set out in the above policy is for 3.73ha of land per 1000 population for informal and formal green space which is usable for recreation within a development. Strategic green space and structural landscaping will be required in addition to the above standards as explained in policy CS9 of the *Core Strategy* (2009) and policy E1 of this DPD. This may require provision of a similar amount of land again as is required for informal and formal green space.

**6.9** The provision of opportunities for casual recreation, play and participation in a diverse range of sports across the District gives the potential to contribute positively to improved health, reduced obesity and social inclusion. The adoption of clear standards for both informal and formal green space will help to ensure appropriate provision to meet future need, particularly in areas where significant housing growth is anticipated.

**6.10** Informal green space is sub-divided into four broad categories each offering different benefits to the community. Parks and gardens include urban parks, formal gardens and small scale country parks; these provide opportunities for informal recreation and community events. Natural and semi-natural open space includes woodlands, grassland, wetlands, scrubland, nature reserves and wastelands with a primary purpose of wildlife conservation. Amenity green space includes informal recreation spaces and green spaces most commonly found near housing and sometimes workplaces. Allotments and community gardens provide opportunities for people to grow their own produce and can contribute to the long term promotion of healthy lifestyles, social inclusion and sustainability. English Nature advocate an Accessible Natural Greenspace Standard wherein every home should be within 300 m of an accessible natural green space of at least 2 ha, with larger spaces accessible at increasing distances. This is acknowledged as a challenging aspiration with developers encouraged to consider local needs, accessibility and quality of provision.

**6.11** Outdoor sports facilities encompass a wide range of open space including both natural and artificial surfaces for sport and recreation and may be publicly or privately owned. In addition to traditional outdoor sports such as football and cricket which require extensive playing pitches, there is a growing need for more diverse provision including low-key sporting facilities, such as outdoor gyms or bike trails, which can be integrated with less formal uses.

**6.12** Indoor sports provision may be as specialist facilities for a particular sport or as multi-use halls. The rural nature of much of the District is a factor in terms of sustainable access to indoor sports facilities. Ideally new sports provision should be within a 20 minute walk time of its primary catchment to facilitate access by non-car modes of transport.

# Contributing to Successful Development 6

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**6.13** The *Open Space, Sport and Recreation Needs Assessment and Audit* (2006) should be referred to for detailed information on the supply or deficit of open space, recreation facilities and advice on the requirements of particular settlements. The policy will be applied taking into account what is already available in the village or neighbourhood to contribute to a balanced provision. Detailed guidance on the quantity, quality and type of green space and play facilities required will be set out in the Planning Obligations SPD.

**6.14** The *Huntingdonshire Sports Facilities Standards Report* (2008) was completed to assist in guiding the future provision of a range of sports facilities in the District. It identifies significant sporting infrastructure, with the focus of provision being in Huntingdon SPA, St Neots SPA, St Ives SPA, Ramsey SPA and Sawtry and a mixture of public and commercial sector provision providing varying levels of accessibility across the District. This led to the *Sports Facilities Strategy* (2009) which sets out priorities for additional provision. The *Open Space, Sport and Recreation Needs Assessment and Audit* (2006) assessed outdoor sports provision. These should be referred to for detailed information on existing provision and advice on requirements in particular localities.

**6.15** Due to the nature of demand for green space, play and sports facilities the standards require provision based on anticipated population, not per dwelling. Appendix 2 'Green Space and Sports Facilities' provides a conversion factor from bedroom numbers to population which can be used to calculate the area required according to the composition of the proposed development scheme.

**6.16** The Fields in Trust publication *Planning and Design for Outdoor Sport and Play* (2008) should be referred to for guidance on outdoor sports and play facilities. Requirements for both indoor sports and formal open space for sports provision such as pitches, courts and greens have been calculated using Sport England's nationally recognised model the 'Sport Facility Calculator'.

**6.17** Where allotment land, or contributions towards it, are provided responsibility will usually be passed to the appropriate town or parish council. Contributions may be sought and used for the improvement of existing facilities or towards purchase of land where there is a reasonable expectation of new allotments being provided.

**6.18** Incorporated within the 2.12ha overall requirement for informal green space is the requirement for 0.8ha of land for play space and facilities. Adequate play space for children and young people is essential to facilitate opportunities for physically active play and social interaction both of which contribute to achieving government aspirations for healthy, socially engaged young people. New developments need to incorporate local play facilities reflecting the varying mobility of children and young people of different age groups. The *Open Space, Sport and Recreation Needs Assessment and Audit* (2006) contains an audit of play facilities in the District, noting both quantity and quality, and uses this to put forward a local standard for provision.

**6.19** Appendix 2 'Green Space and Sports Facilities' also provides guidance on the scale and nature of play facilities expected. Play space should be in a safe location with appropriate levels of overlooking whilst maintaining an adequate buffer zone between play facilities and housing to reduce disturbance to residents. Equipped play facilities should incorporate a mixture of well-maintained, imaginative equipment within an enriched play environment. Play equipment for older children should be clearly separated from that for younger children to promote independence for older children and safety for younger ones.

**6.20** If campaigns by the Government and other agencies to promote the health benefits of increased physical activity are successful, demand may increase further from within the existing population. The role of contributions from new development is only to meeting its own needs. Provision to meet needs from within existing households will need to be funded separately. Benefits may be achieved through increased access to existing facilities by opening more up on a community pay and play basis and through the Building Schools for the Future programme.

# 6 Contributing to Successful Development

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## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS9 Strategic Green Space Enhancement  
CS10 Contributions to Infrastructure Requirements

### Objectives:

**9.** To identify opportunities to increase and enhance major strategic green space.  
**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.  
**15.** To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs.

## Transport Contributions

### Policy D 2

#### Transport Contributions

Contributions will be required towards improvements in transport infrastructure where necessary to mitigate the impacts of new development on local transport networks, particularly to facilitate walking, cycling and public transport use. In settlements covered by the Market Town Transport Strategies development proposals will be expected to make appropriate contributions towards implementation of identified projects. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

**6.21** The growth projections set out in the Core Strategy will place pressure on the transport networks within Huntingdonshire and improvements will be necessary. The Market Town Transport Strategies for Huntingdon and Godmanchester, St Neots and St Ives and the emerging strategy for Ramsey provide a programme of integrated transport schemes that are aimed at addressing local transport issues. Projects included within these cover the local road network, cycle and pedestrian linkages to facilitate easier and safer journeys and promote improvements to public transport services and facilities to encourage greater use. Proposals likely to result in significant generation of traffic will be required to produce appropriate travel plans which may require contributions to infrastructure or to travel related facilities or services. The Local Investment Framework complements these with a list of all transport projects identified to 2026. These will be reflected in the Planning Obligations SPD where detailed requirements will be set out.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

## Community Facilities Contributions

### Policy D 3

#### Community Facilities Contributions

Contributions will be required towards the provision, extension or improvement of community facilities where necessary to promote the development of sustainable communities and mitigate the impacts of development as identified through the Local Investment Framework. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Where appropriate community facilities should be co-located to encourage establishment of a focal point for community activity.

**6.22** Cambridgeshire County Council reviews education provision in Huntingdonshire based on pupil forecasts which reflect anticipated residential growth in individual settlements. In some Market Towns and Key Service Centres there may be problems with education capacity if the levels of growth indicated in the Core Strategy are achieved requiring additional educational provision. Much educational capacity is already concentrated within Market Towns and Key Service Centres particularly for nursery and further education sectors. The level of demand for educational facilities anticipated by the growth rates set out in the Core Strategy will necessitate new nurseries, primary schools and children's centres in Huntingdon SPA and St Neots SPA with extended facilities in other settlements. Significant extensions will also be required to secondary education provision with the LIF setting out options to either extend existing provision or build new secondary schools in St Neots SPA and possibly Huntingdon SPA. Cambridgeshire County Council will advise developers on the detailed educational requirements arising from residential development proposals according to the proposed housing mix.

**6.23** Health provision is funded through NHS Cambridgeshire which has indicated additional needs through the LIF process. Additional GP, dentist and social care provision will be required in Huntingdon SPA, St Neots SPA and St Ives SPA as a result of growth. There may be an increase in the requirements for healthcare staff towards which contributions may be sought.

# 6 Contributing to Successful Development

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**6.24** Community halls and meeting spaces provide an invaluable resource for local groups and societies wishing to meet for a wide variety of activities and can contribute significantly to active community life. Freestanding libraries, or those combined with other community facilities, provide social, educational and advisory facilities for residents. The level of growth anticipated in the Core Strategy will give rise to additional demand for both community meeting halls and libraries.

**6.25** The LIF calculations suggest the need for approximately 61m<sup>2</sup> of community meeting space per 1,000 population and bases potential requirements on a small multi-purpose community meeting hall of 300m<sup>2</sup>. It indicates Huntingdon SPA is likely to require 2 small community meeting halls by 2026, St Ives SPA may just generate sufficient demand for one and St Neots SPA will potentially require 3 small meeting halls or 1 medium hall of 500m<sup>2</sup> complemented by 1 small hall. The library completed in Huntingdon in 2009 is expected to be adequate to meet needs arising from the forecast growth levels locally with just St Neots SPA potentially generating sufficient demand for a community library of around 350m<sup>2</sup>.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
7. To maintain and enhance the availability of key services and facilities including communications services.

## Utilities Contributions

### Policy D 4

#### Utilities Contributions

Contributions will be required towards provision or improvement of utilities infrastructure where necessary to mitigate the impacts of development as identified through the Local Investment Framework. The Council will work with developers to secure the necessary improvements and determine the appropriate range, level and phasing of provision. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

**6.26** Strategic improvements to utility infrastructure are planned in 5 year periods taking into consideration growth trajectories calculated both sub-regionally and at specific locations. The level of growth planned in the district will necessitate strategic upgrade of utility infrastructure in certain areas. The need for regulator approval of upgrades could potentially influence the extent and/ or timing of growth. The level of demand anticipated from new growth is expected to necessitate provision of a new 10-12 MW primary substation in St Neots and reinforcement of the electricity grid to serve Huntingdon and St Ives SPAs. In the short term, the LIF identifies upgrades to the national electricity grid at Eaton Socon as being critical to provide increased capacity by 2013. Gas mains reinforcement will be needed in Huntingdon SPA. Huntingdon SPA will also need a new strategic sewer as will St Neots SPA along with further sewage and water infrastructure works.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.  
7. To maintain and enhance the availability of key services and facilities including communications services.

## Emergency and Essential Services Contributions

### Policy D 5

#### Emergency and Essential Services Contributions

Contributions will be required towards the provision, extension or improvement of emergency and essential services where necessary to promote public safety within new development and mitigate the impacts of development as identified through the Local Investment Framework. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

**6.27** Essential and emergency services infrastructure is that required to facilitate delivery of police, fire and ambulance services. Police services are estimated in the LIF both in terms of officer numbers and accommodation for Safer Neighbourhood Teams with each team office designed to accommodate 6 officers within 100m<sup>2</sup> floorspace. Expected growth levels would generate a requirement in Huntingdon SPA for 4 Safer Neighbourhood Team offices, 1 in St Ives SPA and 5-6 in St Neots SPA. For fire and ambulance services expected new growth would generate insufficient additional demand to necessitate additional facilities. However, the existing capacity will need to be adjusted to respond to increased demand which may require contributions towards additional staff or appliances.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.  
7. To maintain and enhance the availability of key services and facilities including communications services.

# 6 Contributing to Successful Development

## Environmental Improvements Contributions

### Policy D 6

#### Environmental Improvements Contributions

Contributions will be required towards environmental improvements where necessary to mitigate the impacts of development as identified through the Local Investment Framework, the Cambridgeshire Horizon's Green Infrastructure Strategy or successor documents and other evidence<sup>(14)</sup>. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Wherever possible contributions and development works should be coordinated with other programmes of environmental improvement, strategic green infrastructure or green space enhancement.

**6.28** The Core Strategy concentrates the majority of growth in the settlements of the Huntingdon, St Ives and St Neots SPAs. This strategy has significant implications for the environment of these settlements. In locations where more modest development is planned the implications are no less significant in terms of the impact on those locations. The Council will seek to ensure that necessary mitigation by way of environmental improvements is appropriately funded. Contributions should be coordinated with planned environmental improvements wherever possible.

**6.29** There are a wide range of documents that identify environmental improvements of various scales which the Council has endorse to some extent, however many are aspirational in that they either do not identify timetables for improvements or do not identify how they will be funded. In setting the level of contributions the Council will take account of the nature of documents to inform a reasonable level of contribution.

#### Supports the Core Strategy

##### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

##### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.
7. To maintain and enhance the availability of key services and facilities including communications services.

14 Including urban design frameworks, development briefs, the Town Centre Visions for Huntingdon, St Ives and St Neots and supplementary planning documents

## Drainage and Flood Prevention Contributions

### Policy D 7

#### Drainage and Flood Prevention Contributions

Contributions will be required towards improvements in drainage and flood prevention where necessary to mitigate the impacts of development as identified through the Local Investment Framework, the Huntingdonshire Outline Water Cycle Strategy or successor documents or by the Environment Agency. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Wherever possible drainage and flood prevention contributions and development works should be coordinated with the programmes of the Environment Agency, the Internal Drainage Boards, Anglian Water and Cambridge Water.

**6.30** With main low lying areas, some of which are at or below sea level, drainage is an important issue in Huntingdonshire. Equally large areas of land along side the Great Ouse fulfil a flood plain function that has implications for the management of flood risk for a substantial proportion of the built-up area in the Huntingdon, St Ives and St Neots SPAs.

**6.31** Through work for the Local Investment Framework and the Huntingdonshire Outline Water Cycle Strategy the Council has worked with the Environment Agency, Internal Drainage Boards and water companies to establish the implications of development for drainage and flood prevention that will arise from planned development.

#### Supports the Core Strategy

##### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

##### Objectives:

1. To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs.  
7. To maintain and enhance the availability of key services and facilities including communications services.

## Public Art Contributions

### Policy D 8

#### Public Art Contributions

Contributions will be required towards provision of publicly accessible art and design works from development proposals comprising large or moderate scale residential schemes as defined in Core Strategy Policy CS3 or major commercial, retail, leisure and institutional development involving 1,000m<sup>2</sup> gross floorspace or 1ha of land or more which are publicly accessible. Smaller schemes will be encouraged to include Public Art as a means of enhancing the development's quality and appearance. The level of contribution will be negotiated on an individual basis dependent upon the nature of the development proposal, taking into account the impact of this requirement on the economic viability of the development proposal.

# 6 Contributing to Successful Development

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**6.32** The District Council endorsed the *Public Art Implementation Framework (2007)* which seeks to promote the creation of original artwork of the highest standard, a high quality and well-designed public realm and involvement in artistic activity that addresses inclusion, creativity, diversity and innovation. The purpose of this policy is to facilitate the provision of public art within new development. The District Council will encourage the provision of new works of art as part of any development scheme and, in determining planning applications, will consider the contribution made by any such works to the appearance of the scheme and to the amenities of the area.

**6.33** The provision of public art assists in enhancing the distinctiveness of developments and can aid the establishment of a sense of place and identity. It aids in enhancing the appearance of both buildings and their setting, the quality of the environment and can help promote culture and civic pride. Public art may take many forms including art installations and sculptures, seating, signage and landscape design or it may be integrated as a functional element of a development through metalwork, lighting, floor and window designs.

**6.34** The District Council will encourage the involvement of a lead artist(s) at an early stage of design. This will ensure that any artistic feature is incorporated into the scheme from the outset, rather than being added as an after-thought. Other forms of commissioning will be supported. The type and suitability of the artistic feature(s) incorporated will depend on the location and type of development proposed. A contribution equivalent to 1% of the capital construction cost of the development is likely to be appropriate. An element for future maintenance may be required dependant upon the nature of the artwork proposed to ensure that it is maintained in a safe and attractive condition.

**6.35** The draft policy builds upon CS10 in the Core Strategy and sets out in more detail the circumstances in which public art provision will be expected. Further details on provision of public art within development schemes will be provided in the Planning Obligations SPD.

## Supports the Core Strategy

### Policies:

CS1 Sustainable Development in Huntingdonshire  
CS10 Contributions to Infrastructure Requirements

### Objectives:

**11.** To ensure that design of new development of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

## 7 Monitoring

**7.1** Monitoring and review are key aspects of the development plan system with its emphasis on delivery of sustainable development and sustainable communities. Local Development Frameworks should be regularly reviewed and revised to ensure that components of the framework are updated to reflect changing circumstances nationally, regionally and locally. In the Core Strategy there should be a focus on implementation, setting out agreed delivery mechanisms to ensure that policies achieve desired results in the required time frame. However, for Development Management the emphasis is more focused on site specific control of development and less focused on implementation and delivery. Monitoring will evaluate progress being made towards delivering the spatial vision and objectives through the implementation of policies. The results of such monitoring will provide the basis for a review to be undertaken.

**7.2** In accordance with the Planning and Compulsory Purchase Act 2004, the Council will produce an Annual Monitoring Report (AMR) containing an assessment of Local Development Document preparation against milestones set out in the Local Development Scheme (LDS), and the extent to which policies set out in Local Development Documents are being achieved and targets being met. The AMR will be the main mechanism for assessing the LDF's performance and effect. As well as linking with spatial objectives and policies, indicators in the AMR will also link to sustainability appraisal objectives in order to identify the significant effects of policy implementation. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the Development Management DPD or other parts of the LDF.

### Monitoring Framework of Targets and Indicators

**7.3** The following tables sets out performance indicators and targets which will form the basis for identifying where the DPD needs to be strengthened, maintained or revised.

**Table 7.1 Land, Water and Resources**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of dwellings completed at specified densities (dwellings per hectare = dph)	Local output, significant effects	8, 12	1	H1	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	Huntingdonshire District Council, Private Sector, Registered Social Landlords

**Table 7.2 Biodiversity**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Total area designated as SSSI and/or County Wildlife Site (ha)	Local output, significant effects	8, 9	3	E4	No specific target	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England
% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Local output, significant effects	8, 9	3	E4	95% by 2010, then maintained at 95%	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England

# 7 Monitoring

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Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of County Wildlife Sites in positive management	Local output, significant effects	8, 9	3	E4	No specific target	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England

**Table 7.3 Landscape, Townscape and Archaeology**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of Listed Buildings 'at risk'	Local output, significant effects	8, 10	4	E3	Decrease the % of Listed Buildings 'at risk'	Huntingdonshire District Council, Private Sector, English Heritage
% of Conservation Areas covered by an up to date Character Assessment	Local output, significant effects	8, 10, 11	4	E3	75% by 2012	Huntingdonshire District Council

**Table 7.4 Climate Change and Pollution**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Permitted renewable energy capacity in MW	Core output (H3), significant effects	12, 16	7, 10	C2, C3	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector
Completed installed renewable energy capacity in MW	Core output (H3), significant effects	12, 16	7, 10	C2, C3	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector
Major development with installed renewable energy reducing CO <sub>2</sub> emissions by 10%	Local output, significant effects	12, 16	7, 10	C2	All major development schemes	Huntingdonshire District Council, Private Sector

**Table 7.5 Healthy Communities**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of eligible open spaces managed to Green Flag Award standard	Local output, significant effects	8, 9, 14, 18	3, 11, 12	E7, D1	Maximise the amount of eligible open spaces managed to Green Flag Award standard	Huntingdonshire District Council, Cambridgeshire County Council

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Total area of sports pitches available per 1000 population (ha)	Local output, significant effects	8, 9, 14	3, 11, 12	D1	1.61ha	Huntingdonshire District Council, Cambridgeshire County Council
% of rights of way that are rated 'easy to use' (assessed against criteria such as surface conditions, signposts, stiles etc)	Local output, significant effects	14, 15, 18	9, 11, 12	E8	74% by 2011	Huntingdonshire District Council, Cambridgeshire County Council

**Table 7.6 Inclusive Communities**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Dwelling completions by number of bedrooms	Local output, significant effects	2	15, 16	H2	Maximise the range of housing types and sizes	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Number of parishes (or urban wards) with; 1) Food store, 2) GP surgery, 3) Primary School	Local output, significant effects	1, 7	14, 15	P5	No reduction in services	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council

**Table 7.7 Economic Activity**

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of floorspace developed for employment by type (gross & net)	Core output (BD1), Significant effects	4, 6, 15	17, 18	E1, E2	Maximise the amount of floorspace developed for employment	Huntingdonshire District Council, Private Sector
Amount of completed retail, office and leisure development (gross and net internal floorspace in sqm)	Core output (BD4), Significant effects	5, 7, 18	14, 17, 18	P1, P2, P4, P5	No specific target	Huntingdonshire District Council, Private Sector
Amount and % of completed retail, office and leisure development (gross and net internal floorspace in sqm) in town centre areas	Core output (BD4), Significant effects	5, 7, 18	14, 17, 18	P1, P2, P4, P5	Maximise the proportion of completed retail, office and leisure development in town centres	Huntingdonshire District Council, Private Sector

# 7 Monitoring

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Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of completed floorspace for other use classes (net internal floorspace in sqm)	Local Output, Significant effects	5, 7, 18	14, 17, 18	P4, P5, D3	Maximise the provision of services/ facilities	Huntingdonshire District Council, Private Sector

## Appendix 1 Parking Provision

**1.1** The purpose of establishing parking provision levels is to ensure developers are aware of the Council's expectations to promote efficient use of land and good design. Given the largely rural nature of the District it is likely that cars will continue to be the dominant form of transport for many trips as there is no reasonable alternative. It is therefore important that adequate parking is provided. It is only in the Market Town centres of Huntingdon, St Neots and St Ives where there are sufficient local services and access to adequate public transport that a reduction in residential parking requirements is appropriate.

**1.2** Car parking facilities are required to ensure that new development does not give rise to or exacerbate on-street parking, highway safety and local amenity problems. Developers should approach parking facilities as an integrated part of good design and landscaping and should aim to reduce the dominance of cars in public spaces. Developers are encouraged to engage in pre-application discussions with the Council and with Cambridgeshire County Council, the Highway Authority, before finalising their development proposals.

**1.3** In some circumstances shared use of parking facilities may be feasible where peak usage times does not coincide. Reduced car parking provision will be supported where a travel plan is prepared which clearly indicates how alternatives to car use are to be provided and used.

**1.4** For new development, redevelopment and changes of use the levels of provision relate to the requirements of the development as a whole. Provision for an extension relate only to the extension. For non-residential development all measurements are based on gross floorspace.

**Table 1.1 Parking Provision**

Use Class and Nature of Activity	Maximum Car Parking Provision Staff/ Residents <sup>(1)</sup>	Maximum Car Parking Provision Public/ Visitors	Minimum Cycle Parking Provision <sup>(2)</sup>
<b>Retail &amp; Financial Services</b>			
A1: Retail (food)	Included in public/ visitors provision	Up to 1 car space per 14m <sup>2</sup>	At least 1 cycle space per 25m <sup>2</sup>
A1, A2: Retail (non-food) & Financial & professional services	Included in public/ visitors provision	Up to 1 car space per 20m <sup>2</sup>	As A1: Retail (food)
<b>Food &amp; Drink</b>			
A3, A4, A5: Restaurants & cafes, pubs/bars & hot food takeaways	Included in public/ visitors provision	Up to 1 car space per 5m <sup>2</sup>	At least 1 cycle space per 20m <sup>2</sup>
<b>Business</b>			
B1: Business <sup>(3)</sup>	Up to 1 car space per 30m <sup>2</sup>	Included in staff provision	At least 1 cycle space per 30m <sup>2</sup>
B2: General industrial	Up to 1 car space per 60m <sup>2</sup>	Included in staff provision	At least 1 cycle space per 60m <sup>2</sup>
B8: Storage & distribution	Up to 1 car space per 150m <sup>2</sup>	Included in staff provision	At least 1 cycle space per 100m <sup>2</sup>
<b>Communal Accommodation</b>			

# Appendix 1 Parking Provision

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

Use Class and Nature of Activity	Maximum Car Parking Provision Staff/ Residents <sup>(1)</sup>	Maximum Car Parking Provision Public/ Visitors	Minimum Cycle Parking Provision <sup>(2)</sup>
C1: Hotels & Guest Houses	Up to 1 car space per staff bedroom, plus up to 1 space for every 2 non-resident members of staff	Up to 1 car space per guest bedroom <sup>(4)</sup>	At least 1 cycle space per 3 members of staff
C2: Residential institutions	Up to 1 car space for each resident member of staff, plus up to 1 space for every 2 non-resident members of staff	Up to 1 car space per 4 residents	At least 1 cycle space per 3 members of staff
<b>C3: Residential Dwellings</b>			
Huntingdon, St Ives and St Neots town centres	Up to 1 car space per dwelling (average, per development)	Up to 1 car space per 6 units	At least 1 allocated secure cycle storage space per bedroom
Ramsey town centre and all other locations	Up to 2 car spaces per dwelling (average, per development)	Up to 1 car space per 4 units	At least 1 allocated secure cycle storage space per dwelling <sup>(5)</sup>
<b>Community Facilities</b>			
D1: Non-residential institutions (museums, libraries, galleries, exhibition halls)	Up to 1 car space for each member of staff	Up to 1 car space per 30m <sup>2</sup>	At least 1 cycle space per 4 members of staff, plus 1 space per 50m <sup>2</sup>
D1: Non-residential institutions (public halls & places of worship)	Included in public/ visitors provision	Up to 1 car space per 4 seats, or up to 1 space per 15m <sup>2</sup>	At least 1 cycle space per 8 seats, or 1 space per 20m <sup>2</sup>
D1: Non-residential institutions (schools)	Up to 1 car space for each member of staff	Up to 1 car space per class, up to a limit of 10 spaces	At least 8 cycle spaces per class for primary schools; 16 spaces per class for secondary schools
D1: Non-Residential institutions (clinics, health centres, surgeries)	Included in public/ visitors provision	Up to 3 car spaces per consulting room	At least 1 cycle space per 2 consulting rooms
D2: Assembly & leisure (cinemas & conference facilities)	Included in public/ visitors provision	Up to 1 car space per 5 seats	At least 1 cycle space per 50m <sup>2</sup> , or 1 space per 8 seats
D2: Assembly & leisure (other uses)	Included in public/ visitors provision	Up to 1 car space per 22m <sup>2</sup>	At least 1 cycle space per 50m <sup>2</sup> , or 1 space per 8 seats

1. Parking based on number of staff (both car and cycle) should be calculated on the total number of staff on site at peak times, including times when shifts change
2. For all uses the minimum cycle parking provision is 1 space per unit, except where spaces are provided collectively such as for retail development.
3. Parking spaces for offices which are ancillary to other uses can be calculated in accordance with B1

# Parking Provision Appendix 1

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4. Additional parking can be provided for bars, restaurants and other facilities within hotels and guest houses that are available to the public, in line with provision for those uses, provided measures can be taken to ensure their availability for that use
5. Cycle parking for dwellings can be accommodated within garages, so long as there is sufficient space for a cycle as well as a car

In addition to the above, a minimum number of car parking spaces for the mobility impaired will be required at the level recommended by the Department for Transport <sup>(15)</sup> and set out in the following table:

**Table 1.2 Parking for the mobility impaired**

Nature of activity	Staff	Public/ visitors
Existing business premises	At least one space for each disabled employee	At least 2% of car park capacity (minimum of 1 space)
New business premises	At least 5% of car park provision (minimum of 1 space)	Allowance included in requirement for staff
Shopping areas; leisure & recreational facilities; other places open to the public	At least 1 space for each disabled employee	At least 6% of car park capacity (minimum of 1 space) <sup>(1)</sup>

1. Additional spaces may be required for hotels and other places that cater for large numbers of disabled people

## Parking Layout

**1.5** The physical layout of car and cycle parking can have a strong influence on the design and density of development. Car parking can be a significant occupier of space within a development and can have a significant effect upon the appearance and quality of development, particularly where it competes for areas which otherwise could be used for landscaping or open space. There are also highway safety issues which need to be safeguarded if the parking is on, or adjacent to, public highway.

**1.6** The design of cycle parking can also play a significant part in promoting cycling as an alternative travel mode. Visitors may be concerned with ease of use so the location of spaces may be of particular importance. Spaces for staff and residents may be used on a longer term basis and so security and weather protection may be more important than location.

**1.7** The Council will therefore require a high standard of design for development related parking, as an integral part of overall good design. Developers should refer to the best current design guidance, including:

- Manual for Streets, particularly Chapter 8 (DfT, March 2007)
- Car Parking: what works where (English Partnerships, May 2006)
- Code for Sustainable Homes technical guide: cycle storage (DCLG, October 2008)

**1.8** The Council considers it important to give developers further guidance on good practice for designing car and cycle parking provision. The Council will consider available options for providing further guidance and may produce a Supplementary Planning Document.

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15 Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2001 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2001)

# Appendix 2 Green Space and Sports Facilities

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

## Appendix 2 Green Space and Sports Facilities

### Anticipated Household Size

**2.1** The following table is derived from the Huntingdonshire New Developments Survey 2007 and indicates the average number of people living in new dwellings according to the size of the property. It is included to aid interpretation of the sport and play requirements which are set per 1,000 people on the basis that it is potential usage that is the critical factor not the number of dwellings.

**Table 2.1 Household size by bedroom number**

Number of bedrooms	Average people per household
1 bedroom	1.21
2 bedrooms	1.86
3 bedrooms	2.25
4 bedrooms	2.90
5 bedrooms	3.45
6 bedrooms	4.80

### Play space and area requirements

**2.2** Detailed definitions and guidance for play areas is provided by Fields in Trust in *Planning and Design for Outdoor Sport and Play* (2008). This addresses play requirements ranging from small, unequipped areas intended to provide very local facilities for young children through to neighbourhood equipped areas for play aimed at teenagers and young adults incorporating hard surfaced areas for games and wheeled activities.

**2.3** Eight square metres of play space is sought per person (not just per child) which forms part of the open space requirement of 1.8ha per 1000 people. Table 2.2 translates this into the amount of play space to be provided for a given population and advises on the expected play areas needed to fulfil this. Further details, including costs, will be set out in the Planning Obligations SPD.

**Table 2.2 Play space and play area requirements**

Anticipated Population	Children's play space required (square metres)		Play areas required	
	Range		LAP	LEAP
0-49	0	392		
50-99	400	792	1	
100-149	800	1192	2	
150-199	1200	1592	3	
200-249	1600	1992		1
250-299	2000	2392	1	1
300-349	2400	2792	2	1
350-399	2800	3192	3	1

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400-449	3200	3592		2
450-499	3600	3992	1	2
500-549	4000	4392	2	2
550-599	4400	4792	3	2
600-649	4800	5192		3
650-699	5200	5592	1	3
700-749	5600	5992	2	3
750-799	6000	6392	3	3
800-849	6400	6792		4
850-899	6800	7192	1	4
900-949	7200	7592	2	4
950-999	7600	7992	3	4

## Indoor Sports Provision

Policy D2 requires developers to contribute towards the cost of providing indoor sports facilities to meet the additional demand likely to arise from their proposed development. Given the relatively high costs involved in the provision of indoor sports very few development schemes are likely to generate sufficient demand to warrant provision on-site so contributions will be amalgamated to help ensure the most appropriate provision. All indoor sports facilities should be built to Sport England and/or the relevant national governing body specifications. Most will be appropriate for all ages ranges, with some such as indoor bowls and fitness stations being more targeted at adults. More detailed guidance will be set out in the Planning Obligations SPD, including capital and maintenance costs .

Sports halls should have with a minimum size of 4 courts (594 sq m) being the preferred size although smaller halls may be fit for purpose in village locations. Swimming pools should have a minimum length of 25 m and be at least 4 lanes wide (totalling 212 sq m) with 6 lanes and 325sq being the recommended community pool size. Indoor bowls facilities should incorporate a minimum of 6 lanes. Indoor tennis facilities should provide a minimum of 2 courts. Fitness stations should incorporate a minimum of 20 stations and be IFI compliant.

# Appendix 3 Proposals Map

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

## Appendix 3 Proposals Map

**3.1** Huntingdonshire District Council is required to maintain an adopted Proposals Map as part of the Local Development Framework. The Proposals Map shows geographically the adopted policies and proposals of Development Plan Documents. The adopted Proposals Map will be revised each time a new DPD is adopted.

**3.2** Currently the Development Plan includes various saved Local Plan policies which are illustrated geographically on the Proposals Map that was adopted following the adoption of the Core Strategy in September 2009. The current Proposals Map is based on the Proposals Map originally published with the Huntingdonshire Local Plan 1995. It was considered clearer to illustrate designations that are no longer in effect by modifying the Local Plan Proposals Map. The Development Plan also includes saved Minerals and Waste Policies which are illustrated geographically on the Minerals and Waste Saved Policies Proposals Map Insets. These maps are available on the [Council's Website](#).

**3.3** The policies contained in this Proposed Submission DPD have two implications for the Proposals Map. First the policies introduce new, and updated existing, designation and secondly the policies supersede some existing saved Local Plan policies that have associated designations. The maps accompanying this Proposed Submission DPD fall into two sets:

1. a set of maps from the existing Proposals Map that the current extent of saved policies; and
2. a set of maps that illustrate the extent of new designations defined in this DPD, along with existing land use designations, for example Conservation Areas, where these have changed since the adoption of the Local Plan in 1995 and any designations associated with policies that are not superseded by policies in this DPD.

**3.4** When this DPD is submitted the first set will not form part of the submission documents as the Council is required to only include Proposals Maps showing designations for policies that will be in effect following adoption of the DPD.

### Designations

**3.5** Established Employment Areas are designated in:

Alconbury Weston	Godmanchester	Somersham
Alwalton	Huntingdon	St Ives
Earith	Kimbolton	St Neots
Galley Hill	Little Staughton	Warboys
Great Gransden	Ramsey	Yaxley
Great Paxton	Sawtry	

**3.6** Town Centres and Primary Shopping Areas are designated in Huntingdon, Ramsey, St Ives, and St Neots. Primary shopping frontages are designated in Huntingdon, St Ives and St Neots.

**3.7** The Great Fen Project boundary and the Great Fen Setting Boundary have been designated for the Great Fen Project.

**3.8** Landscape Character Areas are designated as set out in the Huntingdon Landscape and Townscape Assessment SPD.

**3.9** The boundaries of the following Conservation Areas have changed since the Local Plan 1995 was adopted:

# Proposals Map Appendix 3

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

Earith

The Hemingfords

Huntingdon

Ramsey

St Ives

St Neots

## Glossary

### **Adoption**

The point at which the final agreed version of a document comes fully into use.

### **Affordable Housing**

Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing.

### **Allowable Solutions**

A range of solutions such as providing energy efficient appliances with the home or exporting low or zero carbon heat and cooling to surrounding developments that are used to achieve targets for the reduction of carbon dioxide emissions. For the national definition and more information see the Government's webpages on [Zero Carbon Homes](#).

### **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.

### **Annual Monitoring Report (AMR)**

Document produced each year to report on progress in producing the *Local Development Framework* and implementing its policies.

### **Areas of Strategic Green Space Enhancement**

Areas which have been identified as having opportunities to expand and create strategic green space.

### **Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

### **Brownfield**

Land that has been previously developed and is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition includes the curtilage of the development so garden land is considered as being brownfield. The definition is set out in Planning Policy Statement 3 'Housing'.

### **Built-Up Area**

The built-up area is the existing built form excluding:

- buildings that are clearly detached from the main body of the settlement;
- gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
- agricultural buildings where they are on the edge of the settlement.

### **Community Infrastructure**

Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

### **Compulsory Purchase Order (CPO)**

The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

**Comparison Floorspace**

Shops retailing items not obtained on a frequent basis. these include clothing, footwear, household and recreational goods.

**Compulsory Purchase Order**

The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

**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.

**Convenience Floorspace**

Shops retailing everyday essential items, including food, drinks, newspapers/ magazines and confectionery.

**Core Strategy**

The main *Development Plan Document* containing the overall vision, objectives and policies for managing development in Huntingdonshire.

**County Structure Plan**

An existing document containing strategic planning policies and proposals for the county. Under the new system it will be phased out and replaced by policies in the *Regional Spatial Strategy* and *Development Plan Documents*.

**Curtilage**

The area occupied by a property and land closely associated with that property. E.g. in terms of a house and garden, the garden forms the curtilage of the property.

**Department for Communities and Local Government (DCLG)**

The Government department responsible for planning and production of planning guidance.

**Development Plan**

The documents which together provide the main point of reference when considering planning proposals. The Development Plan includes the *Regional Spatial Strategy* and *Development Plan Documents*.

**Development Plan Documents**

A document containing local planning policies or proposals which form part of the *Development Plan*, which has been subject to independent examination.

**European Sites**

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

**Examination**

Independent consideration of the soundness of a draft *Development Plan Document* chaired by an Inspector appointed by the Secretary of State, whose recommendations are binding.

**Greenfield**

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

**Green Space and Recreational Land**

Green space within settlements includes parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

# Glossary

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

## **Habitat**

The natural home or environment of a plant or animal.

## **Housing Needs Assessment**

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

## **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

## **Issues and Options preliminary consultation document**

The first stage in the production of *development plan documents*. The Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of this 'Development of Options' document.

## **Key Workers**

Essential public sector workers such as nurses, teachers and social workers. This includes those groups eligible for the Housing Corporation funded Key Worker Living programme and others employed within the public sector (ie outside of this programme) identified by the Regional Housing Board for assistance.

## **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.

## **Local Development Document**

The collective term for *Development Plan Documents*, the *Proposals Map*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

## **Local Development Framework**

The collection of documents to be produced by Huntingdonshire District Council that will provide the new planning policy framework for the district.

## **Local Development Scheme**

Sets out the Council's programme for preparing and reviewing statutory planning documents.

## **Local Strategic Partnership**

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

## **Market Housing**

Private housing for rent or sale where the price is set in the open market.

## **Major development**

Development of 10 or more dwellings or more than 1000m<sup>2</sup> floorspace on one site. The full definition is contained in the The Town and Country Planning (General Development Procedure) Order 1995 (as amended)

## **Material consideration**

Factors that may be taken into account when making planning decisions.

## **Minor development**

Development of up to 9 dwellings or less than 1000m<sup>2</sup> floorspace on one site. The full definition is contained in the The Town and Country Planning (General Development Procedure) Order 1995 (as amended)

**Mitigation measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

**Mixed Use**

The creation of a mix of uses on one site.

**Moderate development**

The creation of between 10 and 59 dwellings on one site.

**Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)**

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning Policy Statements which direct planning in the country.

**Predicted Total CO<sub>2</sub> Emissions**

A prediction of the carbon dioxide emissions that would come about from the use of a building based on a calculation of the energy used and the carbon dioxide emitted from generating that energy, taking into account measures to improve energy efficiency.

**Previously Developed Land (PDL)**

Land that has been previously developed and is or was occupied by a permanent structure. Unlike Brownfield, PDL does not exclude agricultural or forestry buildings. See also brownfield.

**Publication**

Point at which a draft Development Plan Document is issued for consultation prior to its submission to the Secretary of State for examination.

**Regional Spatial Strategies (RSS)**

Plan covering the East of England as a whole, and setting out strategic policies and proposals for managing land-use change.

**Registered Social Landlords**

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.

**Residential Infilling**

The development of a small site within the built-up area by up to 3 dwellings.

**Rural Exception Site**

Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

**Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

**Settlement Hierarchy**

Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

**Social rented**

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

# Glossary

Huntingdonshire LDF | Development Management DPD: Proposed Submission 2010

## **Spatial Planning**

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

## **Stakeholders**

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

## **Statement of Community Involvement**

Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.

## **Statement of Compliance**

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

## **Statutory Development Plan**

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

## **Statutory Organisations**

Organisations the Local Authority has to consult with at consultation stages of the Local Development Framework.

## **Strategic Housing Land Availability Assessment**

A study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year horizon.

## **Strategic Housing Market Assessment**

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

## **Strategic Greenspace**

These are areas of greenspace that serve a wider population than just the District, for example Paxton Pits, The Great Fen and Hinchingsbrooke Country Park.

## **Submission**

Point at which a *Development Plan Document* is submitted to the Secretary of State in advance of its *examination*.

## **Supplementary Planning Documents**

Provides additional guidance on the interpretation or application of policies and proposals in a *Development Plan Document*.

## **Sustainable Development**

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "*Securing the future - UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

## **Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)**

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

## **Tenure**

Refers to the way in which a property is owned and/or occupied e.g. freehold, leasehold, shared equity or rented.

## **Tests of Soundness**

These are tests to ensure that the document produced is fit for purpose and can be considered as 'sound'. For further guidance please refer to 'Development Plans Examination - A Guide to the Process of Assessing the Soundness of Development Plan Documents' produced by the Planning Inspectorate (2005). The Council is aware that this guidance is out of date however it has not been replaced. More up to date advice along with guidance on other aspects of the planning process can be found on the Planning Advisory Service website at [www.pas.gov.uk](http://www.pas.gov.uk)

## **Use Class Order**

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use do not require planning permission.

## **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.

## **Windfall site**

A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

## **Zero Carbon Building**

A building with net carbon dioxide emissions of zero or less over a typical year. This can be achieved where renewable energy systems generate energy and offset the carbon dioxide emissions that come from the use of the building during the year. The Government is intending to establish a national definition soon.