

Statement of Consultation - Proposed Submission 2017

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Contents

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

1	Introduction	3
■	Stage 1 - Initial Issues and Options	
	Stage 1 - Consultation Process	10
	Stage 1 - Responses to Consultation	12
■	Stage 2 - Strategic Options and Policies	
	Stage 2 - Consultation Process	15
	Stage 2 - Responses to Consultation	18
■	Stage 3 - Full draft Local Plan	
	Stage 3 - Consultation Process	42
	Stage 3 - Responses to Consultation	44
■	Stage 4 - Targeted Consultation	
	Stage 4 - Consultation Process	64
	Stage 4 - Responses to Consultation	67
■	Stage 5 - Wind Energy Development	
	Stage 5 - Consultation Process	88
	Stage 5 - Responses to Consultation	89
■	Stage 6 - Consultation Draft 2017	
	Stage 6 - Consultation Process	90
	Stage 6 - Responses to Consultation	92
■	Appendices	
A	Stage 1 - detail	121
B	Stage 2 - detail	127
C	Stage 3 - detail	238
D	Stage 4 - detail	352
E	Stage 5 - detail	412
F	Stage 6 - detail	414

1 Introduction

What does this Statement of Consultation do?

- 1 To support the Huntingdonshire Local Plan to 2036, this statement of consultation provides a record of:
 - how the Local Plan consultation processes have been carried out; and
 - how the Local Plan has evolved as a result of this consultation.

What is the Council required to do in terms of consulting on the Local Plan?

- 2 The consultation process that the Council has followed in preparing the Local Plan to 2036 is governed by:
 - [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#); and
 - the Huntingdonshire Statement of Community Involvement (2012) (SCI).
- 3 In broad terms, the Local Planning Regulations require the Council to:
 - invite relevant bodies and anyone else with an interest to comment on what the Local Plan should contain (Regulation 18); and
 - invite relevant bodies and anyone else with an interest to comment on the final version of the Local Plan, prior to submitting this to the Secretary of State (Regulation 19).
- 4 The Statement of Community Involvement sets out how the Council meets and goes beyond the requirements of the Regulations in preparing the Local Plan, by including additional stages of consultation. The table below sets out the consultation stages which the Local Plan process has included, identifying for each stage the relevant regulation or SCI paragraph.

1 Introduction

What stages has the Local Plan process included?

2011	Dec	Initiation	Cabinet approval to start preparation of a district wide comprehensive Local Plan	
2012	Feb-Mar	Stage 1	Sustainability Scoping Report ⁽¹⁾	
	May-Jun		Initial Issues and Options	Reg. 18 / SCI Para. 4.3
2012	Aug-Nov	Stage 2	Draft Spatial Strategy and strategic policies (supported by the draft Environmental Capacity Study)	SCI Para. 4.3
2013	May-Jul	Stage 3	Full draft Local Plan (supported by the Initial Sustainability Appraisal Report and the Environmental Capacity Study)	SCI Para. 4.4
	Nov-Dec		Environmental Capacity Study: Additional Site Assessments ⁽²⁾	
2015	Jan-Mar	Stage 4	Targeted Consultation	SCI Para. 4.4
2016	Sep-Nov	Stage 5	Housing and Economic Land Availability Assessment: Additional Sites Consultation 2016	SCI Para. 4.4
	Nov-Jan		Wind Energy Developments	
2017	Jul-Aug and Oct-Nov	Stage 6	Huntingdonshire Local Plan to 2036: Consultation Draft 2017 (supported by the draft Final Sustainability Appraisal, the Habitats Regulations Assessment, the Housing and Economic Land Availability Assessment (July 2017) and a Call for Sites) Housing and Economic Land Availability Assessment: October 2017	SCI Para. 4.4

1. The report of consultation on the Sustainability Appraisal and responses to comments is included in the Sustainability Appraisal Report.
2. In this document, consultation on sites is included in relation to the Local Plan document. There is currently no content relating to consultation on the Environmental Capacity Study or the Housing and Economic Land Availability Assessment as standalone documents.

How to read this Statement of Consultation

How to read this Statement of Consultation

- 5 The Statement of Consultation follows the Local Plan process chronologically, through each stage identified above. To enable the reader to retain a sense of the overall evolution of the Local Plan, for each stage the content is separated out into a summary in the main body of the report, and detail in appendices, as shown below. Hyperlinks are provided in each section, to enable the reader to navigate between the summary and the detail, and the different consultation stages of the Local Plan.

Content		Stage X summary content	Stage X - detailed content
Consultation activity	Consultation content	Names of documents consulted upon; document content	
	Preparation and engagement	Dates of consultation Methods of publicity - general Methods of publicity - specific groups	Details of specific consultation events and activities Examples of publicity materials
Responses to consultation		Summary of each main issue raised, and the response of the Local Plan to that issue	Detail of each main issue raised, and the response of the Local Plan to that issue

Regulations

- 6 [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) came into force in April 2012 and govern the process by which a Local Plan is produced.
- 7 [Section 18](#) of the Regulations requires consultation at the early stages of plan preparation while following sections deal with the detail of representations at the Proposed Submission stage. Section 18 does not specify how many times consultation should be undertaken or for how long, prior to Proposed Submission.
- 8 All consultations so far have been conducted under Regulation 18. By holding a succession of stages as the Local Plan was developed the Council has ensured that the requirements of the regulations were exceeded. Each stage of the consultation involved automatic notification by the Council's planning policy database, which included people and organisations known to have an interest in Local Plan matters. Where other people were identified as having an interest they were also informed of the consultation period, and this is detailed throughout this Statement of Consultation.
- 9 The current consultation which this document supports is the last stage to be conducted under Regulation 18 to ensure people have full opportunity to make representations on an up-to-date comprehensive draft of the local plan prior to commencement of more formal processes under Regulations 19, 20 and 22.
- 10 The next stage which is targeted for the end of 2017 is publication of the Proposed Submission Local Plan under Regulation 19 with its accompanying consultation conducted under Regulation 20. This will be followed by formal Submission of the Local Plan to an independent inspector for examination. [Regulation 22](#) sets out how councils must submit documents and information to the Secretary of State. In accordance with regulation 22(1)(c) (see below) the comments received on the Proposed Submission Local Plan will be summarised for the inspector.

1 Introduction

Regulation 18

(1) A local planning authority must—

- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
- (b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
- (b) such of the general consultation bodies as the local planning authority consider appropriate; and
- (c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

Regulation 19

Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—

- (a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and (b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

Regulation 20

(1) Any person may make representations to a local planning authority about a local plan which the local planning authority propose to submit to the Secretary of State.

(2) Any such representations must be received by the local planning authority by the date specified in the statement of the representations procedure.

(3) Nothing in this regulation applies to representations taken to have been made as mentioned in section 24(7) of the Act.

Regulation 22 (part)

1) The documents prescribed for the purposes of section 20(3) of the Act are —

...

c) a statement setting out—

- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
- (ii) how those bodies and persons were invited to make representations under regulation 18,
- (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
- (iv) how any representations made pursuant to regulation 18 have been taken into account;
- (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- (vi) if no representations were made in regulation 20, that no such representations were made;

Statement of Community Involvement

- 11** A Statement of Community Involvement (SCI) was adopted by the Council on 1 May 2012. This replaced the previous 2006 SCI. It was consulted on between 3 February and 16 March 2012. Some 23 comments from 13 organisations and individuals were received. A summary of those comments was provided to the Overview and Scrutiny (Environmental Well-being) Panel on [10 April 2012](#), the Development Management Panel on 16 April 2012, and Cabinet on 19 April 2012.
- 12** The table below details how the procedures set out in the Statement of Community Involvement have been carried out:

Compliance with Statement of Community Involvement

Statement of Community Involvement Requirement	Covered by
<p>Para 4.1: The SCI notes the requirement in legislation for a Sustainability Appraisal Scoping Report. The Council produced a draft Sustainability Appraisal Scoping Report in early 2012 and consulted on it between 24 February 2012 and 30 March 2012.</p>	This work is set out in Stage 1 of this Statement.
<p>Para 4.2: Local Plan preparation will involve cooperation with neighbouring councils and the County Council to ensure that strategic and cross-boundary issues have been identified and the unmet needs of neighbouring councils have been considered where it is practical to do so. The Council will work with the Cambridgeshire Joint Strategic Planning Unit and neighbouring councils, including those outside Cambridgeshire to ensure all communities are appropriately engaged and and to try to ensure that cross boundary issues are resolved.</p>	This work is set out in The Duty to Cooperate part of this Statement.
<p>Para 4.3: We will consult on issues and options at an early stage in the Local Plan preparation. We will describe key principles and the evidence required for the Local Plan in a simple manner in order to build understanding and encourage a wide range of debate. Techniques such as workshops may also be used at this stage. We will engage with stakeholders such as developers with strategic scale proposals at an early stage of plan preparation to ensure the Local Plan reflects the communities' priorities and is deliverable. Such engagement may involve informal meetings, or take place in the context of other related planning matters.</p>	The processes of the Stage 1 and Stage 2 consultation are set out in this Statement.
<p>Para 4.4: A more technical stage will follow containing draft proposals. We shall give presentations to particular groups at this stage and will seek written responses to a consultation document.</p>	<p>This started with the Stage 3 consultation and has been supplemented by a succession of consultations on potential sites, the Targeted Consultation of 2015 and policy specific consultation on wind energy developments.</p> <p>The current consultation complements this element.</p>

1 Introduction

Statement of Community Involvement Requirement	Covered by
<p>Para 4.5: Following consideration of comments on the draft, the completed Local Plan will be published for comment on the issues of soundness and legal compliance for a statutory period as set out in regulations (currently six weeks). The Council will then submit the Local Plan for independent inspection, together with a summary of the final comments received and a schedule of minor changes if considered necessary. The inspector will decide on the arrangements for examining the Local Plan. During this last stage there may be additional consultations on site specific representations and/or suggested changes to the text.</p>	<p>This will be the next stage and will reflect representations received during the current consultation.</p>

Stage 1 - Initial Issues and Options

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 1 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 1 - Consultation Process

To 'Stage 2 - Consultation Process'>

Dates	Content
24 February - 30 March 2012	Draft Initial Sustainability Appraisal Scoping Report
21 May - 24 June 2012	Initial Issues and Options

Consultation content

Consultation Documents	Document content
Leaflet - Initial Issues and Options	<p>A short leaflet which set out the need for a new Local Plan, key issues, what to plan for and three housing target options.</p> <p>Noted that the adopted Core Strategy for Huntingdonshire sets out directions of growth up to 2026. Having regard to the Core Strategy, current commitments would provide 9,100 more homes - mostly in and around Huntingdon and St Neots. It then noted that the Alconbury Enterprise Zone was designated by the government in August 2011 and this has potential to radically change the local economy. A new Local Plan would need to provide for further growth for homes, shops, community facilities and infrastructure to co-ordinate with the anticipated delivery of the Alconbury Enterprise Zone.</p> <p>The three housing target options, based on forecasts available at the time were:</p> <ul style="list-style-type: none"> • Low growth based on Cambridgeshire County Council Research Group 2010 based forecasts – 13,750 by 2036 (9,100 current commitments + 4,650 additional to be found) • Medium growth based on the East of England Forecasting Model April 2012 - 17,250 by 2036 (9,100 current commitments + 8,150 additional to be found) • High growth based on Office of National Statistics 2008 trend based forecasts – 19,750 by 2036 (9,100 current commitments + 10,650 additional to be found) <p>There were two sub-options for each of the housing target options indicating the locations where the growth could be accommodated.</p>

Preparation and Engagement

Dates of consultation	21 May - 24 June 2012
Methods of publicity - general	<ul style="list-style-type: none"> • The Council's website was updated in time for the start of the consultation on 21 May 2012. • Notice added to the Council's Facebook page.

Stage 1 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Dates of consultation	21 May - 24 June 2012
	<p>Public notice placed in three local newspapers: The Hunts Post on 23 May 2012, the Peterborough Evening Telegraph on 23 May 2012 and the News and Crier on 24 May 2012</p> <ul style="list-style-type: none">• Council officers met with editorial staff of local newspapers to encourage newspaper articles. An article appeared in the Hunts Post on 23 May 2012 "Battle on homes front: Airfield sites hold key as Council told to look forward extra 10 years" and another in the News and Crier on 24 May 2012 "Population may rise to 40,000"
Methods of publicity – specific groups	<ul style="list-style-type: none">• Duty to Cooperate: 25 Apr 2012 - launch event held with relevant organisations• Town and parish councils: May 2012 - 3 seminars held• Business groups: 23 May 2012 - 1 seminar held• Environmental groups: 24 May 2012 - 1 seminar held

Stage 1 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 1 - Responses to Consultation

To 'Stage 2 - Responses to Consultation'>

1 The initial issues and options consultation document suggested that key issues for the Local Plan include:

- Scale, location and quality of new development
- Boosting the local economy
- Promoting lively town centres
- Better transport options
- Responding to predicted impacts of climate change
- Maintaining services and facilities across Huntingdonshire
- Providing new infrastructure and community facilities with new development
- High quality design to help make places better for residents and visitors
- Protecting important open spaces and nature conservation sites

2 The table below sets out the level of importance respondents ascribed to each of the issues put forward in terms of their priority for the Local Plan. It shows that the single most important issue was the scale, location and quality of new development, with all respondents who answered the question indicating this to be very important or important. Other issues of particular importance were better transport options, maintaining services and facilities and protecting open space.

Initial Issues and Options consultation responses on key issues

Issue	Very important (%)	Important (%)	Not very important (%)	Not important at all (%)
Scale, location and quality of new development	72	28	0	0
Boosting the local economy	55	40	4	1
Promoting lively town centres	28	50	21	1
Better transport options	59	39	2	0
Respond to predicted impacts of climate change	20	42	34	4
Maintaining services and facilities	33	65	2	0
Providing new infrastructure	57	38	4	1
Encouraging high quality design	43	46	11	0
Protecting important open space	58	40	2	0

3 In addition consultees were asked to suggest other key issues that the Local Plan should address. The most frequently cited issue was infrastructure provision - both to address existing deficits and to ensure adequate provision to keep pace with additional developments. Other issues of repeated concern were:

- The impact of growth on existing communities
- Affordable housing provision particularly of new homes in villages for local residents
- Vulnerability of the area to flooding and its potential limitation on growth

Stage 1 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

- The decision on A14 rerouting is required before major new growth commitments are made
 - Conservation of the character of rural areas and the countryside
 - The viability of key service centres and larger villages should be increased with a range of facilities and services
 - Adequate commercial development is needed to balance with new homes
 - Consideration of the re-use of RAF Upwood
 - Protection of the historic environment
 - Provision of a range of sizes for housing sites
- 4 There were three potential growth options in the initial issues and options consultation (21 May - 24 June 2012), each of which was illustrated by two possible ways of delivering the target number of homes. Consultees were asked which of the options they supported. Not all respondents answered the question, and of those who did express an opinion around a quarter answered with 'neither support nor dislike' to many options.
- 5 The highest rating for support/ strongly support was received by Low Growth Option B at 42.4% followed by Medium Growth Option B at 39.2%. The highest rating for dislike/ strongly dislike was received by High Growth Option A at 51.1% followed by Low Growth option A at 48.2%.
- 6 Within the options Low Growth Option B was significantly better supported than Low Growth Option A indicating a preference for dispersal of development to a range of settlements rather than a strong concentration approach. This is consistent with the importance accorded through the 'Issues' responses to maintaining services and facilities across Huntingdonshire.
- 7 Medium Growth Option B was greatly preferred over Medium Growth Option A indicating potential support for development at Wyton airfield and of the scale proposed by Urban&Civic at Alconbury Airfield.
- 8 High Growth Option B was preferred over High Growth Option A indicating a preference for additional growth to be focused on Wyton Airfield rather than south of Brampton.

New sites

- 9 Some landowners submitted proposals for new sites. These new sites are considered in 'Potential Development Sites' along with the sites submitted during the Stage 2 consultation.

Stage 2 - Strategic Options and Policies

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 2 - Consultation Process

<To 'Stage 1 - Consultation Process'	To 'Stage 3 - Consultation Process'>
View detail: 'Consultation process'	

Dates	Content
31 August - 23 November 2012	Strategic Options and Policies

Consultation content

Consultation Documents	Document content
Draft Strategic Options and Policies	<ul style="list-style-type: none"> Summary of the Local Plan process growth options based on different modelling results; key draft policies Sustainability appraisal of the 3 growth options presented. The three growth options, based on forecasts available at the time were: <p>Low economic growth based on the East of England Forecasting Model (EEFM) 'Lost Decade' scenario – 16,375 by 2036 (9,100 current commitments + 7,275 additional to be found)</p> <p>Medium economic growth based on the EEFM 'Baseline' model - 17,125 by 2036 (9,100 current commitments + 8,025 additional to be found)</p> <p>High economic growth based on the EEFM 'High Migration' scenario – 20,250 by 2036 (9,100 current commitments + 11,150 additional to be found)</p>
Draft Development Management Policies	Remaining draft policies considered necessary for a new Local Plan
Potential Development Sites: Huntingdon Spatial Planning Area; Potential Development Sites: St Neots Spatial Planning Area; Potential Development Sites: St Ives Spatial Planning Area; Potential Development Sites: Ramsey Spatial Planning Area; Potential Development Sites: Key Service Centres and Small Settlements	Draft allocations of land. The sites identified included ones which had previously been identified in Strategic Housing Land Availability Assessments, some of which were now committed, as well as new sites considered suitable, available and achievable.

Stage 2 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Consultation Documents	Document content
Environmental Capacity Studies	<ul style="list-style-type: none"> • Further detail on the potential development sites, including a sustainability appraisal of each • detail of other sites which had previously been identified as suitable, available and deliverable in the Strategic Housing Land Availability Assessment 2011 but were no longer considered to be.

Preparation and Engagement

Dates of consultation	31 August - 23 November 2012.
Methods of publicity - general	<ul style="list-style-type: none"> • documents placed online and available to view at the Council's customer service centres in Huntingdon, St Neots and Ramsey and at local libraries and community access points • online consultation system enabled automatic notification to those with an email address on the Council's planning policy database. Reminder email notification sent. • Publicised on the Huntingdonshire 'Shape Your Place' website http://huntingdon.shapeyourplace.org/ with an article specifically encouraging response and advertising the public exhibitions <ul style="list-style-type: none"> • Advertised in the Hunts Post & Town and Crier • Advertised in Peterborough Evening Telegraph • Council's website updated, with a front page link to the consultation under 'Get Involved' for the entire duration of the consultation period. • Leaflet prepared and sent by Royal Mail to all households in the district • Public Exhibitions; exhibition banners subsequently used for a display at Pathfinder House • A number of Town and Parish Councils advertised the event using posters made for the purpose
Methods of publicity – specific groups	<p>Overlapping Consultation on Alconbury Weald</p> <ul style="list-style-type: none"> • planning staff available to answer questions at four exhibitions • Ten display boards described the planning application and how the Local Plan would be developed at the same time as the planning application would be considered <p>Contact on Gypsy and Traveller Issues</p> <ul style="list-style-type: none"> • particular efforts made to contact G&T groups to advise on the specific content relating to Gypsies and Travellers in the consultation documents • Emails sent to representative groups in advance of the consultation period advising of the webpage that had been updated with additional research documents. • Specific emails sent at the start of the consultation period to all persons who had previously put forward sites for allocation as Gypsy sites. <p>Other consultation activities</p> <ul style="list-style-type: none"> • Duty to Cooperate: 4th Sept 2012 - meeting held with relevant organisations • Public Exhibitions: Oct- Nov 2012 - 7 exhibitions held

Stage 2 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Dates of consultation	31 August - 23 November 2012.
	<ul style="list-style-type: none">• Town councils: Sept 2012 - 3 seminars held• Business and Environmental Groups: 18 Sept 2012 - 1 seminar held• Housing Associations: 9 Oct 2012 - 1 seminar held

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 2 - Responses to Consultation

Strategic Options and Policies

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policies'>
View detail: 'Draft Strategic Options and Policies'	

Key issues raised	Response to issues
'Introduction'	
<ul style="list-style-type: none"> Concern expressed over the format of the consultation material as a series of documents rather than a single one. 	<ul style="list-style-type: none"> Stage 3 Draft Local Plan presented as a single document.
'Spatial Portrait, Vision and Objectives'	
<ul style="list-style-type: none"> Few respondents commented on the Stage 2 draft vision but those that did considered it to be uninspiring and overly focused on housing development at the expense of most other forms. The level of involvement of individual towns and parishes in producing the vision was questioned with concern expressed that the vision did not sufficiently articulate the aspirations of individual communities within the district. A number of specific additions to the objectives were suggested. 	<ul style="list-style-type: none"> For Stage 3 the Spatial Vision was fundamentally rewritten with the aspirations for the district set out under five sub-headings of development and growth, infrastructure, housing, economic development and environment. It provided significantly more detail than the Stage 2 draft and addressed a much broader range of issues. The Stage 3 spatial vision was designed to be district-wide and reflected the vision in the Cambridgeshire and Peterborough Memorandum of Co-operation - Supporting the Spatial Approach 2011-2031. The Objectives were fundamentally rewritten; again reflecting to some extent those in the Cambridgeshire and Peterborough Memorandum of Co-operation - Supporting the Spatial Approach 2011-2031 although grouped differently and with objectives of particular importance to Huntingdonshire highlighted. The Stage 3 Objectives were also amended taking into account all the issues raised
'Growth Options for consultation'	
<ul style="list-style-type: none"> No consensus on the most appropriate future growth strategy for Huntingdonshire. 	<ul style="list-style-type: none"> NPPF requires the Local Plan to meet the full objectively assessed need for housing; the most up to date forecasting suggests that this requires an overall housing target slightly in excess of the high growth option consulted on at Stage 2.

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Suggested that a greater proportion of housing land should be allocated in key service centres and villages to protect local services and facilities. Suggested that too much growth would be concentrated into the south east corner of the district east of the A1 and on or south of the A14 	<ul style="list-style-type: none"> The proposed strategy for the Stage 3 consultation focused 60% of housing development within three strategic expansion locations and incorporated higher growth within the key service centres where sites have been put forward that are clearly suitable, available and achievable.
Draft Policies 1-4: 'Spatial Planning Areas'	
<ul style="list-style-type: none"> Concern expressed over how the relationships between different settlements within a spatial planning area would work and there was some misunderstanding of the extent of inclusion of parts of parish council areas within SPAs. Respondents considered the primacy of the main towns within each spatial planning area should be acknowledged in the policy. Support for protecting the role of town centres to sustain their vitality and viability. Several respondents queried the rationale behind the suggested 600m2 threshold beyond which a retail impact assessment is required. 	<ul style="list-style-type: none"> For the Stage 3 consultation document the spatial planning areas policies were amalgamated into a single policy to avoid repetition. This gave a definition of each spatial planning area and aimed to clarify the exclusion of small settlements as such from any spatial planning area whilst acknowledging that some land around individual towns that forms part of the built-up area of that town is technically situated within a different parish. The Stage 3 policy was amended to specify the primary settlement within each SPA. This policy works in combination with others to protect the role of town centres; the 600m2 threshold for impact assessments is locally derived from a survey of retail premises within each town centre which shows there is a distinction between the small number of retail properties above this threshold and the vast majority which fall underneath it.
Draft Policy 5: 'Key Service Centres'	
<ul style="list-style-type: none"> Little comment on the list of the seven stand-alone Key Service Centres, possibly due to this having been established in previous plans. One objector sought that Warboys be considered a Spatial Planning Area rather than a Key Service Centre, in light of a proposal made for growth to the west and a western bypass. 	<ul style="list-style-type: none"> The policy had minor amendments made to it for the Stage 3 Draft Local Plan, mainly to ensure consistency with policies LP8 and 10. Key Service Centres were identified for a limited amount of growth. The protection of the historic environment was addressed in a separate policy. Warboys proposal not taken forward- and the limited growth proposed at Stage 3 would not justify the reclassification of Warboys as a Spatial Planning Area.
Draft Policy 6: 'Small Settlements'	
<ul style="list-style-type: none"> General support for the tier of Small Settlements in order to maintain their character and avoid unsustainable development. The suggestion to consider each proposal on its merits in comparison to previous plans which limited the number of infill houses, was generally 	<ul style="list-style-type: none"> The approach to not make allocations in Small Settlements was continued. The proposed policy was amended in the Stage 3 Draft Local Plan to provide additional guidance on what would be considered sustainable

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>supported as providing a more flexible approach although there was some concern over potential vagueness.</p> <ul style="list-style-type: none"> Several respondents sought amendments to allow for growth on the edge of small settlements rather than just within the built-up area considering these could easily be incorporated into the social fabric of the settlement. 	<p>development within the context of a Small Settlement to address concerns over vagueness.</p> <ul style="list-style-type: none"> Noted that developments can occur outside of the built-up area using Policy LP 4: Enabled Exceptions and LP 26: Homes in the Countryside.
Draft Policy 7: 'Scale of development in the countryside'	
<ul style="list-style-type: none"> Some comments sought additional provision for development in the countryside, for example for tourist facilities and expansion of existing businesses, and others considered the policy too restrictive. There was support for protection of the natural environment and for the allowances for reuse of existing buildings. 	<ul style="list-style-type: none"> The Countryside and Built Up Area policies were combined to avoid any discrepancies between them. See below.
Draft Policy 8: 'Strategic Green Space'	
<ul style="list-style-type: none"> Various comments making references to specific areas of green infrastructure Support for use of the Cambridgeshire Green Infrastructure Strategy 	<ul style="list-style-type: none"> The issues relating to green infrastructure were brought to the first section of the Stage 3 document within one single policy. Introductory text to the policy highlights the range of strategies, masterplans and other arrangements in place to promote the enhancement of green infrastructure. The information helpfully provided in the Stage 2 comments was used to build up this list which was mapped to identify the strategy for green infrastructure enhancement. The new single policy was significantly different from the Stage 2 draft policies and aimed to identify, safeguard and enhance existing areas and facilitate the provision of additional space as well as access to existing spaces.
'Gypsies, travellers and travelling showpeople'	
<ul style="list-style-type: none"> Two responses on the strategic discussion agreed with the approach set out, while one objector was concerned that an additional 64 pitches could encourage more travellers to locate in the district, and it may be preferable to allow temporary use of fields. 	<p>Further consideration was given to the robustness of the 64 pitch target, which was retained.</p>
Draft Policy 9: 'Definition of Built Up Area'	

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none">• Some respondents considered it to be overly long and complicated and requested simplification of it.• Others requested clarifications on specifics such as the inclusion of gardens associated with properties on the edge of villages.	<ul style="list-style-type: none">• The policy was amended to refine the definition of the built-up area as involving a continuous group of 30 or more non-agricultural buildings and to provide greater detail in the guidance over the boundary between the built up area and countryside.

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Draft Development Management Policies

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policies'>
View detail: 'Draft Development Management Policies'	

Key issues raised	Response to issues
'Building a strong competitive economy'	
<ul style="list-style-type: none"> • A range of comments broadly supporting the draft policy were received. • There were also a number of changes sought: <ul style="list-style-type: none"> • regarding the requirement for access by sustainable travel modes; • seeking clarification of the purpose and application of the policy; • seeking that limits to 'B' uses be removed; • Seeking that the range and availability of land and buildings be considered on a district-wide basis; and • asking for greater flexibility for alternative uses. 	<ul style="list-style-type: none"> • The policy was amended for the Stage 3 Draft Local Plan to provide more positive guidance on what will be permitted within an established employment area. • Other minor amendments and corrections made.
'Ensuring the vitality of town centres'	
<ul style="list-style-type: none"> • Comments on this draft policy raised questions about the wider strategy and support for town centres. • Questions were also raised about the compatibility of the policy with the NPPF. • There was support for town centres to be extended or amended and for a town centre to be defined for Godmanchester but not for designation of local centres. • A number of specific minor amendments were suggested. 	<ul style="list-style-type: none"> • The policy was fundamentally restructured for the Stage 3 Draft Local Plan. • The order of the various components of the town centre was clarified. • Greater emphasis was placed on the focus of town centres and the range of appropriate uses. • Following review of mapping of use types and the town centre boundaries used by the town centre partnerships amendments were made to update the town centre boundaries.
'Supporting a prosperous rural economy'	
<p>Comments on the policy were generally supportive, specifically due to consistency with NPPF and the inclusion of a traffic criterion. Amendments to the policy were suggested:</p> <ul style="list-style-type: none"> • the policy should specifically support equine activities and other land based rural businesses; elements of the policy should be less restrictive; and • there should be a requirement to minimise or mitigate impact on residents' amenity. 	<p>This policy content was included in a single rural economy policy at Stage 3. The part that supports farm diversification remained largely as it appeared in this policy.</p>

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Supporting a prosperous rural economy'	
<ul style="list-style-type: none"> Comments were generally supportive, mentioning particularly the fifth criterion protecting biodiversity. Suggestions for amendments included that it should include a requirement of no adverse impact on flood defences. 	<ul style="list-style-type: none"> Revised to include reference to demand where new berths or moorings are proposed, and an additional criterion added to ensure that flood defences are not affected
'Promoting sustainable transport'	
<ul style="list-style-type: none"> Some support, but there were also concerns raised about how realistic it is to promote sustainable travel. Various amendments to the policy sought, including those on the theme of clarifying the implementation of the policy, and those on the theme of the importance of ensuring sufficient transport infrastructure to support growth. 	<p>Various amendments were made to this policy, including:</p> <ul style="list-style-type: none"> The introductory paragraph was shortened as the last sentence attracted comment on the basis that it was not clear. Part b of the policy was amended, recognising the requirements of the NPPF.
'Promoting sustainable transport'	
<ul style="list-style-type: none"> Many comments sought amendments or clarifications to the policy. Comments expressed views about car park charges and there were queries as to why numeric parking standards were not stated. 	<ul style="list-style-type: none"> The proposal not to include parking standards was carried forward from Stage 2 on the basis that there is sufficient guidance outside of the Local Plan to ensure consistent decision making. The guidance is being supplemented by the forthcoming Huntingdonshire Design Guide, which is now referenced in the draft policy.
'Supporting high quality communications infrastructure'	
<ul style="list-style-type: none"> Only a limited number of comments on this draft policy, broadly supporting but also seeking requirements for community hub/ service provision within the policy. 	<ul style="list-style-type: none"> Policy amended to clarify its intention and an addition indicating that exceptions to providing on-site infrastructure to support fibre optic broadband technology will be considered only where it will render the development unviable.
'Delivering a wide choice of high quality homes'	
<ul style="list-style-type: none"> Views expressed on this draft policy were particularly divided. The most commonly expressed views were that there needed to be clarification of what qualified as a 'larger site' and that the Lifetime Homes requirement should not be applied. 	<ul style="list-style-type: none"> The policy was significantly amended. In particular, the detailed requirements set out at Stage 2 for minimum internal floor areas were removed as was the reference to larger sites. The Stage 3 policy directs potential developers to the Strategic Housing Market Assessments and other relevant studies for guidance.
'Delivering a wide choice of high quality homes'	

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> There was significant support for this draft policy, particularly regarding the inclusion of viability and flexibility included in policy. A wide range of amendments were sought, including that there should be flexibility in phasing of delivery; and that the targets should be stated as maximums 	<ul style="list-style-type: none"> The draft policy was amended to reduce the threshold for seeking affordable housing to sites of 10 or more dwellings to give consistency with the national definition of major development. scope of affordable housing was expanded to clarify that it may include specialist or supported housing where an identified need exists. Reference to the SHMA was incorporated to direct potential developers towards guidance on the level and type of affordable housing need in the district.
'Delivering a wide choice of high quality homes'	
<ul style="list-style-type: none"> Comments were generally supportive, particularly the possibility of including an element of market housing. A number of amendments were sought asking for further flexibility in the policy. 	<ul style="list-style-type: none"> Policy LP 26 represents a substantial revision from the Stage 2 consultation document to consolidate all the primary policy guidance on homes in the countryside into one place to ensure potential developers are aware of all the available options and requirements.
'Delivering a wide choice of high quality homes'	
<ul style="list-style-type: none"> Most comments sought amendments to the Stage 2 draft policy relating to points of detail. Concern was also expressed over what locations would be considered acceptable. 	<ul style="list-style-type: none"> The policy was added to significantly for the Stage 3 Draft Local Plan providing detailed guidance on potential impacts of development and making reference to the Middle Level Commissioners moorings policy.
'Delivering a wide choice of high quality homes'	
<ul style="list-style-type: none"> Five comments on the draft policy which variously supported the draft or sought amendments such as to seek use of the word 'significantly' rather than 'seriously' and require good provision for safe play. 	<ul style="list-style-type: none"> Amendments to the policy were made to address most of the comments made.
'Requiring Good Design'	
<ul style="list-style-type: none"> Various amendments were sought at Stage 2 mostly relating to clarifying the policy's requirements The most widely expressed view in respect of the Code for Sustainable Homes (CSH) was that the requirements relating to it and similar requirements for non-residential development should be removed for various reasons 	<ul style="list-style-type: none"> Additional criterion added regarding independent Design Review. The need for appropriate hard and soft landscaping was also highlighted Responding to CSH comments, a separate policy was prepared for the Stage 3 Draft identifying the Council's policy to support proposals where it can be demonstrated that viable efforts to reduce carbon dioxide emissions have been incorporated
'Requiring Good Design'	

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments on this policy were supportive, but also:</p> <ul style="list-style-type: none"> • queried criterion 'g' for social cohesion; • noted potential overlaps with DM 13 'Good Design and Sustainability' and • questioned how requirements are to be applied 	<ul style="list-style-type: none"> • Amendments were made to the draft policy for Stage 3, for example the criterion 'g' was removed in response to a comment that queried it. • It is recognised that there is some overlap between the various policies that require good design, but the matters are sufficiently separated such that they do not need to be incorporated into one single policy.
'Requiring Good Design'	
<p>There was little comment on this draft policy.</p> <ul style="list-style-type: none"> • One comment sought an additional clause so that the potential of advertising to affect the character or amenity of any location is considered. 	<ul style="list-style-type: none"> • The draft policy was amended for Stage 3 responding to the comment that the character and amenity of all locations should be considered
'Promoting healthy communities'	
<p>There was broad support for this draft policy at Stage 2, particularly the flexibility to relocate services. Issues raised included:</p> <ul style="list-style-type: none"> • whether the policy fulfils requirements of NPPF regarding protection and enhancement of existing local facilities and services, and • how the policy is to be applied. 	<ul style="list-style-type: none"> • The policy was amended to provide additional detail on the circumstance where a proposal for an additional service or facility will be supported. • The evidence required for proposals that involve the loss of a facility to an alternative use was clarified and the requirement for 12 months marketing removed.
'Promoting healthy communities'	
<ul style="list-style-type: none"> • Various comments of support for draft policy DM 17 were received, particularly about the level of flexibility included. • Other comments sought amendments to the policy, mostly seeking additional levels of protection for green space. 	<ul style="list-style-type: none"> • Policy content brought together with protection for Local Green Spaces. • Policy amended so that it is clear that owners should first seek to avoid the whole or partial loss of the open space.
'Promoting healthy communities'	
<ul style="list-style-type: none"> • Only a small number of comments. • Some amendments sought seeking clarification of detailed issues. • The request in the Stage 2 consultation document asking for suggestions for local green spaces elicited 24 suggestions but most of these were within one local area. 	<ul style="list-style-type: none"> • The Stage 3 policy indicates that Local Green Spaces is a matter for Neighbourhood Development Plans rather than the Local Plan.
'Promoting healthy communities'	
<p>Comments were all supportive.</p>	<p>Policy was refined for Stage 3, although not in direct relation to comments made.</p>
'Meeting the challenge of climate change and flooding'	

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Comments were particularly polarised with many considering that the policy should be deleted. Some comments of support, including one seeking an increase over time of the percentage sought. 	Draft policy DM20 has not been pursued to Stage 3.
'Meeting the challenge of climate change and flooding'	
<ul style="list-style-type: none"> Comments were broadly supportive, and specifically supported the inclusion of references to heritage assets. 	<ul style="list-style-type: none"> The first paragraph was reworded to focus on satisfactorily addressing adverse impacts including cumulative impacts. Heritage, which has been an important issue in the consideration of applications for wind turbines, was separated from other concerns about the environment in order to clarify its importance.
'Meeting the challenge of climate change and flooding'	
<p>Comments were generally supportive.</p> <ul style="list-style-type: none"> There were clarifications sought concerning assurances that there would be no double counting of contributions and about how funds will be secured and collected and flexibility should be included to take account of viability. 	<ul style="list-style-type: none"> Not pursued to Stage 3. The requirements for zero carbon have already been addressed in Building Regulations, which may be subject to change, and therefore are not appropriately considered in Local Plan policy for assessing planning applications.
'Meeting the challenge of climate change and flooding'	
<ul style="list-style-type: none"> The only comments requesting changes to this policy were made by the Middle Level Commissioners (MLC). Their comments were of a technical nature. 	<ul style="list-style-type: none"> The policy was amended to separate the issues of flood risk and surface water; and waste water was added. Amendments were made to address the issues raised by MLC.
'Conserving and enhancing the natural environment'	
<ul style="list-style-type: none"> Comments on this draft policy were generally supportive with some amendments sought. 	<ul style="list-style-type: none"> Reference was also added to ecological networks within the policy as requested.
'Conserving and enhancing the natural environment'	
Comments on this policy were supportive.	The last part of the policy was amended to make it clear of the circumstances that permission will be granted where compensatory features are provided.
'Conserving and enhancing the natural environment'	
<ul style="list-style-type: none"> Various comments raised relating to specific areas of the district. 	<ul style="list-style-type: none"> The issues relating to green infrastructure were brought to the first section of the Stage 3 document within one single policy.
'Conserving and enhancing the historic environment'	

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Comments on this draft policy sought a wide range of amendments, several of which sought greater protection for certain types of heritage asset of differing levels of significance. 	<ul style="list-style-type: none"> The draft policy was significantly amended for the Stage 3 Draft Local Plan to ensure it accords more closely with the NPPF with regard to giving greater protection to heritage assets of the highest significance and balancing harm against public benefit.
'Ensuring appropriate infrastructure provision'	
<ul style="list-style-type: none"> Several comments seeking greater evidence of need and greater flexibility in relation to development viability. 	<p>Policy revised to:</p> <ul style="list-style-type: none"> clearly identify the components of contributing to infrastructure through the Community Infrastructure Levy (CIL) and planning obligations (through S106 agreements). Include specific reference to viability.

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Potential Development Sites

1 The tables below show sites that were consulted upon at Stage 2, setting out their status following the consultation. For full details of site assessments following consultation see the following documents available from the [consultation portal](#):

- Potential Development Sites
- draft Environmental Capacity Study and
- Stage 3 - Huntingdonshire Environmental Capacity Study Consultation

Huntingdon Spatial Planning Area

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Huntingdon Spatial Planning Area'>
View detail: 'Huntingdon Spatial Planning Area'	

Huntingdon Summary of Potential Development Sites

Site	Status following consultation
HU 1: North of Ermine Street, Huntingdon	Retained
HU 2: Washingley Road, Huntingdon	Discounted
HU 3: Latham Road (North), Huntingdon	Discounted
HU 4: Latham Road (South)	Discounted
HU 5: Lancaster Way, Huntingdon	Discounted
HU 6: Percy Road, Huntingdon	Discounted
HU 7: South of Ermine Street, Huntingdon	Capacity lowered
HU 8: North of Stukeley Road, Huntingdon	Discounted
HU 9: North of Stukeley Road, Huntingdon	Discounted
HU 10: Former PSA Site, St Peter's Road, Huntingdon	Discounted
HU 11: California Road, Huntingdon	Capacity increased
HU 12: Buttsgrove Way, Huntingdon	Development commenced
HU 13: North of Kingfisher Way, Huntingdon	Discounted
HU 14: Falcon Way, Huntingdon	Discounted
HU 15: Forensic Science Laboratory, Huntingdon	Changed to a mixed use allocation
HU 16: South of Fern Court, Stukeley Road, Huntingdon	Retained
HU 17: Constabulary Land, Hinchingsbrooke Park Road, Huntingdon	Some residential capacity identified

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Status following consultation
HU 18: West of Railway, Brampton Road, Huntingdon	Retained
HU 19: George Street/ Ermine Street, Huntingdon	Retained
HU 20: Telephone Exchange, Huntingdon	Discounted
HU 21: Former Hospital, Primrose Lane, Huntingdon	Discounted
HU 22: Chequers Court, Huntingdon	Boundary amended
HU 23: Fire Station, Huntingdon	Retained
HU 24: Bus Station, Huntingdon	Discounted
HU 25: St Mary's Street, Huntingdon	Retained
HU 25: St Mary's Street, Huntingdon	Retained
HU 27: Gas Depot, Mill Common, Huntingdon	Capacity increased
HU 28: Tyrell's Marina, Huntingdon	Capacity increased
HU 29: Alconbury Weald	Retained
HU 30: RAF Brampton	Boundary amended
HU 30: RAF Brampton	Discounted
HU 32: Park View Garage, Brampton	Retained
HU 33: The Gables, Earning Street, Godmanchester	Discounted
HU 34: Bearscroft Farm, Godmanchester	Capacity firmed up
HU 35: Wigmore Farm Buildings, Godmanchester	Capacity increased
HU 36: North of Clyde Farm, Godmanchester	Boundary amended

Huntingdon Summary of additional sites submitted at Stage 2 recommended for allocation

Site	Allocation reference at Stage 3
Main Street, Hartford	HU 15
Hinchingbrooke Hospital, Huntingdon	HU 16
Hinchingbrooke Hospital, Huntingdon	HU 17
RGE Engineering, The Avenue, Godmanchester	HU 23

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Summary of additional sites submitted at Stage 2 not recommended for allocation

Site
Lodge Farm, Huntingdon
Brookfield Farm, Huntingdon
North west of Ermine Street
Adjacent to Green End
Adjacent to Alconbury Airfield
South of Thrapston Road, Brampton
Thrapston Road, Brampton
Land adjacent to Pepys House, Brampton
Land at West End, Brampton
South of Godmanchester
Southwest of Godmanchester
Extension to Bearcroft Farm, Godmanchester

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Neots Spatial Planning Area

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'St Neots Spatial Planning Area'>
View detail: 'St Neots Spatial Planning Area'	

St Neots Summary of Potential Development Sites

Site	Status following consultation
SN 1: St Neots Eastern Expansion	Capacity increased
SN 2: Loves Farm Reserved Site	Boundary amended; capacity increased
SN 3: Former Youth Centre, Priory Road, St Neots	Retained
SN 4: Huntingdon Street, St Neots	Retained
SN 5: Fire Station and Vacant Land	Retained
SN 6: Regional College and Adjoining Land	Retained
SN 7: St Mary's Urban Village	Retained
SN 8: Old Fire Station Site, St Neots	Development commenced
SN 9: TC Harrison Ford, St Neots	Discounted
SN 10: Kings Lane Garage, St Neots	Development commenced
SN 11: Cromwell Road Car Park, St Neots	Retained
SN 12: Cromwell Road, St Neots	Discounted
SN 13: Alpha Drive, St Neots	Discounted
SN 14: Bydand Lane, Little Paxton	Discounted

Additional sites submitted at Stage 2 recommended for allocation

2 No new sites were added in the St Neots Spatial Planning Area.

St Neots Summary of additional sites submitted at Stage 2 not recommended for allocation

Site
Potton Road
Tithe Farm
Peppercorns Lane, Eaton Socon
Crosshall Road, St Neots
Pitt Farm, Little Paxton

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Ives Spatial Planning Area

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'St Ives Spatial Planning Area'>
View detail: 'St Ives Spatial Planning Area'	

St Ives Summary of Potential Development Sites

Site	Status following consultation
SI 1: St Ives West	Retained
SI 2: Bank Road, St Ives	Retained
SI 3: Caxton Road, St Ives	Discounted
SI 4: Compass Point, St Ives	Discounted
SI 5: South of New Road, St Ives	Development commenced
SI 6: Former Car Showroom, London Road, St Ives	Retained
SI 7: Former St Ives Motel, London Road, St Ives	Development commenced

St Ives Summary of Additional sites submitted at Stage 2 recommended for allocation

Site	Allocation reference at Stage 3
Giffords Farm	SI 3
Vindis, Low Road, St Ives	SI 4
St Ives Football Club	SI 5

St Ives Summary of additional sites submitted at Stage 2 not recommended for allocation

Site
Land to the rear of Two Marks, St Ives
East of Old Ramsey Road, St Ives
Adjacent Harrison Way, St Ives

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey Spatial Planning Area

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Ramsey Spatial Planning Area'>
View detail: 'Ramsey Spatial Planning Area'	

Ramsey Summary of Potential Development Sites

Site	Status following consultation
RA 1: South of the Foundry, Factory Bank, Ramsey	Retained
RA 2: Ramsey Gateway	Retained
RA 3: Ramsey Gateway (High Lode)	Retained
RA 4: Stocking Fen Road, Ramsey	Discounted
RA 5: Whytefield Road, Ramsey	Retained
RA 6: Adjacent Unit 5 Bury Road, Ramsey	Development commenced
RA 7: RAF Upwood and Upwood Hill House	Retained

Ramsey Summary of Additional sites submitted at Stage 2 recommended for allocation

Site	Allocation reference at Stage 3
Field Road, Ramsey	RA 4

Ramsey Summary of additional sites submitted at Stage 2 not recommended for allocation

Site
East of Valiant Square, Bury
West of Upwood Road, Bury
Land at Stocking Fen Road
Land opposite 27 Bury Road, Ramsey
Land South of the High Street, Ramsey

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key Service Centres and Small Settlements

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Key Service Centres and Small Settlements'>
View detail: 'Key Service Centres'	

Buckden Summary of Sites

Site	Status following consultation
New site: East of A1, Buckden (incorporating Land off Mayfield)	Discounted
New site: Land south of Vineyard Way, Buckden	Discounted
New site: Land off Lucks Lane, Buckden	Discounted

Fenstanton Summary of Sites

Site	Status following consultation
FS 1: Cambridge Rd, Fenstanton	Retained
FS 2: Ivy Nursery, Fenstanton	Retained
FS 3: Lakeside Technology Park, Fenstanton	Discounted
New site: Former Dairy Factory, Fenstanton	Added as FS 3 in Stage 3
New site: Allotments and Land to East, Fenstanton	Discounted
New site: West End	Discounted

Kimbolton Summary of Sites

Site	Status following consultation
KB 1: Harvard Industrial Estate, Kimbolton	Discounted
KB 2: West of Station Road, Kimbolton	Boundary amended
New Site: Land adjacent Bicton Industrial Estate	Added as KB 2 in Stage 3
New site: Land at Kimbolton School	Discounted
New site: North of London Road	Discounted

Sawtry Summary of Sites

Site	Status following consultation
SY 1: North of Tort Hill, Sawtry (later named East of Brookside)	Boundary amended
SY 2: East of Glebe Farm, Sawtry	Retained

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Status following consultation
SY 3: Chapel End, Sawtry (later named West of St Andrew's Way	Boundary amended, capacity increased
SY 4: South of St Andrew's Way, Sawtry	Uses amended
SY 5: Gidding Road, Sawtry	Development commenced
SY 6: Old Great North Road, Sawtry	Discounted
SY 7: Bill Hall Way, Sawtry	Boundary amended
New Site: North of Black Horse Industrial Estate, Sawtry	Added as SY 5 in Stage 3
New Site: South of Gidding Road, Sawtry	Discounted
New Site: New Site: Land west of Glatton Road, Sawtry	Discounted

Somersham Summary of Sites

Site	Status following consultation
SM 1: Newlands, St Ives Road, Somersham	Retained
SM 2: Rectory Lane, Somersham	Boundary amended, capacity reduced
New Site: Somersham Town Football Ground and Pond Closes	Added as SM 3 in Stage 3
New Site: Chatteris Road	Added as SM 4 in Stage 3
New Site: North of The Bank	Added as SM 5 in Stage 3

Warboys Summary of Sites

Site	Status following consultation
WB 1: Woodlands, Warboys	Discounted
WB 2: South of Farrier's Way, Warboys	Boundary amended
New site: West of Ramsey Road, Warboys	Added as WB 2 in Stage 3
New site: Rear of 64 High Street, Warboys	Added as WB 3 in Stage 3
New site: West of Station Road, Warboys	Discounted
New site: Manor Farm buildings, Warboys	Discounted
New Site: West of Warboys	Discounted
New site: Land around Airfield Industrial Estate, Warboys	Discounted
New site: Former Pepper Kitchens, Warboys	Discounted

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Yaxley Summary of Sites

Site	Status following consultation
YX 1: Askew's Lane, Yaxley	Capacity reduced
YX 2: Land including Snowcap Mushrooms, Mere View, Yaxley	Capacity increased
YX 3: Yax Pax, Yaxley	Retained
New site: West of Askew's Lane, Yaxley	Discounted
New site: West of Holme Road, Yaxley	Discounted
New site: East of Holme Road, Yaxley	Discounted
New site: South of Main Street, Yaxley	Discounted
New site: South of the Weeks, Yaxley	Discounted
New site: The Weeks, Yaxley	Discounted

Small Settlements

<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Key Service Centres and Small Settlements'>
View detail of sites in 'Small Settlements'	

3 Only two sites in small settlements were assessed in detail:

Small Settlements Summary of Sites

Site	Status following consultation
LS 1: Little Staughton Airfield	Discounted
WT 1: Wyton Airfield and Wyton-on-the-Hill	Boundary amended, capacity increased

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Development of policies: Stage 2 to Stage 3

How policies have developed from Stage 2 to Stage 3

Stage 2 Policy	Stage 3 Policy
Draft Strategic Options and Policies	
Draft Policy 1: Scale of development in Huntingdon Spatial Planning Area	LP 8 Development in the Spatial Planning Areas
Draft Policy 2: Scale of development in the St Neots Spatial Planning Area	
Draft Policy 3: Scale of development in the St Ives Spatial Planning Area	
Draft Policy 4: Scale of development in the Ramsey Spatial Planning Area	
Draft Policy 5: Scale of development in Key Service Centres	LP 9 Development in Key Service Centres
Draft Policy 6: Scale of development in Small Settlements	LP 10 Development in Small Settlements
Draft Policy 7: Scale of development in the countryside	LP 11 The Relationship Between the Built-up Area and the Countryside
Draft Policy 8: Strategic Green Space	LP 7 Strategic Green Infrastructure Enhancement
Draft Policy 9: The Built-Up Area	LP 11 The Relationship Between the Built-up Area and the Countryside
Draft Development Management Policies	
Draft Policy DM 1: Safeguarding local employment opportunities	LP 19 Supporting a Strong Local Economy
Draft Policy DM 2: Ensuring town centre vitality and viability	LP 20 Ensuring Town Centre Vitality and Viability
Draft Policy DM 3: Farm diversification	LP 21 Rural Economy
Draft Policy DM 4: Water related tourism, sport and leisure development	LP 22 Tourism, Sport and Leisure Development
Draft Policy DM 5: Sustainable travel	LP 17 Sustainable Travel
Draft Policy DM 6: Parking provision	LP 18 Parking Provision
Draft Policy DM 7: Broadband	LP 3 Communications Infrastructure
Draft Policy DM 8: Housing choice	LP 24 Housing Mix
Draft Policy DM 9: Affordable housing provision	LP 25 Affordable Housing Provision

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 2 Policy	Stage 3 Policy
Draft Policy DM 10: Rural exceptions housing	
Draft Policy DM 11: Residential moorings	LP 27 Residential Moorings
Draft Policy DM 12: Gypsies, travellers and travelling showpeople	LP 12 Gypsies, Travellers and Travelling Showpeople
Draft Policy DM 13: Good design and sustainability	LP 13 Quality of Design
Draft Policy DM 14: Quality of development	LP 15 Ensuring a High Standard of Amenity
Draft Policy DM 15: Advertising	LP 16 Advertising
Draft Policy DM 16: Protecting local services and facilities	LP 23 Local Services and Facilities
Draft Policy DM 17: Protection of open space	LP 30 Open Space
Draft Policy DM 18: Local green spaces	
Draft Policy DM 19: Enabled exceptions	LP 4 Enabled Exceptions
Draft Policy DM 20: Integrated renewable energy	
Draft Policy DM 21: Renewable and low carbon energy	LP 5 Renewable and Low Carbon Energy LP 14 Reducing Carbon Dioxide Emissions
Draft Policy DM 22: The Cambridgeshire Community Energy Fund and Allowable Solutions	
Draft Policy DM 23: Flood risk and water management	LP 6 Flood Risk and Water Management
Draft Policy DM 24: Biodiversity and protected habitats and species	LP 28 Biodiversity and Protected Habitats and Species
Draft Policy DM 25: Trees, woodland and related features	LP 29 Trees, Woodland and Related Features
Draft Policy DM 26: Green infrastructure	
Draft Policy DM 27: Heritage assets and their settings	LP 31 Heritage Assets and their Settings
Draft Policy DM 28: Developer contributions	LP 2 Contributing to Infrastructure Delivery

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

The origin of policies in Stage 3

Stage 3 Policy	Stage 2 Policy
LP 1 Strategy and principles for development	
LP 2 Contributing to Infrastructure Delivery	Draft Policy DM 28: Developer contributions
LP 3 Communications Infrastructure	Draft Policy DM 7: Broadband
LP 4 Enabled Exceptions	Draft Policy DM 19: Enabled exceptions
LP 5 Renewable and Low Carbon Energy	Draft Policy DM 21: Renewable and low carbon energy
LP 6 Flood Risk and Water Management	Draft Policy DM 23: Flood risk and water management
LP 7 Strategic Green Infrastructure Enhancement	Draft Policy 8: Strategic Green Space
LP 8 Development in the Spatial Planning Areas	Draft Policy 1: Scale of development in Huntingdon Spatial Planning Area Draft Policy 2: Scale of development in the St Neots Spatial Planning Area Draft Policy 3: Scale of development in the St Ives Spatial Planning Area Draft Policy 4: Scale of development in the Ramsey Spatial Planning Area
LP 9 Development in Key Service Centres	Draft Policy 5: Scale of development in Key Service Centres
LP 10 Development in Small Settlements	Draft Policy 6: Scale of development in Small Settlements
LP 11 The Relationship Between the Built-up Area and the Countryside	Draft Policy 9: The Built-Up Area
LP 12 Gypsies, Travellers and Travelling Showpeople	Draft Policy DM 12: Gypsies, travellers and travelling showpeople
LP 13 Quality of Design	Draft Policy DM 14: Quality of development
LP 14 Reducing Carbon Dioxide Emissions	Draft Policy DM 21: Renewable and low carbon energy
LP 15 Ensuring a High Standard of Amenity	Draft Policy DM 14: Quality of development
LP 16 Advertising	Draft Policy DM 15: Advertising
LP 17 Sustainable Travel	Draft Policy DM 5: Sustainable travel
LP 18 Parking Provision	Draft Policy DM 6: Parking provision
LP 19 Supporting a Strong Local Economy	Draft Policy DM 1: Safeguarding local employment opportunities

Stage 2 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 3 Policy	Stage 2 Policy
LP 20 Ensuring Town Centre Vitality and Viability	Draft Policy DM 2: Ensuring town centre vitality and viability
LP 21 Rural Economy	Draft Policy DM 3: Farm diversification
LP 22 Tourism, Sport and Leisure Development	Draft Policy DM 4: Water related tourism, sport and leisure development
LP 23 Local Services and Facilities	Draft Policy DM 16: Protecting local services and facilities
LP 24 Housing Mix	Draft Policy DM 8: Housing choice
LP 25 Affordable Housing Provision	Draft Policy DM 9: Affordable housing provision
LP 26 Homes in the Countryside	
LP 27 Residential Moorings	Draft Policy DM 11: Residential moorings
LP 28 Biodiversity and Protected Habitats and Species	Draft Policy DM 24: Biodiversity and protected habitats and species
LP 29 Trees, Woodland and Related Features	Draft Policy DM 25: Trees, woodland and related features
LP 30 Open Space	Draft Policy DM 17: Protection of open space
LP 31 Heritage Assets and their Settings	Draft Policy DM 27: Heritage assets and their settings

Stage 3 - Full draft Local Plan

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 3 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 3 - Consultation Process

<To 'Stage 2 - Consultation Process'	To 'Stage 4 - Consultation Process'>
View detail: 'Consultation process'	

Dates	Content
31 May - 26 July 2013	Huntingdonshire's Draft Local Plan to 2036: Stage 3, and accompanying documents
8 Nov - 6 Dec 2013	Environmental Capacity Study: Additional Sites

Consultation content

Consultation Documents	Document content
Huntingdonshire's Draft Local Plan to 2036: Stage 3	Vision, objectives and strategy along with policies designed to help determine planning applications and policies for the proposed allocation sites.
Huntingdonshire Environmental Capacity Study	Further detail on the proposed allocation sites, including a sustainability appraisal of each.
Initial Sustainability Appraisal	Draft report of the Sustainability Appraisal relating to plan-making activities to date
Statement of Consultation and other supporting documents such as the May 2013 Huntingdonshire Retail Study and Retail Provision Paper.	A summary of the consultation results from Stages 1 and 2

Preparation and Engagement

Dates of consultation	31 May - 26 July 2013
Methods of publicity - general	<ul style="list-style-type: none"> documents placed online and available to view at the Council's customer service centres in Huntingdon, St Neots and Ramsey and at local libraries and community access points online consultation system enabled automatic notification to those with an email address on the Council's planning policy database. Reminder email notification sent. The Council's website was updated, with a front page link to the consultation under 'Get Involved' for the entire duration of the consultation period. Press release prepared in May 2013 resulted in articles in the Hunts Post on 22 May 2013 "Take your brick... Foundations for district's future" and on 26 June 2013 "Planning blueprint"; and in the News and Crier on 23 May 2013 "Wyton airfield could make way for 3,750 homes" Consultation advertised in the Hunts Post and the News and Crier on 13 June 2013

Stage 3 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

<p>Dates of consultation</p>	<p>31 May - 26 July 2013</p>
	<ul style="list-style-type: none"> • Leaflet prepared and sent by Royal Mail to all households in the district • A number of Town and Parish Councils advertised the public drop-in sessions using posters made for the purpose • Banners from the drop-in sessions were displayed at Pathfinder House between 8 July 2013 and 26 July 2013.
<p>Methods of publicity – specific groups</p>	<p>8 public drop-in sessions</p> <ul style="list-style-type: none"> • planning staff available to answer questions at four exhibitions • Nine display boards described the planning application and how the Local Plan would be developed at the same time as the planning application would be considered <p>Local Plan infrastructure forum: 5 June 2013</p> <ul style="list-style-type: none"> • Infrastructure forum for Huntingdonshire District Council Members and Cambridgeshire County Council Councillors for Huntingdonshire. <p>Contact on Gypsy and Traveller Issues</p> <ul style="list-style-type: none"> • Emails sent to all known Gypsy and Traveller representative organisations on 6 June 2013, forwarding the emails sent the previous year and advising about the Draft Local Plan consultation. • To complete an updated report about the pitch target, contact was also informally made with existing pitch owners. The updated report was prepared in September 2013 and uploaded to the Council's website <p>Developers and Agents Forums: Local Plan Viability Testing</p> <ul style="list-style-type: none"> • Mar-Apr 2013: Developers and agents forums been held to discuss and develop the approach to the viability testing of the emerging Local Plan <p>Other consultation activities</p> <ul style="list-style-type: none"> • Duty to Cooperate: 10 July 2013 - meeting held with relevant organisations • Town councils: Jun-Jul 2013 - 3 seminars held • Business and Environmental Groups: 9 July 2013 - 1 seminar held

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 3 - Responses to Consultation

Policies

<To Stage 2: 'Strategic Options and Policies'	To Stage 4: 'Policies'>
View detail: 'Full draft Local Plan'	

Key issues raised	Response to issues
'Introduction and Context'	
<p>A wide range of issues as below were raised, often relating to the plan as a whole:</p> <ul style="list-style-type: none"> • The need for adequate infrastructure provision • green infrastructure - the need to give greater recognition to the significance of Great Ouse Valley as a whole • the development strategy - suggestion of over-reliance on growth at strategic expansion locations • growth levels - suggestion that the increase in growth levels from the previous plan is unsustainable • flood risk - comments raised regarding a wide range of issues including application of the sequential test, Sustainable Drainage Systems, and groundwater flood risk • the National Planning Policy Framework and Sustainable Development - concern regarding 'unsustainable' draft allocations • consultation process - suggestion that it was not rigorous enough, as well as • other general issues 	<ul style="list-style-type: none"> • Issues raised were taken on board and addressed at the relevant point within the draft Local Plan: Targeted Consultation
'The Spatial Portrait'	
<ul style="list-style-type: none"> • Comments were made relating to specific detailed aspects of the Spatial Portrait. 	<ul style="list-style-type: none"> • Clarifications and further details were added to the revised 'Huntingdonshire in 2015' section of the draft Local Plan: Targeted Consultation.
'Influences on the Strategy'	
<p>A range of issues were raised, including, among others, the following:</p> <ul style="list-style-type: none"> • Duty to cooperate - potential need to take housing numbers from Luton • Housing - Robustness of housing requirement • Transport - Need to give greater recognition to transport strategies 	<ul style="list-style-type: none"> • Duty to cooperate - Huntingdonshire has no direct relationship with Luton and plan review work is being carried out in Bedfordshire to assess how the anticipated level of need can be met there. • Housing requirement is based upon robust evidence - no change made • Other issues - references were made to additional strategies identified by partners

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Economy - Concern about the likelihood of and over-reliance on jobs growth aspirations at Alconbury Enterprise Zone Environment - need to consider additional strategies 	
'The Spatial Strategy for Huntingdonshire to 2036'	
<ul style="list-style-type: none"> A number of minor comments were made. 	<ul style="list-style-type: none"> Minor amendments and additions were made to the strategy.
'Policy LP 1: Strategy and principles for development'	
Wide ranging responses were received on this policy but they were dominated by one key theme – the need for flexibility in the strategy to ensure continuing housing delivery should any of the three strategic expansion locations be delayed or unable to deliver, particularly given the infrastructure challenges each faces.	The substance of the strategy was considered to be robust, and remained unchanged. In the draft Local Plan: Targeted Consultation the Stage 3 policy LP 1: Strategy and principles for development has been split into two. The first part is retained as policy LP1: Strategy for Development, which has been amended to include more detail on the overall strategy.
'Policy LP 2 Contributing to Infrastructure Delivery'	
<ul style="list-style-type: none"> Comments raised issues concerned with the viability, timing and justification of contributions to infrastructure delivery mainly from developers, landowners and their agents. Other comments raised issues concerned with the need for different types of infrastructure and how and when it might be delivered. 	<ul style="list-style-type: none"> The policy has been amended to clarify the nature of CIL
'Policy LP 3 Communications Infrastructure'	
<ul style="list-style-type: none"> A few comments were made, mostly identifying support given that the policy would reduce the need to travel as a result of home working. 	<ul style="list-style-type: none"> The policy was amended to simplify it and included within the amenity policy
'Policy LP 4 Enabled Exceptions'	
<ul style="list-style-type: none"> Respondents were generally supportive of the Stage 3 policy or provided observations. Some also identified sites that they would like to develop under this policy. 	<ul style="list-style-type: none"> A few minor amendments were made to the policy.
'Policy LP 5 Renewable and Low Carbon Energy'	
<ul style="list-style-type: none"> Comments focused on impacts of renewable energy on the built and natural environment. 	<ul style="list-style-type: none"> Amendments were made, in particular enhancing protection for heritage assets.
'Policy LP 6 Flood Risk and Water Management'	
<ul style="list-style-type: none"> Comments focused on the need to strengthen and clarify protection against flooding and support 	<ul style="list-style-type: none"> This policy has been clarified to be more specific about the application of the sequential and

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>for implementation of Sustainable Drainage Systems, as well as the need for an updated Water Cycle Study.</p>	<p>exceptions test for flood risk and be more specific about the requirement for the use of SuDS.</p>
'Policy LP 7 Strategic Green Infrastructure Enhancement'	
<ul style="list-style-type: none"> • Comments were generally supportive. • The range of comments reflected a degree of confusion over what the policy was intended to achieve, in relation to the green infrastructure diagram. • Alongside a number of detailed comments, several comments requested greater reference to the Great Ouse area 	<ul style="list-style-type: none"> • Further explanation was provided relating the policy to the green infrastructure diagram. • Reference to the Great Ouse Valley was widened to refer to the Ouse Valley Landscape Character Area.
'Policy LP 8 Development in the Spatial Planning Areas'	
<ul style="list-style-type: none"> • A reasonable level of support was expressed for this policy although often with a caveat regarding deliverability of potential developments. 	<ul style="list-style-type: none"> • Relatively few minor amendments were made to this policy.
'Policy LP 9 Development in the Key Service Centres'	
<ul style="list-style-type: none"> • Respondents generally supported provision of an appropriate level of growth to meet local needs and support local service provision. 	<ul style="list-style-type: none"> • Relatively few minor amendments were made to this policy.
'Policy LP 10 Development in Small Settlements'	
<ul style="list-style-type: none"> • Issues raised in comments identified some concern over the limited supply of development land in small settlements and considered it important that deliverable land is identified to meet local needs and support rural services. • Others suggested a maximum number of units in any one new development should be specified. 	<ul style="list-style-type: none"> • The policy has been amended to acknowledge that Small Settlements have a limited role in delivery of Huntingdonshire's growth strategy. • No minimum or maximum scale of development has been specified but the policy has been amended to clarify that development should be of a scale that can be easily assimilated and that meets sustainability merits.
'Policy LP 11 The Relationship Between the Built-up Area and the Countryside'	
<ul style="list-style-type: none"> • A number of comments were received supporting protection of the countryside. • Comments included that the policy was overly long and complex 	<ul style="list-style-type: none"> • In the draft Local Plan: Targeted Consultation the policy has been reduced to focus more specifically on providing guidance on what constitutes the built up area and the countryside. • Policy LP 34: Rural Buildings now provides clearer positive guidance on the types of development that are acceptable within the countryside.
'Policy LP 12 Gypsies, Travellers and Travelling Showpeople'	

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> A few comments asked for additions to the criteria for proposals to meet Concerns were raised about the nature of the target identified, including that it should be seen as a minimum. 	<ul style="list-style-type: none"> No changes were made to the criteria following consultation It is accepted that the target can be seen as a minimum as it could be exceeded by sites being approved in accordance with the policy.
'Policy LP 13 Quality of Design'	
<ul style="list-style-type: none"> The majority of comments on this policy were supportive of the need for good design but objected to requirements for housing development to meet the 'Building for Life' and the 'Lifetime Neighbourhoods' standards due to concerns about adverse effects such requirements could have on the viability of development. Many other comments supported the need for good design and the requirements relating to design standards. 	<ul style="list-style-type: none"> The policy has been amended to reflect changes to national standards and is more flexible to ensure it is sufficiently robust to respond to future changes without becoming obsolete.
'Policy LP 14 Reducing Carbon Dioxide Emissions'	
<ul style="list-style-type: none"> The majority of comments on this policy objected to requirements for housing development to meet the 'Code for Sustainable Homes' level 4 up to 2016 and thereafter be 'Zero Carbon'. Similar concerns were expressed about the requirements for non-residential development achieving BREEAM 'Excellent' up to 2019 and thereafter 'Zero Carbon' 	<ul style="list-style-type: none"> The government's consultation on rationalisation of the framework of building regulations and local housing standards affects this policy. Similarly the policy has been amended to allow sufficient flexibility for the range of options identified in the government's consultation, although further amendments will be necessary.
'Policy LP 15 Ensuring a good standard of Amenity'	
<ul style="list-style-type: none"> Comments expressed support for this policy, suggesting that the requirements for 'Secured by Design' be dropped as they are not compatible with an aim of Building for Life. 	<ul style="list-style-type: none"> As with the 'Quality of Design' policy above, the government's consultation on rationalisation of the framework of building regulations and local housing standards affect the scope of this policy and it has been amended appropriately. Other minor amendments have been made to the policy to improve clarity and provide flexibility.
'Policy LP 16 Advertising'	
<ul style="list-style-type: none"> There was only a single comment, from English Heritage (now Historic England), on this policy welcoming the reference to heritage assets. 	<ul style="list-style-type: none"> The policy has been amended to incorporate additional references to public safety and avoiding potential hazards.
'Policy LP 17 Sustainable Travel'	
<ul style="list-style-type: none"> Comments on this policy generally supported or sought minor changes. The one objection to the policy queried whether it is in accord with the NPPF paragraph 32 	<ul style="list-style-type: none"> Criterion 'b' has been reworded and the reference to significant harm has been deleted.

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Policy LP 18 Parking Provision'	
<ul style="list-style-type: none"> About half a dozen individuals and bodies commented on the policy for parking provision. Most comments reveal a concern for under-provision of on site car parking. 	<ul style="list-style-type: none"> Additional text has been added to make it clear that in most circumstances at least one car parking space is required per dwelling as well as minimum requirements for cycle parking for all uses
'Policy LP 19 Supporting a Strong Local Economy'	
<ul style="list-style-type: none"> Among a number of policies, there was a suggestion that the policy be changed such that there would be a presumption in favour of economic development proposals within Established Employment Areas, subject to sequential approach (set out in LP 28 with reference to the NPPF) for main town centre uses. 	<ul style="list-style-type: none"> The policy has been changed in order to provide support for proposals for business (class 'B' uses) development within established employment areas and to clarify the requirements for other proposals.
'Policy LP 20 Town Centre Vitality and Viability'	
<ul style="list-style-type: none"> Comments focused on changing or clarifying the use classes appropriate in town centres 	<ul style="list-style-type: none"> Clarifications have been made to include more specific reference to the NPPF sequential test The policy has been amended to refer to A4 class use.
'Policy LP 21 Rural Economy'	
<ul style="list-style-type: none"> Only a few comments were made, some suggesting that the policy was too restrictive or rigid, and some suggesting it was too loose. 	<ul style="list-style-type: none"> Only very minor amendments were made to the policy.
'Policy LP 22 Tourism, Sport and Leisure Development'	
<ul style="list-style-type: none"> Support was expressed for this policy supporting tourism proposals. A number of issues were raised seeking greater protection for and enhancement of the water environment from tourism proposals. 	<ul style="list-style-type: none"> Criteria were amended to enhance protection for the water environment
'Policy LP 23 Local Services and Facilities'	
<ul style="list-style-type: none"> Most comments on this policy were focused on the required marketing before the potential change of use of premises currently or formerly used as a local service or facility. Opinions varied with both longer and shorter marketing periods being sought and concern expressed over the requirement to gauge community support for retention of a facility. Further to a comment made on 'policy LP 30 Open Space' about recreation, it is recognised that indoor sports facilities were not specifically protected by policy in the Stage 3 Local Plan. 	<ul style="list-style-type: none"> The policy has not been amended as paragraph 8.42 already provides flexibility for circumstances under which alternative arrangements may be permitted. This policy has therefore been amended to include indoor sports facilities in the list of local services and facilities.

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Policy LP 24 Housing Mix'	
<ul style="list-style-type: none"> • General support was expressed by a number of respondents for the approach to delivering a broad housing mix and for use of an up-to-date evidence base. • Some respondents objected to the requirement to build to Lifetime Homes standards arguing it would impact on the viability of a scheme • Significant concern was raised over the need to ensure adequate suitable accommodation for older people • Support was expressed for the requirement on proposals of 200 or more homes to make plots available for self-build homes. However, the Home Builders Federation and individual developers objected 	<ul style="list-style-type: none"> • The policy has been amended to require specific consideration of how a proposal responds to the changing age structure of residents and household size. • The requirement for 200 or more homes to make plots available for self-build homes was replaced by a broad statement stating that the Council will work with relevant parties to address local requirements for custom build homes. • The ongoing Government's Housing Standards Review affected how the policy was worded in the Targeted Consultation.
'Policy LP 25 Affordable Housing Provision'	
<ul style="list-style-type: none"> • The revisions made to this policy since Stage 2 were generally supported, particularly the inclusion of affordable rent. Flexibility in the 70% social/ affordable rent requirements and recognition that this mix is a target and may not always be achievable was welcomed. The acknowledgement of viability issues was supported with several major developers considering the policy gave adequate flexibility. 	<ul style="list-style-type: none"> • The policy has been amended to reduce the target for affordable housing from 40% of the total homes on a site to 35% to reflect the outcomes of the viability assessment.
'Policy LP 26 Homes in the Countryside'	
<p>A variety of detailed comments were made, including among others:</p> <ul style="list-style-type: none"> • Seeking a more lenient approach to the conversion of existing buildings to residential use without the implicit preference for employment use • Concern raised on the affordable housing section of this policy over what constitutes clear support from the local community 	<ul style="list-style-type: none"> • Amendments made to merge the advice on conversion or replacement of existing buildings with that for existing homes and the preference for employment use removed. • No amendment has been made as the level and nature of appropriate support will vary depending on individual projects and the supporting text includes reference to sound evidence of housing need in the local area.
'Policy LP 27 Residential Moorings'	
<ul style="list-style-type: none"> • There was support for the policy including specifically for the requirements regarding adverse impacts on local water quality or quantity, landscape or biodiversity. 	<ul style="list-style-type: none"> • Minor amendments were made to this policy in response to comments made.
'Policy LP 28 Biodiversity and Protected Habitats and Species'	

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> • Most comments supported this policy or its aims. • Other comments expressed concern that the policy was too weak, suggesting that it should state that proposals would not be supported unless impacts are minimised and mitigated. • There was also thought to be a need to clearly define terms such as 'significant adverse effect' and 'valid assessment', with the latter including third party verification. 	<ul style="list-style-type: none"> • The policy has been amended such that a proposal should now seek to achieve a net increase in biodiversity.
'Policy LP 29 Trees, Woodland and Related Features'	
<ul style="list-style-type: none"> • This policy attracted a dozen comments, mostly from local interest groups and parish councils. All of these groups sought some strengthening of the policy or mention of additional factors. • It was noted that as a result of increasing numbers of tree diseases, that it may not be possible to rely on existing trees to screen development. Interest groups also sought mention of areas of ancient woodland, and that the policy reflect a positive stance for tree and woodland planting. 	<ul style="list-style-type: none"> • The policy relates to how development will be assessed, but nevertheless does positively require planting. • Mention of ancient woodland and of the possibility of disease has been added to the reasoning.
'Policy LP 30 Open Space'	
<p>A few detailed comments were made, including among others:</p> <ul style="list-style-type: none"> • Two comments noted that the part of the policy which made an allowance where a loss was 'unavoidable' made little sense when such a loss could be avoided if a different proposal was made. One of the comments suggested that there be a part to the policy indicating the circumstances where proposals would not be granted consent. 	<ul style="list-style-type: none"> • The Local Plan has been written in a permissive way, such that it would not be appropriate to rewrite the policy in the manner suggested. However the policy has been rewritten for Stage 4 in the same manner as other policies
'Policy LP 31 Heritage Assets and their Settings'	
<ul style="list-style-type: none"> • Comments were concerned with the need to strengthen the policy and also queried whether the draft policy conflicted with the NPPF. 	<ul style="list-style-type: none"> • In view of the concerns raised, the policy has been amended to recognise the importance of the variety of heritage assets in the district while ensuring that it is consistent with the NPPF.

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Allocations

1 The tables below show sites that were consulted upon at Stage 3, setting out their status following the consultation. For full details of site assessments following consultation see the following documents available from the [consultation portal](#):

- Stage 3 - Huntingdonshire Environmental Capacity Study: Additional Sites Consultation

Strategic Expansion Locations

<To Stage 2: 'Potential Development Sites'	To Stage 4: 'Strategic Expansion Locations'>
View detail: 'Strategic Expansion Locations'	

Strategic Expansion Locations Summary of Allocations

Site	Status following consultation
SEL 1: Alconbury Weald	Retained, with minor amendments. Amendments have been made to the policy, for instance requiring inclusion of C2 residential institutional accommodation and removing the requirement for a decentralised low carbon energy network. Other changes have been made to provide flexibility in recognition of the extended timeframe over which development will be delivered. The Alconbury Weald outline application was presented to full Council on 9 December 2013 which resolved to approve it subject to S106 and reference to the Secretary of State. The Council received a non-intervention letter from the Secretary of State in early January 2014 and the S106 was signed in October 2014.
SEL 2: Eastern Expansion, St Neots	Retained, with minor amendments. The Development Guidance has been updated to refer to the planning applications.
SEL 3: Wyton Airfield and Wyton-on-the-Hill	Retained, with minor amendments. In recognition of the transport infrastructure challenges presented by the site,

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Status following consultation
	substantial transport modelling has been undertaken and possible improvements tested to ascertain how and whether the proposed level of development could be accommodated.

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Spatial Planning Area

<To Stage 2: 'Huntingdon Spatial Planning Area'	To Stage 4: 'Huntingdon Spatial Planning Area'>
View detail: 'Huntingdon Spatial Planning Area sites'	

Huntingdon Summary of Allocations

Site	Status following consultation
HU 1: North of Ermine Street, Huntingdon	Retained. Merged with HU 2
HU 2 South of Ermine Street	Retained. Merged with HU 1
HU 3 California Road, Huntingdon	Boundary amended
HU 4: Forensic Science Laboratory, Huntingdon	Capacity increased
HU 5: South of Fern Court, Stukeley Road	Changed to a retail allocation
HU 6 Constabulary Land	Retained. Merged with HU 16
HU 7 West of Railway, Brampton Road	Retained
HU 8 George Street/Ermine Street	Retained. Split into several smaller sites
HU 9 Chequers Court, Huntingdon	Boundary amended
HU 10 Fire Station, Huntingdon	Discounted
HU 11 St Mary's Street, Huntingdon	Discounted
HU 12 Red Cross site and Spiritualist Church, Huntingdon	Discounted
HU 13 Gas Depot, Mill Common, Huntingdon	Retained
HU 14 Tyrell's Marina, Huntingdon	Retained
HU 15 Main Street, Hartford	Retained
HU 16 Hinchingsbrooke Hospital	Retained. Merged with HU 6
HU 17 Hinchingsbrooke Country Park Extension, Huntingdon	Retained
HU 18 RAF Brampton	Retained
HU 19 Park View Garage, Brampton	Retained
HU 20 Bearscroft Farm, Godmanchester	Retained
HU 21 Wigmore Farm Buildings	Capacity lowered
HU 22 North of Clyde Farm, Godmanchester	Discounted
HU 23 RGE Engineering, Godmanchester	Capacity lowered

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Summary of additional sites submitted at Stage 3 recommended for allocation

Site	Allocation reference at Stage 4
Huntingdon Race Course	HU 18
Corpus Christi Lane, Godmanchester	HU 23

Huntingdon Summary of additional sites submitted at Stage 3 not recommended for allocation

Site
North east of Alconbury Airfield
North west of Alconbury Airfield
Sapley Park Farm
Brookfield Farm
Thrapston Road, north and west of Church Road, Brampton
Rectory Farm

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Neots Spatial Planning Area

<To Stage 2: 'St Neots Spatial Planning Area'	To Stage 4: 'St Neots Spatial Planning Area'>
View detail: 'St Neots Spatial Planning Area sites'	

St Neots Summary of Allocations

Site	Status following consultation
SN 1: Loves Farm Reserved Site	Retained
SN 2: Former Youth Centre, Priory Road, St Neots	SN 1: Loves Farm Reserved Site
SN 3: Huntingdon Street, St Neots	Retained
SN 4: Fire Station and Vacant Land, St Neots	Discounted
SN 5: Former Regional College and Adjoining Land, St Neots	Discounted
SN 6: St Mary's Urban Village, St Neots	Retained
SN 7: Cromwell Road Car Park, St Neots	Retained

St Neots Summary of additional sites submitted at Stage 3 recommended for allocation

Site	Allocation reference at Stage 4
Cromwell Road North, St Neots	SN 6

St Neots Summary of additional sites submitted at Stage 3 not recommended for allocation

Site
Potton Road, St Neots
Tithe Farm
West of Little Paxton
Between Hail Weston and A1
East of A428

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Ives Spatial Planning Area

<To Stage 2: 'St Ives Spatial Planning Area'	To Stage 4: 'St Ives Spatial Planning Area'>
View detail: 'St Ives Spatial Planning Area sites'	

St Ives Summary of Allocations

Site	Status following consultation
SI 1: St Ives West	Retained
SI 2: Former Car Showroom, London Road, St Ives	Retained
SI 3: Giffords Farm, St Ives	Employment uses made more specific
SI 4: Vindis Car Showroom	Retained
SI 5: St Ives Football Club	Retained

St Ives Summary of additional sites submitted at Stage 3 not recommended for allocation

Site
Land North of Marley Road
Land west of London Road
Houghton Hill Farm

Ramsey Spatial Planning Area

<To Stage 2: 'Ramsey Spatial Planning Area'	To Stage 4: 'Ramsey Spatial Planning Area'>
View detail: 'Ramsey Spatial Planning Area sites'	

Ramsey Summary of Allocations

Site	Status following consultation
RA 1: South of the Foundry, Factory Bank, Ramsey	Discounted
RA 2: Ramsey Gateway	Retained
RA 3: Ramsey Gateway (High Lode)	Retained
RA 4: Field Road, Ramsey	Retained
RA 5: Whytefield Road, Ramsey	Retained
RA 6: RAF Upwood and Upwood Hill House, Ramsey	Boundary amended. Capacity increased

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey Summary of additional sites submitted at Stage 3 not recommended for allocation

Site
School Farm, Ramsey
St Mary's Road, Ramsey
Land at Stocking Fen Road, Ramsey
North of Mill Lane, Ramsey
Land east of Bury Road, Ramsey
East of Valiant Square, Bury

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key Service Centres and Small Settlements

<To Stage 2: 'Key Service Centres and Small Settlements'	To Stage 4: 'Key Service Centres and Small Settlements'>
View detail: 'Key Service Centre sites'	

Buckden Summary of Sites

Site	Status following consultation
New Site: Silver Street, Buckden	Added as BU 1 in Stage 4
New Site: East of A1, Buckden (incorporating Land off Mayfield)	Discounted
New Site: South of Vineyard Way, Buckden	Discounted

Fenstanton Summary of Sites

Site	Status following consultation
FS 1: Cambridge Road, Fenstanton	Boundary amended, capacity increased
FS 2: Ivy Nursery	Capacity reduced
FS 3: Former Dairy Crest Factory, Fenstanton	Retained
New Site: West End	Discounted

Kimbolton Summary of Sites

Site	Status following consultation
KB 1: West of Station Road, Kimbolton	Retained
KB 2: Land adjacent Bicton Industrial Estate	Retained

Sawtry Summary of Sites

Site	Status following consultation
SY 1: East of Brookside, Sawtry	Discounted
SY 2: East of Glebe Farm, Sawtry	Capacity reduced
SY 3: West of St Andrew's Way, Sawtry	Capacity reduced
SY 4: South of St Andrew's Way	Discounted
SY 5: North of Black Horse Industrial Estate, Sawtry	Discounted
SY 6: Bill Hall Way, Sawtry	Discounted
New Site: South of Gidding Road, Sawtry	Discounted

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Somersham Summary of Sites

Site	Status following consultation
SM 1: Newlands, St Ives Road, Somersham	Changed to include care home use
SM 2: The Pasture, Somersham	Retained
SM 3: Somersham Town Football Ground and Pond Closes, Somersham	Capacity reduced
SM 4: Chatteris Road, Somersham	Discounted
SM 5: North of the Bank, Somersham	Retained

Warboys Summary of Sites

Site	Status following consultation
WB 1: South of Farriers Way, Warboys	Capacity reduced
WB 2: West of Ramsey Road, Warboys	Retained
WB 3: Rear of 64 High Street	Retained
New Site: West of Station Road, Warboys	Added as WB 1 in Stage 4
New Site: Manor Farm Buildings, Warboys	Added as WB 3 in Stage 4
New Site: Former Pepper Kitchens, Station Road, Warboys	Discounted
New Site: Warboys Airfield	Discounted
New Site: West of New Road	Discounted
New Site: Manor and Airfield Farms	Discounted

Yaxley Summary of Sites

Site	Status following consultation
YX 1: Askews Lane, Yaxley	Capacity reduced
YX 2: Land including Snowcap Mushrooms, Mere View, Yaxley	Retained
YX 3: Yax Pax	Retained
New Site: Land West of Askews Lane, Yaxley	Discounted
New Site: Folly Close, Yaxley	Discounted

Small Settlements

2 No sites in Small Settlements were assessed in detail. View detail of sites submitted in 'Small Settlements'.

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Development of policies Stage 3 to Stage 4

3 The following 'conversion' tables give an overview of the development of policies from Stage 3 to Stage 4: Targeted Consultation.

How policies have developed from Stage 3 to Stage 4

Stage 3 Policy	Targeted Consultation Policy ⁽¹⁾
LP 1 Strategy and principles for development	LP 1 Strategy for Development LP 8 Sustainable Development Principles
LP 2 Contributing to Infrastructure Delivery	LP 15 Contributing to Infrastructure Delivery
LP 3 Communications Infrastructure	LP 19 Amenity
LP 4 Enabled Exceptions	LP 9 Neighbourhood and Community Planning
LP 5 Renewable and Low Carbon Energy	LP 36 Renewable and Low Carbon Energy
LP 6 Flood Risk and Water Management	LP 16 Flood Risk and Surface Water LP 17 Waste Water Management
LP 7 Strategic Green Infrastructure Enhancement	LP 7 Green Infrastructure
LP 8 Development in the Spatial Planning Areas	LP 3 Spatial Planning Areas
LP 9 Development in Key Service Centres	LP 4 Service Centres
LP 10 Development in Small Settlements	LP 5 Small Settlements
LP 11 The Relationship Between the Built-up Area and the Countryside	LP 2 The Relationship Between Built-up Areas and the Countryside LP 34 Rural Buildings
LP 12 Gypsies, Travellers and Travelling Showpeople	LP 13 Gypsies, Travellers and Travelling Showpeople
LP 13 Quality of Design	LP 18 Quality of Design
LP 14 Reducing Carbon Dioxide Emissions	LP 21 Sustainable Use of Energy and Water
LP 15 Ensuring a High Standard of Amenity	LP 19 Amenity
LP 16 Advertising	LP 24 Advertising
LP 17 Sustainable Travel	LP 22 Sustainable Travel
LP 18 Parking Provision	LP 23 Parking Provision
LP 19 Supporting a Strong Local Economy	LP 25 Established Employment Areas
LP 20 Ensuring Town Centre Vitality and Viability	LP 28 Town Centre Vitality and Viability
LP 21 Rural Economy	LP 26 Rural Economy
LP 22 Tourism, Sport and Leisure Development	LP 30 Tourism and Recreation LP 38 Water Related Development

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 3 Policy	Targeted Consultation Policy ⁽¹⁾
LP 23 Local Services and Facilities	LP 29 Local Services and Facilities
LP 24 Housing Mix	LP 20 Housing Mix
LP 25 Affordable Housing Provision	LP 11 Affordable Housing Provision
LP 26 Homes in the Countryside	LP 12 Exceptions Housing LP 27 Homes for Rural Workers LP 34 Rural Buildings
LP 27 Residential Moorings	LP 38 Water Related Development
LP 28 Biodiversity and Protected Habitats and Species	LP 31 Biodiversity and Protected Habitats and Species
LP 29 Trees, Woodland and Related Features	LP 32 Trees, Woodland, Hedges and Hedgerows
LP 30 Open Space	LP 33 Protection of Open Space
LP 31 Heritage Assets and their Settings	LP 35 Heritage Assets and their Settings

1. Please note policies in the Targeted Consultation LP 6 The Countryside, LP 10 Health and Wellbeing, LP 14 Heritage Strategy and LP 37 Ground Contamination and Pollution are new policies.

The origin of policies in Targeted Consultation

Targeted Consultation Policy	Stage 3 Policy
LP 1 Strategy for Development	LP 1 Strategy and principles for development
LP 2 The Relationship Between Built-up Areas and the Countryside	LP 11 The Relationship Between the Built-up Area and the Countryside
LP 3 Spatial Planning Areas	LP 8 Development in the Spatial Planning Areas
LP 4 Service Centres	LP 9 Development in Key Service Centres
LP 5 Small Settlements	LP 10 Development in Small Settlements
LP 6 The Countryside	None - new policy at for Targeted Consultation
LP 7 Green Infrastructure	LP 7 Strategic Green Infrastructure Enhancement
LP 8 Sustainable Development Principles	LP 1 Strategy and principles for development
LP 9 Neighbourhood and Community Planning	LP 4 Enabled Exceptions
LP 10 Health and Wellbeing	None - new policy at for Targeted Consultation
LP 11 Affordable Housing Provision	LP 25 Affordable Housing Provision
LP 12 Exceptions Housing	LP 26 Homes in the Countryside
LP 13 Gypsies, Travellers and Travelling Showpeople	LP 12 Gypsies, Travellers and Travelling Showpeople
LP 14 Heritage Strategy	None - new policy at for Targeted Consultation

Stage 3 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Targeted Consultation Policy	Stage 3 Policy
LP 15 Contributing to Infrastructure Delivery	LP 2 Contributing to Infrastructure Delivery
LP 16 Flood Risk and Surface Water	LP 6 Flood Risk and Water Management
LP 17 Waste Water Management	LP 6 Flood Risk and Water Management
LP 18 Quality of Design	LP 13 Quality of Design
LP 19 Amenity	LP 3 Communications Infrastructure LP 15 Ensuring a High Standard of Amenity
LP 20 Housing Mix	LP 24 Housing Mix
LP 21 Sustainable Use of Energy and Water	LP 14 Reducing Carbon Dioxide Emissions
LP 22 Sustainable Travel	LP 17 Sustainable Travel
LP 23 Parking Provision	LP 18 Parking Provision
LP 24 Advertising	LP 16 Advertising
LP 25 Established Employment Areas	LP 19 Supporting a Strong Local Economy
LP 26 Rural Economy	LP 21 Rural Economy
LP 27 Homes for Rural Workers	LP 26 Homes in the Countryside
LP 28 Town Centre Vitality and Viability	LP 20 Ensuring Town Centre Vitality and Viability
LP 29 Local Services and Facilities	LP 23 Local Services and Facilities
LP 30 Tourism and Recreation	LP 22 Tourism, Sport and Leisure Development
LP 31 Biodiversity and Protected Habitats and Species	LP 28 Biodiversity and Protected Habitats and Species
LP 32 Trees, Woodland, Hedges and Hedgerows	LP 29 Trees, Woodland and Related Features
LP 33 Protection of Open Space	LP 30 Open Space
LP 34 Rural Buildings	LP 11 The Relationship Between the Built-up Area and the Countryside LP 26 Homes in the Countryside
LP 35 Heritage Assets and their Settings	LP 31 Heritage Assets and their Settings
LP 36 Renewable and Low Carbon Energy	LP 5 Renewable and Low Carbon Energy
LP 37 Ground Contamination and Pollution	None - new policy at for Targeted Consultation
LP 38 Water Related Development	LP 22 Tourism, Sport and Leisure Development LP 27 Residential Moorings

Stage 4 - Targeted Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 4 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 4 - Consultation Process

<To 'Stage 3 - Consultation Process'	To 'Stage 5 - Consultation Process'>
View detail: 'Consultation process'	

Dates	Content
23 Jan - 20 Mar 2015	Huntingdonshire's Local Plan to 2036: Targeted Consultation
26 Sep - 7 Nov 2016	Housing & Economic Land Availability Assessment: Additional Sites Consultation 2016
21 Nov 2016 - 30 Jan 2017	Huntingdonshire's Local Plan to 2036: Wind Energy Developments
Jun - 25 Aug 2017	Huntingdonshire's Local Plan to 2036: Consultation Draft 2017

Consultation Content

Consultation Documents	Document content
Huntingdonshire Local Plan to 2036: Targeted Consultation	<p>A full revised draft Local Plan containing:</p> <p>Introduction -</p> <ul style="list-style-type: none"> Providing an introduction to what a Local Plan does and a portrait of Huntingdonshire in 2015 <p>The Strategy for Sustainable Development -</p> <ul style="list-style-type: none"> Huntingdonshire in 2036 - Describing the main influences on production of the Local Plan, the development requirements in terms of the objectively assessed needs of the district, as well as the Spatial Vision and Objectives The Development Strategy - setting out the strategy and main policies for the location of development during the plan period Strong Communities - setting out key policies for enabling strong communities, such as Affordable Housing, as well as policies to enable community planning Infrastructure and Delivery - setting out policies dealing with infrastructure delivery, flood risk, surface water management and waste water management. <p>Development Management -</p> <ul style="list-style-type: none"> Requiring Good Design - setting out policies dealing with different aspects of the design of development Building a Strong, Competitive Economy - setting out policies dealing with various types of economic development in different circumstances Conserving and Enhancing the Environment - this chapter included policies that seek to protect and enhance different aspects of the environment <p>Allocations -</p>

Stage 4 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Consultation Documents	Document content
	<ul style="list-style-type: none">• Strategic Expansion Locations - Draft allocations for development at Alconbury Weald, St Neots East and Wyton Airfield• Huntingdon Spatial Planning Area - Draft allocations for sites in and around Huntingdon, Brampton and Godmanchester• St Neots Spatial Planning Area - Draft allocations for sites in and around St Neots and Little Paxton• St Ives Spatial Planning Area - Draft allocations for sites in and around St Ives• Ramsey Spatial Planning Area - Draft allocations for sites in and around Ramsey and Bury• Service Centres - Draft allocations for sites in and around Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley <p>The document also set out maps showing the Established Employment Areas and Town Centre designations.</p>

Stage 4 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Preparation and Engagement

Dates of consultation	23 January - 20 March 2015
Methods of publicity - general	<ul style="list-style-type: none"> • This consultation was available for specific consultees to help the Council make progress on the Proposed Submission version of the Local Plan. Consultees included: <ul style="list-style-type: none"> • All Town and Parish Councils in Huntingdonshire • Bodies that the Council has a 'Duty to Cooperate' with such as the Environment Agency and neighbouring councils • Groups broadly referred to as 'Environmental Bodies' such as the Bedfordshire Cambridgeshire Northamptonshire Wildlife Trust • Land owners and agents for sites proposed for allocation in the plan • document placed online and available to view by invited consultees • online consultation system enabled automatic notification to invited consultees. Reminder email notification sent. • Letters were sent on 19 January 2015 to the Huntingdonshire MPs, Jonathan Djanogly and Shailesh Vara, to explain the targeted consultation arrangements. • In January 2015 the Planning Policy Manager and Head of Planning met with editorial staff of the Hunts Post newspaper to discuss progress on the Local Plan. The following article was subsequently published on 21 January 2015.
Methods of publicity - specific groups	<p>Seminars for Town and Parish Councils and District & County Councillors</p> <ul style="list-style-type: none"> • Clerks and chairs of the Town and Parish Councils, and District and County Councillors for Huntingdonshire were invited by email to one of two seminars at the Council's headquarters at Pathfinder House, Huntingdon, held on 26 January and 2 February 2015. • The presentation included details of the arrangements for the targeted consultation, and the structure and content of the draft Local Plan. • Representatives from some 47 Town and Parish Councils attended one of the two sessions. In some cases there was more than one representative from each Council. <p>Seminar for other Key Stakeholders</p> <ul style="list-style-type: none"> • All other key stakeholders, were invited by email to a similar seminar on 4 February. • 45 people attended, representing 18 organisations, or sites proposed for allocation.

Stage 4 - Responses to Consultation

Policies

<To Stage 3: 'Policies'	To Stage 6: 'Policies'>
View detail: 'Targeted Consultation 2015'	

- 1 This section sets out the issues raised in comments received during the Targeted Consultation at the beginning of 2015. It also sets out how the Council has sought to address these issues.

Key issues raised	Response to issues
'Issues raised that apply to the draft Local Plan as a whole, and issues raised in the Introduction section'	
<p>Issues raised included the following:</p> <ul style="list-style-type: none"> • Among other concerns raised, the Environment Agency required a new Strategic Flood Risk Assessment 1 and 2 to support allocations • A number of comments raised concern about the impacts of the proposed strategy on infrastructure, site viability, and agricultural land • Various other minor points 	<ul style="list-style-type: none"> • A Level 1 and 2 SFRA, endorsed by the Environment Agency, was completed in June 2017 to support the Local Plan Draft Consultation 2017. A sequential and exception test report was also completed to support the draft allocations within the Plan. • The overall strategy was considered to be appropriate and was retained for the Draft Consultation 2017.
'Huntingdonshire in 2015'	
<p>Alongside other detailed corrections of facts, comments were made seeking the following:</p> <ul style="list-style-type: none"> • reference to Cambridgeshire County Council's role as waste disposal authority • greater recognition of aging population • greater coordination between Local Plan and Economic Growth Strategy • greater emphasis on green infrastructure delivery • greater recognition of quality of landscape 	<p>Chapter 2 was abridged significantly so that the Draft Consultation 2017 chapter 2 only considered the district at a very high level, before identifying the services and facilities in each settlement. Chapter 3 Issues Shaping the Plan considered many of the themes raised in comments on the Targeted Consultation chapter 2, and referred back to the sources which informed it.</p>
'Key Planning Issues'	
<p>Comments were made seeking the following:</p> <ul style="list-style-type: none"> • greater recognition of quality of agricultural land • greater recognition of flood risk and effects of drought • greater emphasis on protection of heritage assets • greater emphasis on parking provision <p>Concerns were also raised regarding:</p> <ul style="list-style-type: none"> • water usage • infrastructure - roads, health care, education and green infrastructure 	<ul style="list-style-type: none"> • In the Draft Consultation 2017 chapter 3, the Summary of Key Issues drew together the issues considered over the preceding pages. Agricultural land, flood risk and drought, heritage and infrastructure were all identified.

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Section B: The Strategy for Sustainable Development'	
<p>Comments raised about this section included the following:</p> <ul style="list-style-type: none"> Concerns about development strategy Objections to Wyton Airfield Concerns about infrastructure Concern about out commuting and low level of jobs growth 	<ul style="list-style-type: none"> The Strategy for Sustainable Development was removed for the Draft Consultation 2017. It was an explanatory section setting out the development of spatial strategy in Huntingdonshire over a number of years. The Local Plan to 2036 is required to identify and justify its own spatial strategy; approaches taken in the past are not necessarily relevant.
'Huntingdonshire in 2036'	
<p>Comments raised about this section included the following:</p> <ul style="list-style-type: none"> Objections to Wyton Airfield Concerns about the impact of development on infrastructure Concerns that the development strategy is not concentrated enough Concerns about impact on natural environment Concern raised about development viability Comments seeking greater recognition of ageing population Comments seeking greater recognition of quality of landscape Comments seeking greater emphasis on green infrastructure delivery – Ouse valley 	<ul style="list-style-type: none"> The Local Plan Draft Consultation 2017 chapter 3 highlighted transport and other infrastructure as being critical to the delivery of the Local Plan. The Local Plan Draft Consultation 2017 was supported by a new Infrastructure Delivery Plan, which identified all the infrastructure required to support planned growth, as well as a new Strategic Transport Study. The findings from this second document have informed the growth strategy, including the removal of Wyton Airfield from the allocations.
'Objectively Assessed Needs'	
<ul style="list-style-type: none"> Concerns raised that the proposed scale of development is too great/too little 	<p>A new Objectively Assessed Housing Need report was completed in April 2017. The report's methodology follows national policy requirements, and identifies a slightly lower housing need than that identified in the Strategic Housing Market Assessment: 20,100 homes between 2011 and 2036.</p>
'The Spatial Vision and Objectives'	
<p>Comments raised the following issues:</p> <ul style="list-style-type: none"> Request for greater emphasis on green infrastructure delivery, and the Ouse valley in particular Request for greater recognition of flood risk Request for greater emphasis on green infrastructure delivery Concerns about impact on natural environment Request for greater recognition of the importance of access to services 	<p>In the Draft Consultation 2017, the spatial vision was substantially shortened and reworded to ensure greater clarity of communication and identify the key themes the plan needs to address. The objectives were considered to be sufficient and remained pretty much the same.</p>
'Policy LP 1: Strategy for Development'	

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Support for the strategy of concentrating growth and protecting the smaller villages and the countryside • Concerns about the impact of growth on infrastructure • Concern about the development strategy • Objections raised in relation to specific sites 	<p>The strategy of concentrating growth on brownfield sites was intended to make the best use of available land, help deliver the required infrastructure to support growth, to prevent an overburdening of rural infrastructure and services through which would be an effect of a dispersed strategy. On the other hand, some growth was allocated in key service centres to support the social sustainability of these settlements, and to ensure swift delivery of development.</p>
'Policy LP 2: The Relationship Between the Built-up Area and the Countryside'	
<ul style="list-style-type: none"> • Only one comment was made stating that the exclusion of agricultural buildings on the edge of settlements from the built up area definition is considered inappropriate and unsound. 	<p>The definition of the Built Up Area was made more concise in the Draft Consultation 2017. It no longer referenced agricultural buildings specifically.</p>
'Policy LP 3: Spatial Planning Areas'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Concern raised about infrastructure • Seeking greater recognition of the importance of access to services • Seeking greater recognition of the importance of Huntingdon SPA • Seeking clarification on 'appropriately located' for SPAs 	<p>It was considered that the designation of four Spatial Planning Areas was appropriate, given the role each market town plays with its surrounding area.</p>
'Policy LP 4: Service Centres'	
<p>Comments sought minor changes to the policy.</p>	<p>Only minor changes were made to the Service Centres policy in the Draft Consultation 2017.</p>
'Policy LP 5: Small Settlements'	
<p>A few comments sought policy changes allowing additional growth at settlements currently identified in this policy.</p>	<p>The approach set out in Policy LP 5 was not amended. However, in the Draft Consultation 2017 Policy LP 28 Rural Exceptions Housing provided additional flexibility for the delivery of affordable and market housing on the edge of smaller settlements.</p>
'LP 6: The Countryside'	
<p>Two comments suggested that there should be mention of the countryside as a landscape resource.</p>	<p>While the policy was restructured, the suggested amendment was not made.</p>
'Policy LP 7: Green Infrastructure'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Support for the policy • Support for the Ouse Valley bid for becoming an Area of Outstanding Natural Beauty • Seeking greater protection for heritage assets 	<p>In the Draft Consultation 2017 the policy wording from the Targeted Consultation was retained.</p>

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Policy LP 8: Sustainable Development Principles'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Objection to the draft allocation of Wyton Airfield • Seeking greater local flexibility as to what constitutes sustainable development • Seeking greater recognition for the value of health, social and cultural wellbeing. • Seeking additional detail regarding infrastructure funding • Seeking greater emphasis should be made on green infrastructure. 	This policy was not included in the Draft Consultation 2017.
'Policy LP 9: Neighbourhood and Community Planning'	
Only two comments were made regarding this policy, both supporting it.	Minor amendments were made to this policy in the Draft Consultation 2017.
'Policy LP 10: Health and Wellbeing'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Concern that too much weight is given to this issue • Suggested that the threshold for health impact assessment requirements was too high • Request for additional reference to Public Rights of Way 	In the Draft Consultation 2017, this policy was made shorter, focusing only on health impact assessment requirements for large scale and large scale major developments.
'Policy LP 11: Affordable Housing Provision'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Concern that the policy requirement might make development in some locations unviable. • Request for reference to Vacant Buildings Credit 	The Local Plan Viability Study 2017 showed that a 40% requirement was viable, and so the policy was revised accordingly.
'Policy LP 12: Exceptions Housing'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Seeking support for self and custom build housing • Seeking greater emphasis for exceptions housing to be well related to settlements 	To support increased delivery, in the Draft Consultation 2017 this policy was changed to require only 60% affordable housing. Reference to self and custom build housing was added.
'Policy LP 13: Gypsies, Travellers and Travelling Showpeople'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Seeking greater protection for the natural and heritage environment • Seeking a locational requirement to be added 	In response to the Planning Policy for Traveller Sites 2015 a locational criterion was added to the policy in the Draft Consultation 2017.
'Policy LP 14: Heritage Strategy'	

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that lakes, marshes, reed bed and flood meadows be added to the list of heritage assets. Suggested that the policy should be more explicit in showing that the list of heritage assets mentioned was not exhaustive. 	<p>In the Draft Consultation 2017, the policy was reworded, so that the list of key heritage assets was made less specific.</p>
'Policy LP 15: Contributing to Infrastructure Delivery'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Highlighting the need for infrastructure to be delivered in a timely and coordinated way. Concern about the lack of detailed infrastructure needs assessment undertaken for Wyton Airfield. Request for reference to Household Recycling Centres. Concern that the proposed infrastructure funding approach was not consistent with the NPPF. Concern that there was no up to date requirement for open space Support for the inclusion of reference to viability considerations 	<p>An Infrastructure Delivery Plan 2017 was published alongside the Draft Consultation 2017, which identified all infrastructure needs relating to proposed allocations. The infrastructure policy was revised to list the types of infrastructure for which funding would be sought.</p>
'Policy LP 16: Flood Risk and Surface Water'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request for additional requirement to follow the surface water management hierarchy outlined in Part H of the Building Regulations Request that the policy be enhanced to include priority for managing surface water as close to its source as possible Concern that the standards included in the policy might be considered too prescriptive Request for reference to green infrastructure providing SuDS benefits Requirement for a Cambridgeshire-wide Flood and Water SPD Requirement for a level 1 and 2 SFRA to support the allocation of sites Requirement for a more nuanced approach to the sequential and exception tests for flood risk 	<p>A level 1 and 2 Strategic Flood Risk Assessment was completed in June 2017 to support proposed allocations. In the Draft Consultation 2017, this policy was split into two: LP 9 Flood Risk and LP 14 Surface Water. The content of these policies were reworked, taking into account comments raised.</p>
'Policy LP 17: Waste Water Management'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that the policy include a requirement for evidence that a sustainable foul/used water strategy has been prepared and agreed with the sewage undertaker Query whether reference should be made to Huntingdon Waste Water Treatment Works 	<p>The policy was reworked to reduce duplication. The reference to interim solutions was retained.</p>

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>capacity impacting on allocations in Godmanchester.</p> <ul style="list-style-type: none"> • Suggestion that the policy should be made much stronger. • Request that links should be made to incorporating biodiversity elements into waste water treatment. • Concern at the proposed use of interim solutions where there was no capacity at Waste Water Treatment Works. • Concern that the policy adopted the Middle Level Commissioners' default position of not accepting increase in flow volume for water entering their catchments from any source • Highlighting that significant investment would be needed to provide for waste water treatment at Alconbury Weald and Wyton Airfield. 	
'Policy LP 18: Quality of Design'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Request for reference to Public Rights of Way • Concern that the requirement for large scale development to be subjected to an independent Design Review at an early stage was too onerous. • Request that requirements for a masterplan be made less ambiguous. 	<ul style="list-style-type: none"> • For the Draft Consultation 2017, the design policy was split into three: LP 10 Design Context, LP 11 Design Implementation and LP 12 Strategic Placemaking. • The Strategic Placemaking policy included more explicit requirements for a masterplan. The requirement for independent design review was retained.
'Policy LP 19: Amenity'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Request for reference to waste storage and collection. • Request for requirements relating to telecommunications infrastructure within conservation areas. 	<p>For the Draft Consultation 2017, minor changes were made to the policy.</p>
'Policy LP 20: Housing Mix'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Seeking reference to the need for off-street parking provision for staff and visitors at residential institutions. • Request for requirement for Lifetime homes or their equivalent. • Seeking greater flexibility in the type and size of homes to be provided. • Seeking reference to self-build housing • Request that the criteria relating to C2 residential institutions be made less restrictive. 	<p>In the Draft Consultation 2017 this policy was split into LP 24 Housing Mix and LP 25 Specialist Housing.</p> <ul style="list-style-type: none"> • LP 16 Parking Provision includes reference to providing sufficient parking provision for for staff and visitors at C2 residential institutions. • LP 24 Housing Mix included • a requirement for Accessible and Adaptable housing. • a section on self and custom build housing. • LP 25 Specialist Housing no longer includes a requirement to evidence need for a care home.

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
'Policy LP 21: Sustainable Use of Energy and Water'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request to delete the requirement for development to follow the hierarchical approach to energy Request that the BREAAAM requirements were made more specific Request that the BREAAAM requirements should be subject to viability. 	<p>Following the findings of the Housing Standards Review, this policy was removed, with the remaining BREAAAM requirements moved to LP 11 Design Implementation.</p>
'Policy LP 22: Sustainable Travel'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking reference to the need for off-street parking provision for staff and visitors at residential institutions. Request for reference to bridleways 	<p>In the Draft Consultation 2017, this issue was addressed in the reasoning supporting LP 16 Parking Provision, where reference was included to providing sufficient parking provision for carers, health workers and visitors at C2 residential institutions.</p>
'Policy LP 23: Parking Provision'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that parking provision be evidence based and related to location. Request for much stronger parking provision requirements. Query whether the requirement to provide one parking space for each home was achievable. Seeking greater flexibility over the the level of cycle parking provision for homes 	<p>In the Draft Consultation 2017, the policy did not set vehicle parking standards, but required that proposals justify the level of provision.</p>
'Policy LP 24: Advertising'	
<p>One comment requested that the policy address digitally illuminated advertising.</p>	<p>For the Draft Consultation 2017, this policy was deleted. It was considered that the content LP 11 Design Implementation already covered most of the issues addressed by this policy, especially given that many proposals for advertising do not require planning consent.</p>
'Policy LP 25: Established Employment Areas'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that support be given to sui generis uses akin to B class uses Concern that this policy was not consistent with St Neots Neighbourhood Plan policy RD 2, and did not provide strong enough protection for Established Employment Areas. 	<p>The policy was retained in pretty much the same form.</p>
'Policy LP 26: Rural Economy'	

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking additional reference to waste and uses linked with agriculture being appropriate within the countryside. Concern that the policy was overly restrictive 	<p>In the Draft Consultation 2017, a reference to waste and uses linked with agriculture was covered by the phrase rural business, defined as a business which has a legitimate reason to be located in the countryside. It was not considered that more detailed reference was necessary.</p>
'Policy LP 27: Homes for Rural Workers'	
<p>One comment suggested that the approach set out in this policy was outdated and open to misuse.</p>	<p>In the Draft Consultation the policy remained unchanged.</p>
'Policy LP 28: Town Centre Vitality and Viability'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that protection for retail from changing to cafes and takeaways should be strengthened, Request that a locally set threshold for proposals to undertake the sequential test for town centre uses should be reintroduced. Support for reference to heritage. Request that Huntingdon should be elevated above the other market towns as the primary centre in the district. 	<p>In the Draft Consultation 2017:</p> <ul style="list-style-type: none"> the policy was made more restrictive to allow only changes to retail, cafes or drinking establishments in primary shopping frontages, so that change of use to a takeaway would not be supported. a locally set threshold of 600m² for proposals to undertake the sequential test for town centre uses was reintroduced. It was not considered appropriate to constrain retail growth in the market towns in order to elevate Huntingdon's retail role.
'Policy LP 29: Local Services and Facilities'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Request that libraries be added to the list of local facilities. Request that the policy be made more explicit to exclude healthcare facilities. 	<p>Minor changes were made to the policy.</p>
'Policy LP 30: Tourism and Recreation'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking reference to the Ouse Valley Area of Outstanding Natural Beauty. Seeking reference to Rights of Way. Seeking policy support for hotels within business parks. Seeking policy acknowledgement that tourism and recreation could have negative impacts on sensitive wildlife sites 	<p>In the Draft Consultation 2017, this policy included a criterion protecting the ecological significance of the proposed location. Other comments raised were addressed in other relevant policies.</p>
'Policy LP 31: Biodiversity and Protected Habitats and Species'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Middle Level Commissioners stated that any development and works affecting their systems, requiring their consent, or any on-site open watercourses within their rateable area would, in 	<p>This policy was amended to provide greater protection for the hierarchy of protected sites.</p>

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>general, require an Environmental Statement and Risk Impact Assessment (RIA)</p> <ul style="list-style-type: none"> Request for detailed amendments to the approach to the hierarchy of protected sites 	
'Policy LP 32: Trees, Woodland, Hedges and Hedgerows'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Concern that the the requirement for all major scale developments to provide additional new trees was too prescriptive. 	<p>In the Draft Consultation 2017:</p> <ul style="list-style-type: none"> the policy was reworked to include when and how a statement should be undertaken, assessing the impact of a proposal on trees and hedges, as well as proposed mitigation. the requirement for a specific number of trees to be planted at major scale developments was removed.
'Policy LP 33: Protection of Open Space'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking an explicit reference linking heritage assets and open space. 	<p>This suggestion was not followed up.</p>
'Policy LP 34: Rural Buildings'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking amendments supporting the replacement and relocation of an agricultural building with a residential use where it would provide benefits in terms of landscape impacts. Seeking explicit protection of derelict historic buildings that might otherwise be replaced under the wording of the policy as stated at the Targeted Consultation. 	<p>Minor changes were made to the policy.</p>
'Policy LP 35: Heritage Assets and their Settings'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking clarification of the required approach to archaeological desk-based assessments and field evaluations. Request that when non-designated heritage assets of historic significance could not be retained, that a programme of archaeological investigation be undertaken, including making the findings public. Seeking amendments to avoid confusion about the use of the word "significance". Request that the policy should include a council commitment to take steps to increase understanding of Huntingdonshire's historic environment. 	<p>In the Draft Consultation 2017, the policy was significantly reworded, including:</p> <ul style="list-style-type: none"> Clarifying the approach to desk-based archaeological assessments and field evaluations Revising the use of "significance" Including a requirement for archaeological investigation with publication of findings, where archaeological features cannot be retained
'Policy LP 36 Renewable and Low Carbon Energy'	

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Seeking additional protection for sensitive environment receptors from renewable energy. • Seeking consideration of the varying use of the word "significance" 	<p>These aspects of the policy were not changed for the Draft Consultation 2017.</p>
'Policy LP 37: Ground Contamination and Pollution'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Request that particular protection be given to a number of designated sites within the district • Request for detailed amendments in relation to groundwater Source Protection Zones. 	<p>In the Draft Consultation 2017, the air quality section of this policy was split out into its own policy, and was strengthened. However, the policy text was not amended in response to these issues.</p>
'Policy LP 38: Water Related Development'	
<p>One comment sought more control over the residential use of boats.</p>	<p>The policy was revised to provide support to proposals for permanent sole or main residential use in marinas.</p>

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Allocations

Strategic Expansion Locations

<To Stage 3: 'Strategic Expansion Locations'	To Stage 6: 'Allocations'>
View detail: 'Strategic Expansion Locations'	

Strategic Expansion Locations Summary of Allocations

Key issues raised	Response to issues
SEL 1: Alconbury Weald	Development commenced; retained due to scale
SEL 2: St Neots East	Retained
SEL 3 Wytton on the Hill	Discounted

Huntingdon Spatial Planning Area

<To Stage 3: 'Huntingdon Spatial Planning Area'	To Stage 6: 'Huntingdon Spatial Planning Area'>
View detail: 'Huntingdon Spatial Planning Area'	

Huntingdon SPA Sites included as allocations at Stage 4

Site	Status following consultation
HU 1: Ermine Street, Huntingdon	Retained
HU 2: Former Forensic Science Laboratory, Huntingdon	Discounted
HU 3: Hinchingsbrooke Health Campus, Huntingdon	Capacity increased
HU 4: West of Railway, Brampton Road, Huntingdon	Retained
HU 5: South of Fern Court, Stukeley Road, Huntingdon	Development completed
HU 6: Ermine Street/ Edison Bell Way, Huntingdon	Development commenced
HU 7: North of Edison Bell Way, Huntingdon	Development completed
HU 8: South of Edison Bell Way, Huntingdon	Retained
HU 9: Ferrars Road, Huntingdon	Development completed
HU 10: West of Edison Bell Way, Huntingdon	Retained
HU 11: George Street, Huntingdon	Combined with HU 12; changed to residential
HU 12: George Street/ Edison Bell Way, Huntingdon	Combined with HU 11; changed to residential
HU 13: Chequers Court, Huntingdon	Development commenced

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Status following consultation
HU 14: Gas Depot, Mill Common, Huntingdon	Retained
HU 15: California Road, Huntingdon	Retained
HU 16: Main Street, Huntingdon	Retained
HU 17: Hinchingsbrooke Country Park Extension, Huntingdon	Retained
HU 18: Huntingdon Race Course	Retained
HU 19: Brampton Park, Brampton	Development commenced; retained due to scale
HU 20: Park View Garage, Brampton	Retained
HU 21: Tyrell's Marina, Godmanchester	Retained
HU 22: RGE Engineering, Godmanchester	Retained
HU 23: Corpus Christi Lane, Godmanchester	Discounted
HU 24: Wigmore Farm Buildings, Godmanchester	Retained
HU 25: Bearscroft Farm, Godmanchester	Development commenced; retained due to scale

Huntingdon SPA Summary of additional sites submitted at Stage 4 not recommended for allocation

Site
Lodge Farm
Land at Green End, Great Stukeley
Thrapston Road, Brampton

St Neots Spatial Planning Area

<To Stage 3: 'St Neots Spatial Planning Area'	To Stage 6: 'St Neots Spatial Planning Area'>
View detail: 'St Neots Spatial Planning Area Sites'	

St Neots SPA Sites included as allocations at Stage 4

Site	Status following consultation
SN 1: Eaton Court, St Neots	Development commenced
SN 2: Huntingdon Street, St Neots	Discounted
SN 3: Former Youth Centre, Priory Road, St Neots	Retained
SN 4: St Mary's Urban Village, St Neots	Retained

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Status following consultation
SN 5: Loves Farm Reserved Site, St Neots	Retained
SN 6: Cromwell Road North, St Neots	Retained
SN 7: Cromwell Road Car Park, St Neots	Retained
SN 8: Nelson Road, St Neots	Development commenced

St Neots SPA Summary of additional sites submitted at Stage 4 not recommended for allocation

Site
Tithe Farm, St Neots
West of Little Paxton
Riversfield, Little Paxton

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Ives Spatial Planning Area

<To Stage 3: 'St Ives Spatial Planning Area'	To Stage 6: 'St Ives Spatial Planning Area'>
View detail: 'St Ives Spatial Planning Area Sites'	

St Ives SPA Sites included as allocations at Stage 4

Site	Status following consultation
SI 1: St Ives West	Capacity reduced
SI 2: St Ives Football Club, St Ives	Retained
SI 3: Giffords Farm, St Ives	Retained
SI 4: Former Car Showroom, London Road, St Ives	Retained
SI 5: Vindis Car Showroom, St Ives	Discounted

St Ives SPA Summary of additional sites submitted at Stage 4 not recommended for allocation

Site
West of London Road, St Ives
South of Needingworth Road, St Ives
Giffords Park, St Ives

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey Spatial Planning Area

<To Stage 3: 'Ramsey Spatial Planning Area'	To Stage 6: 'Ramsey Spatial Planning Area'>
View detail: 'Ramsey Spatial Planning Area Sites'	

Ramsey SPA Sites included as allocations at Stage 4

Site	Status following consultation
RA 1: Ramsey Gateway (High Lode)	Retained
RA 2: Ramsey Gateway	Retained
RA 3: West Station Yard and Northern Mill, Ramsey	Retained
RA 4: Field Road, Ramsey	Retained
RA 5: Whytefield Road, Ramsey	Capacity increased
RA 6: 94 Great Whyte, Ramsey	Retained
RA 7: Former RAF Upwood and Upwood Hill House, Ramsey	Retained

Ramsey SPA Summary of additional sites submitted at Stage 4 not recommended for allocation

Site
None submitted

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key Service Centres and Small Settlements

<To Stage 3: 'Key Service Centres and Small Settlements'	To Stage 6: 'Key Service Centres'>
View detail: 'Service Centre Sites'	

Buckden Summary of Sites

Site	Status following consultation
BU 1: East of Silver Street, Buckden	Capacity increased

Fenstanton Summary of Sites

Site	Status following consultation
FS 1: Former Dairy Crest Factory, Fenstanton	Retained
FS 2: Cambridge Road, Fenstanton	Subdivided into FS 2 and FS 3 in Stage 5
FS 3: Ivy Nursery, Fenstanton	Development commenced

Kimbolton Summary of Sites

Site	Status following consultation
KB 1: West of Station Road, Kimbolton	Retained
KB 2: Land adjacent to Bicton Industrial Estate, Kimbolton	Retained

Sawtry Summary of Sites

Site	Status following consultation
SY 1: East of Glebe Farm, Sawtry	Boundary amended
SY 2 West of St Andrew's Way, Sawtry	Retained

Somersham Summary of Sites

Site	Status following consultation
SM 1: Newlands, St Ives Road, Somersham	Capacity increased
SM 2: The Pasture, Somersham	Boundary amended, capacity reduced
SM 3: Somersham Town Football Ground, Somersham	Capacity increased
SM 4: North of The Bank, Somersham	Boundary amended, capacity increased

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Warboys Summary of Sites

Site	Status following consultation
WB 1: West of Station Road, Warboys	Development commenced
WB 2: West of Ramsey Road, Warboys	Retained
WB 3: Manor Farm Buildings, Warboys	Retained
WB 4: rear of 64 High Street, Warboys	Development completed
WB 5: South of Farrier's Way, Warboys	Retained
WB 6: Fenton Field Farm, Warboys	Retained
Objection to omission of site previously submitted: land at Warboys Airfield	Discounted

Yaxley Summary of Sites

Site	Status following consultation
YX 1: Askew's Lane, Yaxley	Retained
YX 2: Former Snowcap Mushrooms and adjoining land, Yaxley	Development commenced
YX 3: Yax Pax, Yaxley	Retained

Small Settlements

2 No sites were submitted in Small Settlements.

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Development of policies: Stage 4 to Stage 6

The following 'conversion' tables give an overview of the development of policies from Stage 4: Targeted Consultation to Stage 6: Draft Consultation 2017.

How policies have developed from Stage 4 to Stage 6

Targeted Consultation Policy	Draft Consultation 2017 Policy
LP 1 Strategy for Development	LP 1 Strategy for Development
LP 2 The Relationship Between Built-up Areas and the Countryside	Now a definition
LP 3 Spatial Planning Areas	LP 5 Spatial Planning Areas
LP 4 Service Centres	LP 6 Key Service Centres
LP 5 Small Settlements	LP 7 Small Settlements
LP 6 The Countryside	LP 8 The Countryside
LP 7 Green Infrastructure	LP 2 Green Infrastructure
LP 8 Sustainable Development Principles	
LP 9 Neighbourhood and Community Planning	LP 27 Community Planning Proposals
LP 10 Health and Wellbeing	LP 29 Health Impact Assessment
LP 11 Affordable Housing Provision	LP 23 Affordable Housing Provision
LP 12 Exceptions Housing	LP 28 Rural Exceptions Housing
LP 13 Gypsies, Travellers and Travelling Showpeople	LP 26 Gypsies, Travellers and Travelling Showpeople
LP 14 Heritage Strategy	LP 34 Heritage Strategy
LP 15 Contributing to Infrastructure Delivery	LP 3 Contributing to Infrastructure Delivery
LP 16 Flood Risk and Surface Water	LP 9 Flood Risk LP 14 Surface Water
LP 17 Waste Water Management	LP 4 Waste Water Management
LP 18 Quality of Design	LP 10 Design Context LP 11 Design Implementation LP 12 Strategic Placemaking
LP 19 Amenity	LP 13 Amenity
LP 20 Housing Mix	LP 24 Housing Mix

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Targeted Consultation Policy	Draft Consultation 2017 Policy
	LP 25 Specialist Housing
LP 21 Sustainable Use of Energy and Water	
LP 22 Sustainable Travel	LP 15 Sustainable Travel
LP 23 Parking Provision	LP 16 Parking Provision
LP 24 Advertising	
LP 25 Established Employment Areas	LP 17 Established Employment Areas
LP 26 Rural Economy	LP 18 Rural Economy
LP 27 Homes for Rural Workers	LP 19 Homes for Rural Workers
LP 28 Town Centre Vitality and Viability	LP 20 Town Centre Vitality and Viability
LP 29 Local Services and Facilities	LP 21 Local Services and Community Facilities
LP 30 Tourism and Recreation	LP 22 Tourism and Recreation
LP 31 Biodiversity and Protected Habitats and Species	LP 30 Biodiversity and Geodiversity
LP 32 Trees, Woodland, Hedges and Hedgerows	LP 31 Trees, Woodland, Hedges and Hedgerows
LP 33 Protection of Open Space	LP 32 Protection of Open Space
LP 34 Rural Buildings	LP 33 Rural Buildings
LP 35 Heritage Assets and their Settings	LP 35 Heritage Assets and their Settings
LP 36 Renewable and Low Carbon Energy	LP 36 Renewable and Low Carbon Energy
LP 37 Ground Contamination and Pollution	LP 37 Air Quality LP 38 Ground Contamination and Groundwater Pollution
LP 38 Water Related Development	LP 39 Water Related Development

The origin of policies in Draft Consultation 2017

Draft Consultation 2017 Policy	Targeted Consultation Policy
LP 1 Strategy for Development	LP 1 Strategy for Development
LP 2 Green Infrastructure	LP 7 Green Infrastructure
LP 3 Contributing to Infrastructure Delivery	LP 15 Contributing to Infrastructure Delivery
LP 4 Waste Water Management	LP 17 Waste Water Management
LP 5 Spatial Planning Areas	LP 3 Spatial Planning Areas

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Draft Consultation 2017 Policy	Targeted Consultation Policy
LP 6 Key Service Centres	LP 4 Service Centres
LP 7 Small Settlements	LP 5 Small Settlements
LP 8 The Countryside	LP 6 The Countryside
LP 9 Flood Risk	LP 16 Flood Risk and Surface Water
LP 10 Design Context	LP 18 Quality of Design
LP 11 Design Implementation	LP 18 Quality of Design
LP 12 Strategic Placemaking	LP 18 Quality of Design
LP 13 Amenity	LP 19 Amenity
LP 14 Surface Water	LP 16 Flood Risk and Surface Water
LP 15 Sustainable Travel	LP 22 Sustainable Travel
LP 16 Parking Provision	LP 23 Parking Provision
LP 17 Established Employment Areas	LP 25 Established Employment Areas
LP 18 Rural Economy	LP 26 Rural Economy
LP 19 Homes for Rural Workers	LP 27 Homes for Rural Workers
LP 20 Town Centre Vitality and Viability	LP 28 Town Centre Vitality and Viability
LP 21 Local Services and Community Facilities	LP 29 Local Services and Facilities
LP 22 Tourism and Recreation	LP 30 Tourism and Recreation
LP 23 Affordable Housing Provision	LP 11 Affordable Housing Provision
LP 24 Housing Mix	LP 20 Housing Mix
LP 25 Specialist Housing	LP 20 Housing Mix
LP 26 Gypsies, Travellers and Travelling Showpeople	LP 13 Gypsies, Travellers and Travelling Showpeople
LP 27 Community Planning Proposals	LP 9 Neighbourhood and Community Planning
LP 28 Rural Exceptions Housing	LP 12 Exceptions Housing
LP 29 Health Impact Assessment	LP 10 Health and Wellbeing
LP 30 Biodiversity and Geodiversity	LP 31 Biodiversity and Protected Habitats and Species
LP 31 Trees, Woodland, Hedges and Hedgerows	LP 32 Trees, Woodland, Hedges and Hedgerows
LP 32 Protection of Open Space	LP 33 Protection of Open Space
LP 33 Rural Buildings	LP 34 Rural Buildings

Stage 4 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Draft Consultation 2017 Policy	Targeted Consultation Policy
LP 34 Heritage Strategy	LP 14 Heritage Strategy
LP 35 Heritage Assets and their Settings	LP 35 Heritage Assets and their Settings
LP 36 Renewable and Low Carbon Energy	LP 36 Renewable and Low Carbon Energy
LP 37 Air Quality	LP 37 Ground Contamination and Pollution
LP 38 Ground Contamination and Groundwater Pollution	LP 37 Ground Contamination and Pollution
LP 39 Water Related Development	LP 38 Water Related Development

Stage 5 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 5 - Consultation Process

<To 'Stage 4 - Consultation Process'	To 'Stage 6 - Consultation Process'>
--------------------------------------	--------------------------------------

Dates	Content
21 Nov 2016 - 16 Jan 2017	Huntingdonshire's Local Plan to 2036: Wind Energy Development

Consultation Content

Consultation Documents	Document content
Huntingdonshire's Local Plan to 2036: Wind Energy Development	<p>Background to the policy and evidence requirements for the Local Plan to identify suitable areas for wind energy.</p> <p>Consideration of four main options for whether the new Local Plan should identify any area(s) as suitable:</p> <ol style="list-style-type: none">1. All of the district is suitable;2. Great Fen and its visual setting is not suitable;3. Central Claylands landscape area is suitable; and4. No area is suitable. <p>The paper also considered an additional option A - Small turbines are suitable, that could be combined with one of the main options.</p> <p>The paper did not identify a 'Preferred Option' but did draw some conclusions from the analysis of the options; it was concluded that option 2 was likely to be the best main option and that option 3 in combination with option A could be the best combination of options.</p>

Preparation and Engagement

Dates of consultation	21 November 2016 - 16 January 2017
Methods of publicity - general	<ul style="list-style-type: none">• documents placed online• online consultation system enabled automatic notification to those with an email address on the Council's planning policy database.

Stage 5 - Responses to Consultation

<To Stage 4: 'Policies'	To Stage 6: 'Policies'>
View detail: 'Response to Consultation'	

Summary Wind Energy Developments

Issue raised	Response to issue
<p>There was roughly equal support for each of the four options:</p> <ul style="list-style-type: none"> Option 3 was slightly ahead of the others on basic numbers of comments, but not significantly so. There was little support for option A, with quite a number of queries and disadvantages identified - how the option would be combined with others; what size of turbines would be acceptable; fears that it might lead to many more turbines instead of a few large ones; points about the amount of energy generated by small turbines compared with large ones and concerns about noise. In relation to all options, there were quite a number of comments expressing the view that if the policy is applied robustly, including consideration of all planning impacts as required by the WMS, then applications with unacceptable impacts would be refused and this would be true wherever they were located. 	<p>Taking into account comments made, the Draft Consultation 2017 policy LP 36 included a statement that a proposal for wind energy development of a scale that would require planning permission will not be supported.</p>

Stage 6 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 6 - Consultation Process

<To 'Stage 5 - Consultation Process'
View detail: 'Consultation process'

Dates	Content
3 July - 25 August 2017	<p>Huntingdonshire's Local Plan to 2036: Draft Consultation 2017</p> <p>Huntingdonshire's Local Plan to 2036: Draft Final Sustainability Appraisal 2017</p> <p>Housing & Economic Land Availability Assessment 2017</p> <p>Call for Sites 2017</p>
4 October - 3 November 2017	Housing and Economic Land Availability Assessment: October 2017

Consultation Content

Consultation Documents	Document content
Huntingdonshire's Local Plan to 2036: Draft Consultation 2017	Vision, objectives and strategy along with policies designed to help determine planning applications and policies for the proposed allocation sites.
Draft Final Sustainability Appraisal 2017	Draft final report of the Sustainability Appraisal relating to plan-making activities to date
Housing and Economic Land Availability Assessment 2017	Assessment of all sites submitted to the Council within the Local Plan process.
Call for Sites 2017	A consultation providing opportunities for landowners to submit further sites not previously considered within the Local Plan process.
Housing and Economic Availability Assessment: October 2017	A consultation on assessments of the further sites submitted through the Call for sites in the summer consultation period.

Preparation and Engagement

Dates of consultation	3 July - 25 August 2017
Methods of publicity - general	<ul style="list-style-type: none"> document placed online and available to view online consultation system enabled automatic notification to registered consultees. A press release was written and an article appeared in the Hunts Post on 9 August 2017.

Stage 6 - Consultation Process

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Dates of consultation	3 July - 25 August 2017
Methods of publicity - specific groups	<p>Seminar for District Councillors</p> <ul style="list-style-type: none"> • District Councillors were invited by email to a seminar at the Council's headquarters at Pathfinder House, Huntingdon, held on 1st August 2017. • A presentation was made providing an overview of the Consultation Draft Local Plan as well as arrangements for the consultation. A substantial proportion of the seminar was given to a question and answer session. • 22 members attended this session. <p>Seminars for Town and Parish Councils</p> <ul style="list-style-type: none"> • Members of all Town and Parish Councils in Huntingdonshire were invited by email to one of two seminars at the Council's headquarters at Pathfinder House, Huntingdon, held on 2 August and 8 August 2017. • A presentation was made providing an overview of the Consultation Draft Local Plan as well as arrangements for the consultation. A substantial proportion of the seminar was given to a question and answer session. • 59 representatives from some 25 Town and Parish Councils attended one of the two sessions. In a number of cases there was more than one representative from each Council.
	4 October - 3 November 2017
Methods of publicity - general	<ul style="list-style-type: none"> • document placed online and available to view • online consultation system enabled automatic notification to registered consultees.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stage 6 - Responses to Consultation

Policies

<To 'Policies'
View detail: 'Section A: Introduction'

1 This section sets out the issues raised in comments received to the Local Plan to 2036: Consultation Draft 2017 between July and August 2017. It also sets out how the Council has sought to address these issues.

Key issues raised	Response to issues
'What is this Plan and what does it do?'	
Comments raised regarding this section included: <ul style="list-style-type: none"> Seeks that allocations should not all be considered 'strategic policies' Comment identifying a potential error in the Huntingdonshire Strategic Transport Study 	Allocations are considered to be strategic policies to meet the homes and jobs needed in the area, in accordance with NPPF paragraph 156. Issue investigated and clarified in an addendum to the Strategic Transport Study.
'Huntingdonshire District Portrait'	
Comments raised regarding this section included: <ul style="list-style-type: none"> More detail sought on historic aspects of Huntingdonshire Access to green/ open spaces should be added Kimbolton no longer has a bank 	Historic details added. Access to green/ open spaces not added as only indicating strategic level services and facilities. Bank symbol removed from Kimbolton.
'Issues Shaping the Local Plan'	
Comments raised regarding this section included: Economic issues: <ul style="list-style-type: none"> Add challenge of provision of local transport Infrastructure Plan further multi-modal strategic transport infrastructure improvements Challenge on whether the economic aspirations are realistic Social issues: <ul style="list-style-type: none"> Recognise risk of settlements becoming dormitories Environmental issues: <ul style="list-style-type: none"> Add historic environment as a key issue 	The Local Plan responds to strategic transport infrastructure improvements and contributes to creating a need for them rather than proposing them itself. It is a vehicle for delivering the pre-existing economic strategy. The location of existing employment growth is a consideration in identifying locations for growth. Environmental references added.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> • Observation that not all MOD sites are in sustainable locations • Add references to green space and biodiversity, surface water and other forms of flooding, tackling climate change and habitat creation 	
'Strategy for Development'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • The objectively assessed housing need figure should be higher, with a variety of alternative calculations put forward • Housing target should be clearly set out in policy • The 5 year housing land supply is not robust - additional sites should be allocated to address this • Challenges to the 70:30% distribution between SPAs and KSC/ Small Settlements and its deliverability • Over-reliance on SELs - greater flexibility/ buffer needed to provide a buffer against slippage • Fails to significantly boost the supply of housing • Need allocations in small settlements/ rural areas to create/ support thriving rural areas • Should have a more refined categorisation of Small Settlements • Support for categorisation of various individual settlements • Environmental objections to any potential third river crossing to facilitate redevelopment of Wyton Airfield • Wide variety of additional sites promoted for allocation 	<p>The objectively assessed need for housing has been prepared using a variety of methodologies to facilitate robustness of the eventual outcome. Inclusion of a variety of calculations in the plan would not provide clear guidance.</p> <p>A policy has been added to set out the housing target.</p> <p>Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply and support small settlements.</p> <p>The 70:30 split has been removed.</p>
'Green Infrastructure'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Should add a policy on development adjacent to watercourses • Identifies a new management plan for Paxton Pits • Need for early/ timely provision to avoid adverse impacts • Add support for proposals at Grafham Water relating to water supply role • Suggests provision/ acknowledgement of countryside leisure uses near GI areas • Identifies additional agencies for monitoring box 	<p>Policy on development adjacent to watercourses considered but such a highly detailed and specific policy is not felt to be justified.</p> <p>Policy amended reflecting Paxton Pits, Grafham Water and net benefits of provision.</p> <p>Suggested agencies added.</p>
'Delivering the Strategy'	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Further flexibility should be achieved by allocation of additional small/ medium sized sites • Further flexibility should be achieved by allocation of sites in Small Settlements with services • Local delivery tests should have quicker triggers/ be deleted 	<p>The distribution of growth in policy LP1 has been amended to allow greater flexibility and establish a 'Local Service Centres' category with additional allocation. The Infrastructure Delivery Plan will be finalised for proposed submission. Text amended to explain approach where under-delivery is identified.</p>
'Delivering Infrastructure'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Greater certainty required over infrastructure delivery • Clarification sought that planning obligation contributions will not result in double charging over CIL • Clarification sought on enforcement measures on infrastructure provision prior to occupation 	<p>Amendments made to clarify the points raised.</p>
'Waste Water Management'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Ensure flexibility to accommodate changes to responsible agencies • Suggests provision for refusal where capacity cannot be readily increased • Identifies issues with waste water from villages • Positive confirmation should be required for development from EA etc 	<p>Suggested revisions made except the latter which could result in an unacceptable delay to development and a significant extra burden on the Council and responsible authorities.</p>
'The Key Diagram'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Areas for SELs and SPAs do not reflect draft definitions • Other allocations not shown • West Cambridgeshire Hundreds should be added 	<p>SEL and SPA boundaries updated where appropriate.</p> <p>Individual allocations would be too small; shown on Policies Map.</p> <p>West Cambridgeshire Hundreds are not identified as a green infrastructure priority area.</p>
'Built-up Areas Definition'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Definition is too rigid and contrary to presumption in favour of sustainable development • No evidence for 30 dwellings threshold • Several expressions of support 	<p>Supporting text amended to provide evidence for use of 30 dwellings as the threshold.</p>
'Spatial Planning Areas'	
<p>Comments raised regarding this issue included:</p>	<p>The built up area definition has been amended to facilitate greater flexibility.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> • Clearer definition of exact extent of SPAs sought; they should be mapped • Approach to unallocated sites is too restrictive and precludes sustainable growth outside the built up area • Retail threshold challenges as both too high and too low 	
'Key Service Centres'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Limitation to sites within the built up area precludes sustainable growth • Lack of mapped boundaries contravenes NPPF requirement to provide a practical framework for decision-making • Objections to omission of various sites as allocations 	<p>The built up area definition has been amended to facilitate greater flexibility.</p>
'Small Settlements'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Objections to restriction of growth outside built up area to community planning proposals and rural exceptions should be extended to include employment uses • Allocations in small settlements would provide more flexibility • Market led growth well related to the built up area would allow for a wide range of sites to come forward and allow villages to thrive • Support/ objection to classification of various individual settlements • 10% growth suggested unlikely to be achievable within the built up area 	<p>The built up area definition has been amended to facilitate greater flexibility.</p> <p>New Local Service Centres category added with allocations of small/ medium sized sites.</p>
'The Countryside'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Countryside protection policy is inconsistent with NPPF and may prevent sustainable growth • Should include more specific provision for bridleways to support the rural economy 	<p>No change. Other policies allow for specific sustainable growth in the countryside.</p> <p>Reference to bridleways added to Sustainable Travel policy.</p>
'Flood Risk'	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Concerns on insufficient distinction between sequential test and exception test and overall national requirement to avoid all forms of flood risk 	<p>Addressed in production of revised sequential testing document.</p> <p>Policy amended to incorporate requirements to address ambient risk.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Seeks additional requirement on addressing residual ambient risk in defended areas Seeks policy provision for areas benefiting from flood defences to support development in sustainable locations Seeks clarification on flood plain compensation Seeks change in emphasis to protect existing property and people first 	<p>Sufficient provision is considered to be made for development in defended areas through the amended policy and the Flood and Water SPD. No further changes to the plan are considered necessary.</p> <p>Policy wording has been amended to clarify avoidance of all forms of flood risk and requirements for not increasing flood risk elsewhere.</p>
'Design Context'	
<p>There was only one issue raised in relation to this policy:</p> <ul style="list-style-type: none"> Including reference to specific SPD in the policy reduces flexibility 	<p>It is considered that SPD should be reasonably long lived and 'or successor documents' is included in policy, so no changes are considered necessary.</p>
'Design Implementation'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> Reasoning for BREEAM 'Good' rather than 'Excellent' needed Concern about the clarity of criteria and consequent consistency of their application 	<p>Supporting text has been amended to identify that 'Excellent' is particularly challenging in some circumstance so 'Good' is considered to be realistic but challenging.</p> <p>Some changes have been made to the supporting text in order to help clarify criteria. with clear links to the Design Guide for more detailed information and guidance.</p>
'Strategic Placemaking'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> Concerned that the thresholds for masterplanning and design codes are too low Concerned that Design Review is ill defined and potentially over burdensome Concerned about pressure during masterplanning for mixed use sites to reducing the proportion of non-residential uses Concerned about design code requirement slowing down planning decisions 	<p>Policy name changed to 'Placemaking' to better reflect importance of requirements encompassed by policy to design of developments more generally. Added 'proportionate to the scale and complexity of the site and development proposed' after 'masterplanning process' at end of first sentence. Design code level is considered to be appropriate, minor amendments made to wording for clarity. Policy text regarding design review has been amended, supporting text is considered to strike the correct balance as extra detail may date.</p>
'Amenity'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> Identifying a disconnect between the introduction paragraph and the policy Concerns about securing good equestrian provision/ facilities 	<p>Introduction paragraph has been revised to more clearly relate to purpose of the policy with regards to amenity. No changes made regarding equestrian or non-motorised user provision/ facilities, but those issues were referred to consideration of Sustainable Travel policy.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Concerns about securing good non-motorised user provision/ facilities Objection to the broadband infrastructure requirement 	<p>Policy and supporting text revised regarding broadband requirements so that the requirement is clearer.</p>
'Surface Water'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> Seeking a requirement for 50+ parking spaces to have surface water run-off interceptor Seeking water retaining SuDS to help improve condition of Ouse Washes Concern about surface water impact on existing development Concern with pollution risk from deep infiltration SuDS Seeking an increase in floodplain storage 	<p>New text has been added into policy and supporting text regarding surface water run-off interceptor and also for the Parking Provision policy.</p> <p>New criterion regarding water retaining SuDS has been added into policy and supporting text has been revised. This issue will be review the Green Infrastructure policy and the Biodiversity and Geodiversity policy.</p> <p>Concern about surface water impacts on existing development to be considered in relation to the Flood Risk policy.</p> <p>A statement regarding deep borehole soakaways has been added at end of the policy based on suggested change. Supporting text has also been added.</p> <p>The issue of flood plain storage will be considered with other issue relevant to the flood risk policy.</p>
'Sustainable Travel'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> Suggested adding to supporting text to identify limitations eg short term funding for bus services Concern about/ seeking improvement to bridleway/ non-motorised user/ cycling provision and clarification on routes Seeking a change so that refusal would only result where evidence shows that impact will be severe Concerns about congestion Seeking specific reference to DfT Circular 02/2013 Concerned with loss of public transport Concerned about provision for public transport and private cars Seeks more connection between this and parking & renewable energy policies recognising predictable future changes to majority electric/ driverless cars Seeks early engagement with Highways England regarding the Strategic Road Network 	<p>Supporting text has been amended to identify limitations eg short term funding for bus services.</p> <p>Supporting text has been amended to clarify policy with regards to bridleway/ non-motorised user/ cycling provision and routes.</p> <p>Policy wording clarified with regards to severe impacts.</p> <p>The concerns about congestion did not specific issue relate to the policy.</p> <p>Specific reference to DfT Circular 02/2013 has been made.</p> <p>The concern expressed with loss of public transport was considered to not relate to policy wording</p> <p>Concerns about provision for public transport and private cars are considered to be suitably addressed within the policy and supporting text.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
	<p>Connection between policies recognising predictable future changes to majority electric/ driverless cars is considered to be unnecessary, however supporting text has been amended for this and the parking provision policy.</p> <p>Supporting text has been amended to include early engagement with Highways England regarding the Strategic Road Network.</p>
'Parking Provision'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Seeking greater provision for charging cars and cycles as well as points at public car parks • Queries regarding future parking provision requirements • Seeking reduction in cycle parking provision and clarification on disabled parking • Concerns about the consistency of applying the policy 	<p>The policy and supporting text have been amended with regards to charging cars and cycles as well as points at public car parks.</p> <p>Supporting text has been amended with regards to future parking provision requirements</p> <p>The cycle parking provision requirements have been clarified. Links to disabled user provision have been corrected.</p> <p>With regards to concerns about the consistency of applying the policy, the wording has been reviewed and minor amendments have been made.</p>
'Established Employment Areas'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Opportunity for further employment development • Retail development in employment areas should be considered acceptable in principle 	<p>The policy was revised to allow for extension onto land immediately adjoining and capable of integration with an Established Employment Area.</p> <p>Main town centre uses are directed to town centres first and need to undertake a sequential test to justify alternative locations.</p>
'Rural Economy'	
<p>Comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Concern that existing businesses are limited to expansion within their existing site • Overly restrictive and does not support a thriving rural economy • Over-reliance on Alconbury Weald; greater flexibility needed to bring economic benefits to the wider district 	<p>The policy was revised to allow for extension onto land immediately adjoining and capable of integration with an Established Employment Area. Consequential changes were made to Key Service Centre and Small Settlements policies.</p>
'Homes for Rural Workers'	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
The policy was broadly supported with a minor change sought to removing occupancy conditions.	The policy was revised in accordance with the suggested wording; replacing 'no interest' with 'no reasonable offer to purchase'
'Town Centre Vitality and Viability'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Should reflect Combined Authority work on St Neots town centre regeneration • Add reference to historic environment • Objection to 600sqm threshold • Requirement for impact assessments to be proportionate • Safeguard A1 premises • Town centres should be made easier to use 	The policy was revised to acknowledge the requirement for a proportionate retail impact assessment. Reference to Combined Authority market town regeneration programme added to the chapter's overall introduction.
'Local Services and Community Facilities'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Reference should be included to the need for cemeteries, an assessment done on need over the next 20 years and allocations made • Would look to protect local assets of community value through this 	The policy was revised to include reference to cemeteries.
'Tourism and Recreation'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Reference to improving multi-user rights of way to support the rural economy • Inconsistent with LP7 over flexibility regarding proposals in the countryside near small settlements 	No change. Rights of way addressed in the sustainable Travel policy and LP7 amended to allow greater flexibility.
'Affordable Housing Provision'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Range of affordable housing types, sizes and tenures should be clearly set out within the main policy text • Concern about requirement for dispersal across the development in 'small clusters of about 15 dwellings' • Tenure split of affordable housing should be remain fluid to respond to the most up to date evidence and market conditions 	Range of affordable housing types, sizes and tenures should be clearly set out within the main policy text Concern about requirement for dispersal across the development in 'small clusters of about 15 dwellings' Tenure split of affordable housing should be remain fluid to respond to the most up to date evidence and market conditions
'Housing Mix'	
Comments raised regarding this policy included: <ul style="list-style-type: none"> • Should allow for alternative mixes to be approved in circumstances where the applicant can justify 	Criteria d. and e. allow for consideration of other assessments of housing and demographic need that can be referred.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>that the mix is required to address operational needs or updated local evidence</p> <ul style="list-style-type: none"> • Concerned about the robustness of the evidence that has been put forward: little local evidence; a consistent reliance on national figures and studies which are not specific to Huntingdonshire • Does not go far enough in providing serviced plots to meet demand for self and custom build housing. 	<p>The Huntingdonshire Accessible and Specialist Housing Evidence Paper was updated to include more local and clearer evidence of need.</p> <p>The Council is currently meeting its identified need for self and custom-build plots. The policy provides flexibility to address this further should the need increase significantly.</p>
'Specialist Housing'	
<p>Support was expressed. Other comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Should include an allowance for developments on sites which are well related to a built-up area as an exception to the requirements of relevant policies • Specialist accommodation may need to be located to address healthcare needs, even if such accommodation does not meet all of the locational criteria in the draft policy 	<p>Development on sites well-related to a settlement could be achieved through the current draft exceptions housing policy.</p> <p>If material considerations justify a location that does not meet policy requirements this would be addressed at application stage.</p>
'Gypsies, Travellers and Travelling Showpeople'	
<p>Support was expressed. Other comments raised regarding this policy included:</p> <ul style="list-style-type: none"> • Concern raised that the Cambridgeshire, King's Lynn, Peterborough, and West Suffolk Gypsy and Traveller Accommodation Assessment, October 2016 (GTAA 2016) is not robust. • Should include allocations to meet additional pitch needs, including provision for ethnic Gypsies and Travellers who fall outside the Planning Policy for Traveller Sites (PPTS) 2015 Gypsy and Traveller definition 	<p>Proposals for occupants who do not meet the definitions set out in the PPTS will be assessed against other relevant policies in the Local Plan, subject to the provisions of the Equality Act 2010.</p>
'Community Planning Proposals'	
<p>Most comments supported this policy. Other issues raised included:</p> <ul style="list-style-type: none"> • Town and Parish councils seeking full consultation in the planning process • Further clarification sought over the relationship between market housing quantity and use of CIL/ S106 to support facilities necessary for that development • Concern over demonstrating community initiative rather than developer led proposals and open book viability assessment 	<p>The introductory text to the policy was revised to clarify that this related to exceptions to development strategy policies rather than those provided as necessary to support a proposed development which would be expected to be delivered through CIL payments or as part of a S106 agreement.</p>
'Rural Exceptions Housing'	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • A reference to encouraging community engagement and/or support should be included in the supporting text • Concern that the policy could increase land values. <p>Stated that the policy should seek to ensure that public subsidy is used unless in specific circumstances</p> <ul style="list-style-type: none"> • Should be a stronger emphasis on ensuring the affordable units are delivered as a priority. Open market units should be subject to occupation trigger points. • A wider description of what constitutes a local connection should be used in 7.52, to include those with close family in the parish • Concern expressed that perpetuity restriction should be relaxed as this is discriminatory against residents living in rural areas; conversely this should be strengthened 	<p>Supporting text was amended to state that promoters will be expected to work with communities to resolve any concerns expressed regarding a specific proposal. However, given that any individual scheme is likely to receive both support and objections, a balanced judgement will be taken reflecting community views and the merits of the proposal.</p> <p>Supporting text was amended to state that where public subsidy is available for a scheme, the market housing element should be reduced to reflect this.</p> <p>Local connection criteria have been clarified.</p> <p>Perpetuity restrictions will be investigated further with Housing Enabling colleague.</p>
'Health Impact Assessment'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Concern that the thresholds are of 50 dwellings for a rapid Health Impact Assessment and 200 for a full Health Impact Assessment are too low • Concern that the other policies in the Local Plan should be sufficient to enable the health and wellbeing of residents and users on and affected by new development. Recommended to delete the policy. 	<p>Policy retained. All developments have the potential to impact human health so a proportionate assessment is required; 200 is also the threshold for requiring EIA for certain developments.</p>
'Biodiversity and Geodiversity'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Seeking minor changes to text relating to nature conservation sites. • Seeking inclusion of national and local nature conservation sites • Seeking enhancement of valued spaces 	<p>A minor change has been made to text text relating to nature conservation sites.</p> <p>With regards to the inclusion of national and local it is not clear how this could be done as both are included within the policy already.</p> <p>Regarding the issue of enhancement of valued spaces this is considered to be adequately addressed in the Protection of Open Space policy.</p>
'Trees, Woodland, Hedges and Hedgerows'	
<p>Comments on this policy were supportive.</p>	<p>No changes made</p>
'Protection of Open Space'	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • The supporting evidence is flawed • The policy is too vague • Concern about Local Green Space 	<p>Shortcomings in the evidence base (Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021) have been referred to colleagues in Lifestyles.</p> <p>Amendments to the policy have been made to address clarity.</p> <p>No changes made with regards to Local Green Space as the Local Plan is not allocating any so current level of detail is considered appropriate.</p>
'Rural Buildings'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Potentially conflicts with NPPF and principles of sustainable development, particular relating to replacement • Prior approval should be identified as a material consideration 	<p>Policy has been simplified and clarified to address issues identified.</p> <p>Supporting text on Prior Approval has been expanded including reference to it being a material consideration.</p>
'Heritage Strategy'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Houghton Mill and Thicket Wood should be in list • Seeking a change to historic environment, rather than Heritage Assets and more consistency in the use of terminology • Seeking conservation areas and scheduled monuments to be added to the list. • Objections as it is not a policy. 	<p>List of important heritage assets is considered to be sufficiently comprehensive.</p> <p>Terminology has been reviewed.</p> <p>'Policy' box has been changed to a yellow box for important information and definitions.</p>
'Heritage Assets and their Settings'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Object to requirement for intrusive archaeological investigation • A number of detailed separate concerns with wording • Concern about the application of the policy with regards to non-designated assets • Concern about the consistent use of terminology specifically 'historic environment' vs 'heritage assets' and 'substantial' harm 	<p>Archaeological requirements have been reviewed and are considered to be appropriate.</p> <p>A number of detailed changes made to policy wording to improve clarity, consistency with national policy and conservation legislation, and more consistency with the use of terminology.</p>
'Renewable and Low Carbon Energy'	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Objections to no support for wind energy proposals as not justified or supported by evidence • Concern about existing wind turbine installations' futures beyond permitted period • Identifies the benefits to Warboys area from the turbines nearby, that would be denied to other places with the policy • Identifies conflict with national policy and strategies • Identifies conflict with CRIF • Would prevent public bodies from developing wind turbines on its assets in Huntingdonshire. • Policy would add to local's energy costs. • Concern that as worded the policy would not provide a positive setting to encourage renewable energy • Seeking a positive approach for single 'local' turbines and hydroelectricity schemes 	<p>Policy has been amended to support wind energy proposals across the district with the exception of the Great Fen and its landscape and visual setting (reflecting Option 2 from the Wind energy consultation). Supporting text amended to reflect changes.</p> <p>Policy wording amended to clarify how the consideration of potential impacts is to be addressed.</p> <p>With the change with regards to wind energy the policy is considered to be appropriately supportive of renewable energy.</p>
'Air Quality'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Suggesting a more site by site basis for requiring an air quality assessment • Seeks change from 'proposal' to 'planning application' and definition for large scale major. 	<p>Requirements for when an air quality assessment will be required are considered to be appropriate and give certainty.</p> <p>The use of 'proposal' is consistent across all policies and is considered to be beneficial as it would include pre-application work/ discussions.</p> <p>Large scale major is defined in the glossary.</p>
'Ground Contamination and Groundwater Pollution'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Suggesting a revision to 1st para of policy regarding controlled waters receptors and preliminary risk assessments • Seeking reference to brownfield land and Brownfield Land Register 	<p>Policy text has been revised based on suggestion.</p> <p>Supporting text will be updated to include reference to brownfield land. The Brownfield Land Register is considered to be</p>
'Water Related Development'	
<p>Issues raised regarding this policy included:</p> <ul style="list-style-type: none"> • Suggesting clarifications 	<p>Policy wording changed to aid clarity.</p> <p>Supporting text reviewed.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Supports short stay berths with residential use only if facilities are available Suggesting additional text referring to the River Basin Management Plan 	

Allocations

Huntingdon Spatial Planning Area

< To Stage 4: 'Huntingdon Spatial Planning Area'
View detail: 'Huntingdon Spatial Planning Area'

Key issues raised	Response to issues
Strategic Expansion Location: Alconbury Weald	
'Strategic Expansion Location: Alconbury Weald' (SEL1.1)	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Should reduce reliance on large sites by allocating more small/ medium sized sites to guard against under delivery at sites such as SEL1.1/1.2 Concerns with development trajectory that the rate would not be deliverable Objects to omission of requirement to safeguard a route for new A141 Inadequately reflects the importance of the site's historic environment 	Amendments made to address all site specific issues raised. Strategy modified to address delivery issues.
'Strategic Expansion Location: Alconbury Weald' (SEL1.2)	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Bullet point (h) could mention inclusion of ecological mitigation and enhancement measures within the green infrastructure network Impact on local highways network should be added to for strategic road network Inadequately reflects the importance of the site's historic environment 	Amendments made to address all site specific issues raised.
'Huntingdon SPA sites'	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> Land between Green End and Huntingdon 	No allocation made
HU1: Ermine Street	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> Enhanced requirement for pedestrian and cycle links to promote sustainable travel to school Seeks greater certainty over any new A141 and similar safeguarding in SEL1.1. Concern about over dependence on large urban extensions near Huntingdon, promoting Giffords Park as an alternative Seeks capacity increase to 1600 	<p>Limited certainty over A141; requirement added to SEL1.1. Lower capacity retained to avoid under-allocating.</p>
<p>HU2: Hinchingsbrooke Health Campus</p>	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> Seeks phasing development after Views Common link is open. Suggests new hospital link to A14-A141 junction Confirms that the hospital part of this allocation should be removed due to lack of certainty 	<p>Site has been removed following confirmation of reorganisation at the NHS Trust and longer timescales for devising future masterplan.</p> <p>Police HQ land retained as a separate site.</p>
<p>HU3: West of Railway, Brampton Road</p>	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> Seeks support for development of a small area of Views Common if available as a result of A14 related highway works Increased recognition of heritage assets sought 	<p>Both additions made</p>
<p>HU4: South of Edison Bell Way</p>	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> preliminary risk assessment sought reference should be added to listed Montague House and enhancing the conservation area 	<p>Development has started so allocation will be deleted.</p>
<p>HU5: West of Edison Bell Way</p>	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> alternative allocation for any main town centre use, including the option for about 40 homes additional reference to landscaping for screening the railway requirement for a contamination preliminary risk assessment and if necessary subsequent investigation 	<p>Preferred car parking use retained; further reference to landscaping added</p>
<p>HU6: George Street</p>	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> should be stronger on preserving and enhancing the CA and nearby listed buildings 	<p>Amendments made but public realm requirement maintained</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> seeks rewording of various highway requirements seeks deletion of reference to open space as landmark building is better design response 	
HU7: Gas Depot, Mill Common	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> add consideration of climate change to points on flood risk. 	Amendment made
HU8: California Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> seeks amended boundary seeks surface water flood risk reduction 	Amendments made
HU9: Main Street	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> seeks amended site boundary seeks surface water flood risk to be assessed 	Amendments made
HU10: Hinchingsbrooke Country Park Extension	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> seeks phasing of this site ahead of nearby sites in Brampton to help avoid adverse impacts on Brampton Wood SSSI seeks deletion of HU10 as the land owner is unwilling to sell or lease the land and delivery in the plan period is questionable 	No phasing required; allocation retained as a long term Council aspiration.
HU11: Huntingdon Racecourse	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> seeks reduction of exposure to flood risk seeks clear indication of no prejudice to rugby club and associated uses amended boundary provided conference and events facilities should be added to the list of uses allocated 	All amendments made
Key issues raised	Response to issues
Brampton General	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> Land south west of Brampton 	Land put forward largely at flood risk or required for A14/A1 upgrade.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
Brampton General	
Seeks delay in development of sites until after the extension to Hinchingsbrooke Country Park to avoid adverse impact on Brampton Wood.	Extension delivery is an aspiration of the Council; impact on designated nature site tested through Habitats Regulations Assessment and not found to be significant.
HU12: Dorling Way	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • seeks possible archaeological recording and conservation work 	Planning permission already granted; archaeological requirement added in case of non-implementation
HU13: Brampton Park	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • need for future management and maintenance of sport facilities • seeks clarification of 'viability' and preserving significance regarding the reuse of listed Brampton Park House. 	Scheme is already under construction; details will be resolved through development management process.
HU14: Brampton Park Golf Club Practice Ground	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • seeks recording and conservation regarding archaeological investigation • seeks increase in capacity to 68 	Paragraph added; capacity increased to 65 as allocations rounded to nearest 5 dwellings.
HU15: Park View Garage	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • seeks simplification of policy requirements to remove unnecessary design and tree related criteria 	Design criteria amended

Key issues raised	Response to issues
Godmanchester General	
Seeks allocation of land for a cemetery to be purchased by HDC from CIL	CIL expenditure is prioritised through the Regulation 123 list
HU16: Tyrell's Marina	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • allocation underplays the significance of flood risk; 15 homes capacity should not be stated • impact on heritage assets is not addressed in sufficient detail 	Potential uses amended to provide greater flexibility; more specific heritage references added
HU17: RGE Engineering	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
Godmanchester General	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • seek a reduction in capacity to 30/35 and seeks increase in capacity to 150 • retain more parking/ re-provision • Object to cycle/foot bridge requirement 	Capacity amended to 90 following further design work; re-provision of car parking on adjoining land proposed
HU18: Wigmore Farm Buildings	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • concerns about access • extent of flood risk should be further modelled 	Access arrangements agreed through recent planning permission. Amendment to require flood risk assessment considering all forms of flooding
HU19: Bearscroft Farm	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • Seeks employment requirement be deleted. 	Employment requirement retained to promote a sustainable balance of uses.

St Neots Spatial Planning Area

< To Stage 4: 'St Neots Spatial Planning Area'
View detail: 'St Neots Spatial Planning Area'

Key issues raised	Response to issues
Strategic Expansion Location: St Neots East	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • significant new facilities for indoor and outdoor sport required • additional dwellings above the allocation number would pose difficulties for education infrastructure • areas of highest biodiversity value within Wintringham Park should be integrated into the design of the green spaces • phasing of development will be in accordance with available road capacity • should include reference to the A1 as well as the A428 	Amendment made seeking assessment of need and provision for sports facilities. Education will be resolved through S106. Amendments made reflecting biodiversity value. Transport assessment and mitigation proposals will reflect available road capacity.
SN1: St Mary's Urban Village	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> • More detailed heritage asset identification sought • Sequential development to avoid flood risk sought 	Amendments made reflecting both issues.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
SN2: Loves Farm Reserved Site	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> reference sought to setting of listed milestone should be treated as part of the St Neots Eastern Expansion 	Roadside location already mentioned. Site is not contiguous with St Neots Eastern Expansion.
SN3: Cromwell Road North	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> should aim to open up the culvert to reduce maintenance costs and provide improved habitat and amenity value Flood risk is overstated and in discussions with the Environment Agency. Proposes 120 dwellings. 	Reference to opening the culvert added. Capacity retained at the lower figure to ensure supply is not over-estimated.
SN4: Cromwell Road Car Park	
No comments were raised regarding this allocation.	
SN5: Former Youth Centre, Priory Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> should refer to the character or appearance of the conservation area and its setting. 	Amendment made

St Ives Spatial Planning Area

< To Stage 4: 'St Ives Spatial Planning Area'
View detail: 'St Ives Spatial Planning Area'

Key issues raised	Response to issues
St Ives General	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> Land west of London Road St Ives North of Marley Road West of Cullum Farm 	No additional allocations made.
SI1: St Ives West	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> objections to reduction in undeveloped gap on the southern side of Houghton Road. coalescence will occur between Houghton & Wyton and St Ives 	Detailed landscaping negotiations will seek to prevent coalescence and protect landscape. Requirement for shop and reference to cycleway deleted.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> • detrimental impact on views from the Great Ouse • supportive of green infrastructure provisions • greater flexibility sought in the supporting text and illustrated diagram • development of BBSRC Field can be delivered without coalescing with The Spires through sensitive landscape-led design • reference to a cycleway along The Thicket should be deleted • shop is not necessary and would threaten the sustainability of the Community Shop in Houghton and Wyton • supports high quality redevelopment of Houghton Grange for a high proportion of 2 bed properties with community involvement in preparing proposals. 	<p>Community engagement prior to preparation of detailed proposals will be encouraged.</p>
SI2: St Ives Football Club	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> • replacement facilities of equivalent or greater quantity, quality, accessibility and management arrangements required • advised to consult Lead Local Flood Authority • could be used for expansion of St Ivo School instead 	<p>Replacement facilities required already. LLFA raised no concerns. St Ivo School have not formally requested to take over the site.</p>
SI3: Gifford's Farm	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> • agent confirmed that the site will not be delivered for employment as they are seeking the much larger residential led Gifford's Park development • support for employment proposal. 	<p>Noted; site retained as earlier submission by agent demonstrated need for employment uses.</p>
SI4: Former Car Showroom, London Road	
<p>Comments raised regarding this allocation included:</p> <ul style="list-style-type: none"> • increase extent of the site up to Harrison Way • support steering development away from more vulnerable land uses on this site • reference to an estate manager's office should not be a policy requirement 	<p>Site boundary amended. Amendments made regarding estate manager's office, distribution of development, relocation of the gas valve compound and open space.</p>

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> avoid ruling out development on any particular part of the site subject to flood management evidence costs of relocating the gas valve compound are significant so the policy should remain flexible as to whether the compound is resited or remains in situ Masterplan should be able to respond flexibly to open space requirements 	

Ramsey Spatial Planning Area

<To Stage 4: 'Ramsey Spatial Planning Area'
View detail: 'Ramsey Spatial Planning Area'

Key issues raised	Response to issues
Ramsey General	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> Abbey College Playing Field off Hollow Lane Colts Football Ground off Mill Road and Stocking Fen Lane. 	Additional allocations not made.
RA1: Ramsey Gateway (High Lode)	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> further information needed to ascertain suitability for specialist accommodation given the need to make the development safe from flood risk development should preserve or enhance the character or appearance of the conservation area 	Proposal accords with planning permission; reference to appearance of the conservation area added.
RA2: Ramsey Gateway	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> development should preserve or enhance the character or appearance of the conservation area 	Reference to appearance of the conservation area added.
RA3: West Station Yard and Northern Mill	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> the need to maintain the setting of the Northern Mill should be reflected in the policy itself development should preserve or enhance the character or appearance of the conservation area 	Aspiration for retention of Mill not added to policy to allow flexibility on viability grounds. Reference to appearance of the conservation area added.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
RA4: Field Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> consideration required of the Field Road site's integration with the existing settlement. 	Amendment made
RA5: Whytefield Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> development should preserve or enhance the character or appearance of the conservation area 	Reference to appearance of the conservation area added.
RA6: 94 Great Whyte	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> development should preserve or enhance the character or appearance of the conservation area 	Reference to appearance of the conservation area added.
RA7: Former RAF Upwood and Upwood Hill House	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> heritage value of the RAF Station should be carefully considered and opportunities taken to identify and where appropriate preserve non-designated heritage assets concerned that redevelopment will result in adverse recreational impacts on Upwood Meadows SSSI and National Nature Reserve Concerned that that the issue of transport links and infrastructure is being avoided by planning to develop this site in smaller parts. 	Amendments made regarding design and heritage. Reference added to Upwood Meadows SSSI in development guidance. Transport assessment will be required to mitigate transport impact.

Key Service Centres

< To Stage 4: 'Key Service Centres and Small Settlements'
View detail: 'Key Service Centre sites'

Buckden

Key issues raised	Response to issues
General issues on Buckden	
Land at Lucks Lane, Buckden should be allocated to reflect recent permission.	Allocation added
BU1: East of Silver Street, Buckden	

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues on Buckden	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Archaeological investigation should be required 	Requirement added

Fenstanton

Key issues raised	Response to issues
General issues on Fenstanton	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> North of West End Farm South of West End Farm off Hilton Road 	No additional allocations made
FS1: Former Dairy Crest Factory	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Potential impact on the Conservation area and historic environment 	Amendment made
FS2: Cambridge Road West	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Should refer to nearby heritage assets and archaeological potential 	No change, assets are relatively remote and archaeological assessment standard
FS3: Cambridge Road East	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Questions requirement for additional allotments Should refer to nearby heritage assets and archaeological potential 	No change

Kimbolton

Key issues raised	Response to issues
KB1: West of Station Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Overland flood route across the site Requirement for design and landscaping to minimise impact should be in policy 	Development proposals should sequentially locate buildings in flood zone 1. Minimisation of impact added to policy.
KB2: Land adjacent Bicton Industrial Estate	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Consideration should be given to a requirement to provide a safe pedestrian/cycle route linking 	Wider local highway authority issue.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
KB1: West of Station Road	
the Bicton industrial estate to Kimbolton	

Sawtry

Key issues raised	Response to issues
General issues on Sawtry	
An employment allocation should be made at Sawtry to ensure the balance between homes and employment opportunities.	Several previously consulted upon; discounted for site specific reasons and proximity to enterprise zone.
SY1: East of Glebe Farm	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Flood risk improvements recommended 	Required through detailed proposals
SY2: West of St Andrew's Way	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Surface water flood risk Concern over encroachment on church and scheduled monument 	Site removed as development has commenced
SY3: South of Gidding Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Surface water flood risk to north No provision for protection of archaeological interest 	Surface water drainage strategy required. Programme of archaeological investigation and protection required.

Somersham

Key issues raised	Response to issues
SM1: Newlands, St Ives Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Flood risk from watercourse on eastern boundary Retain part for industrial use Subsidised transport and additional parking sought 	Improved drainage requirements included. Industrial allocation not taken up since 1995 so no justification for retention. Transport assessment required but scale of development does not justify a travel plan.
SM2: The Pasture	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Eastern part should be reintroduced No access from Rectory Lane supported Conservation area is sensitive 	Eastern part cannot be safely accessed; additional acknowledgement of conservation area and adjacent listed building

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
SM1: Newlands, St Ives Road	
SM3: Somersham Town Football Ground	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Flood risk should be reflected in layout of development and impact on Bishops Pond Detrimental impact on local highway network Should refer to setting of archaeological asset 	Detailing flood risk guidance added. Additional archaeological protection requirements included.
SM4: North of The Bank	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Consideration should be given to how development of the site would integrate into the surrounding landscape 	Guidance enhanced on landscaping the northern part of the site.

Warboys

Key issues raised	Response to issues
General issues on Warboys	
Expansion of existing childcare provision will be required to meet the demand arising from the additional homes on the various proposed allocations in the village	No change; childcare may be privately provided or funded through CIL.
WB1: West of Ramsey Road	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Protection of all frontage trees is overly restrictive Should allow for demolition of 21 Ramsey road and provision of a new access Bullet points f and g should be deleted 	Amendments made to allow for removal of some trees and direct access from Ramsey Road.
WB2: Manor Farm Buildings	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Safe vehicular access insufficient Requirements to include measures to protect adjacent boundaries are also needed 	Amended guidance on access requirements. Detailed references to historic assets added.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none"> Mature trees should be retained to protect setting of adjacent listed buildings Heritage Impact Assessment should be produced to understand the potential impact of new development on heritage assets New buildings should be distant from adjoining listed ones to minimise impact and allow for maintenance access 	
WB3: South of Farrier's Way	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Risk of ponding at entrance Views from south should be protected 	Reference to important views included.
WB4: Fenton Field Farm	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Landowner supports allocation in principle but not details Owners of WB3 have declared a ransom strip on access from there making development non-viable 	Allocation removed as its deliverability cannot be demonstrated.

Yaxley

Key issues raised	Response to issues
General issues on Yaxley	
<ul style="list-style-type: none"> Noted that with the exception of one modest site in Yaxley, there are no proposed housing allocations in the settlements near to Peterborough, and that limited growth is proposed in these settlements in the plan. The two sites submitted to the Call for Sites by David Wilson Homes South Midlands should be allocated 	No additional allocations made
YX1: Askew's Lane	
Comments raised regarding this allocation included: <ul style="list-style-type: none"> Amendment required to take account of planning permission. 	Amendment made

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Development of policies: Stage 6 to Proposed Submission

The following table sets out the relationship between policies at recent stages of Local Plan consultation. The table is set out in chronological order from left to right but is organised by the order of policies in the latest version of the plan.

Policy numbers in the Local Plan Consultation Draft 2017	Policy numbers in the Local Plan: Proposed Submission
No policy	LP 1 Amount of development
LP 1 Strategy for Development	LP 2 Strategy for Development
LP 2 Green Infrastructure	LP 3 Green Infrastructure
LP 3 Contributing to Infrastructure Delivery	LP 4 Contributing to Infrastructure Delivery
LP 9 Flood Risk	LP 5 Flood Risk
LP 4 Waste Water Management	LP 6 Waste Water Management
LP 5 Spatial Planning Areas	LP 7 Spatial Planning Areas
LP 6 Key Service Centres	LP 8 Key Service Centres
No policy	LP 9 Local Service Centres
LP 7 Small Settlements	LP 10 Small Settlements
LP 8 The Countryside	LP 11 The Countryside
LP 10 Design Context	LP 12 Design Context
LP 11 Design Implementation	LP 13 Design Implementation
LP 12 Strategic Placemaking	LP 14 Placemaking
LP 13 Amenity	LP 15 Amenity
LP 14 Surface Water	LP 16 Surface Water
LP 15 Sustainable Travel	LP 17 Sustainable Travel
LP 16 Parking Provision	LP 18 Parking Provision
LP 17 Established Employment Areas	LP 19 Established Employment Areas
LP 18 Rural Economy	LP 20 Rural Economy
LP 19 Homes for Rural Workers	LP 21 Homes for Rural Workers
LP 20 Town Centre Vitality and Viability	LP 22 Town Centre Vitality and Viability
LP 21 Local Services and Community Facilities	LP 23 Local Services and Community Facilities
LP 22 Tourism and Recreation	LP 24 Tourism and Recreation
LP 23 Affordable Housing Provision	LP 25 Affordable Housing Provision

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Policy numbers in the Local Plan Consultation Draft 2017	Policy numbers in the Local Plan: Proposed Submission
LP 24 Housing Mix	LP 26 Housing Mix
LP 25 Specialist Housing	LP 27 Specialist Housing
LP 26 Gypsies, Travellers and Travelling Showpeople	LP 28 Gypsies, Travellers and Travelling Showpeople
LP 27 Community Planning Proposals	LP 29 Community Planning Proposals
LP 28 Rural Exceptions Housing	LP 30 Rural Exceptions Housing
LP 29 Health Impact Assessment	LP 31 Health Impact Assessment
LP 30 Biodiversity and Geodiversity	LP 32 Biodiversity and Geodiversity
LP 31 Trees, Woodland, Hedges and Hedgerows	LP 33 Trees, Woodland, Hedges and Hedgerows
LP 32 Protection of Open Space	LP 34 Protection of Open Space
LP 33 Rural Buildings	LP 35 Rural Buildings
LP 34 Heritage Strategy	'Important Content' box
LP 35 Heritage Assets and their Settings	LP 36 Heritage Assets and their Settings
LP 36 Renewable and Low Carbon Energy	LP 37 Renewable and Low Carbon Energy
LP 37 Air Quality	LP 38 Air Quality
LP 38 Ground Contamination and Groundwater Pollution	LP 39 Ground Contamination and Groundwater Pollution
LP 39 Water Related Development	LP 40 Water Related Development

Call for Sites

- 2 The Call for Sites attracted 227 submissions, not all of which met the criteria specified.
- 3 All site submissions were reviewed and allocated to a settlement category based on the level of service provision available. Sites related to a spatial planning area or key service centre were taken forward for a detailed assessment by default. The many sites put forward in small settlements were reviewed and grouped into three basic categories:
 - Small settlements with good sustainability – those with all five specified services of primary school, doctors surgery, public hall, food shop and public house
 - Small settlements with reasonable sustainability – those with four of the five specified services
 - Small settlements with limited sustainability – those with three or fewer of the specified services
- 4 A detailed list of sites received and how they were assessed is presented in 'Call for Sites July 2017'

Housing and Economic Land Availability Assessment October 2017

- 5 To ensure that an opportunity had been provided for public consultation on any possible additional allocations in the proposed submission Local Plan an additional element of the Housing and Economic land Availability Assessment was prepared which assessed sites submitted through the Call for Sites.
- 6 This was published for consultation from 4 October to 3 November 2017.
- 7 A detailed summary of the issues raised in responses is included in [Could not find 1511961571432](#)

Issues Raised

- 8 General issues included concerns about the methodology and approach to the Call for Sites in general terms and specific details such as the way flood risk was being addressed.
- 9 Comments on site assessments, particularly for sites in and around small settlements with 'good' or 'reasonable' sustainability, were dominated by concerns about the impact of development of individual sites and objections to their development. Few sites were supported by consultees other than those who submitted them.
- 10 The level of services and facilities available in a number of settlements was challenged, mostly in terms of there being fewer services and facilities but also that there was a better level available.
- 11 In general terms the decisions taken to not assess some sites was supported, particularly for Hail Weston, but there were challenges

Response to Issues

- 12 A consolidated version of the Housing and Economic land Availability Assessment has been prepared which includes the assessment of broad locations and detailed site assessments from the Housing and Economic land Availability Assessment July 2017 and the settlement sections and detailed assessment of sites from the Housing and Economic land Availability Assessment October 2017.
- 13 In general terms the comments on the methodology and approach have not led to changes as it is considered that the overall approach is appropriate. However, there have been changes with regards to some details and where suitable sites are being taken forward as allocations appropriate requirements have been included in the allocation policies to address specific issues. For other details it has been decided that no specific response is necessary as they are considered to be adequately addressed through other applicable policies, either in the Local Plan or in national policy.

Stage 6 - Responses to Consultation

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

- 14 The challenges to the level of services and facilities available in villages has been accepted, in part, and consequently the new HELAA includes a settlement summary and site assessments for Great Paxton, but does not include settlement summaries and site assessments for Hilton or Waresley. It acknowledges that Elton does not currently meet the required level of services but retains the assessments as the shop is being marketed as at December 2017. Numerous responses were received from Hail Weston objecting to a site submitted there but a detailed assessment had not completed as the village does not meet the required level of services. The new version includes a number of corrections to site assessments, primarily where factual updates or corrections have been brought to our attention.
- 15 As a response to the significant number of concerns and objections raised the majority of sites assessed in the Housing and Economic land Availability Assessment October 2017, including all those in and around villages with 'reasonable' sustainability, are not being taken forward as allocations in the Local Plan. However, 12 sites, two in spatial planning areas, five in Key Service Centres and five in a new tier in the settlement hierarchy to be known as Local Service Centres, are now included in the Local Plan:
- East of Valiant Square, Bury (Ramsey Spatial Planning Area)
 - North of St James Road, Little Paxton (St Neots Spatial Planning Area)
 - East of Silver Street and South of A1, Buckden
 - North of Station Road/ Stowe Road, Kimbolton
 - East of Robert Avenue, Somersham
 - East of Robert Avenue, Somersham
 - East of Robert Avenue, Somersham
 - College Farm, West of Newlands Industrial Estate, Somersham
 - South of Stirling Close, Warboys
 - North of School lane, Alconbury
 - North of 10 Station Road, Bluntisham
 - West of Longacres, Bluntisham
 - Between 20 Cage Lane and Averyhill, Great Staughton
 - South of The Green, Great Staughton

Appendix A: Stage 1 - detail

Consultation process

View summary: 'Stage 1 - Consultation Process'	
	To Stage 2: 'Consultation process'>

Consultation Events

Event	Launch event for Duty to Cooperate
Date held	25 April 2012
Location	Huntingdonshire District Council offices, Huntingdon
Attendees	<p>Representatives from 15 of the invited organisations attended the event. The organisations attending were:</p> <ol style="list-style-type: none"> 1. Cambridgeshire and Peterborough Joint Strategic Planning Unit 2. Cambridgeshire County Council 3. North Northamptonshire Joint Planning Unit 4. Fenland District Council 5. South Cambridgeshire District Council 6. East Northamptonshire District Council 7. Bedford Borough Council 8. Central Bedfordshire District Council 9. Homes and Communities Agency 10. Highways Agency 11. Network Rail 12. English Heritage (now Historic England) 13. Natural England 14. Cambridgeshire PCT 15. NHS Cambridgeshire
Event content	<p>The round-table event started with a presentation by Huntingdonshire's Planning Service Manager (Policy). There was then some discussion on the work of the Cambridgeshire and Peterborough Joint Strategic Planning Unit led by the Joint Strategic Planning Unit Manager. It was noted that the Joint Strategic Planning Unit would coordinate and facilitate Local Plan reviews and undertake joint work such as economic forecasting.</p> <p>The Alconbury Enterprise Zone is a significant area where 8,000 new jobs are anticipated by 2036 which is more than previous trends identified as likely for Huntingdonshire and therefore may have implications for predicted employment growth beyond the boundaries of Huntingdonshire.</p> <p>Gypsy and Traveller pitch provision was acknowledged as an issue of common interest and provision of pitches (land to accommodate Gypsy and Traveller caravans) could help to address known poor health issues. It was noted that various councils had prepared recent studies on the need for pitches. Gypsy and Traveller pitch provision in Huntingdonshire would not be highlighted at the initial issues and options stage but would be addressed in forthcoming stages.</p> <p>Work underway about water efficiency and water cycle studies was identified.</p>

Appendix A: Stage 1 - detail

Event	Launch event for Duty to Cooperate
	Uncertainty about the A14 is a key issue affecting a number of councils and an early resolution of this issue was sought. It was noted that future new London rail links due to be developed by 2018 may alter rail commuting patterns. It was suggested that the Local Plan should seek to reduce trips on more congested routes and ensure sustainable transport options exist from day one on new sites.

Event	Seminars for Town and Parish Councils
Dates held & locations	<ul style="list-style-type: none"> • 21 May - St Neots • 22 May - Huntingdon • 23 May - Ramsey
Attendees	<p>Representatives from some 41 Town and Parish Councils attended one of the seminars as follows. In many cases there was more than one representative from each of the Town and Parish Councils. Council Members had been previously briefed at a presentation on 16 May 2012. However, some also chose to attend these seminars.</p> <ol style="list-style-type: none"> 1. Abbots Ripton Parish Council 2. Alconbury Weston Parish Council 3. Bluntisham Parish Council 4. Brampton Parish Council 5. Broughton Parish Council 6. Buckden Parish Council 7. Buckworth Parish Council 8. Bury Parish Council 9. Covington Parish Meeting 10. Farcet Parish Council 11. Fenstanton Parish Council 12. Folksworth & Washingley Parish Council 13. Godmanchester Town Council 14. Great Staughton Parish Council 15. Gt Gransden Parish Council 16. Hail Weston Parish Council 17. Hemingford Abbots Parish Council 18. Hemingford Grey Parish Council 19. Holywell-cum-Needingworth Parish Council 20. Houghton and Wyton Parish Council 21. Huntingdon Town Council 22. Kings Ripton Parish Council 23. Little Paxton Parish Council 24. Offord Cluny & Offord Darcy PC 25. Old Hurst Parish Council 26. Pidley-cum-Fenton Parish Council 27. Ramsey Town Council 28. Somersham Parish Council 29. Spaldwick and Stow Longa Parish Councils 30. St Ives Town Council 31. St Neots Town Council 32. Stilton Parish Council

Event	Seminars for Town and Parish Councils
	<ul style="list-style-type: none"> 33. Stukeleys Parish Council 34. Tilbrook Parish Council 35. Toseland Parish Council 36. Upwood Parish Council 37. Warboys Parish Council 38. Waresley cum Tetworth Parish Council 39. Wistow Parish Council 40. Woodwalton Parish Council 41. Wyton-on-the-Hill Parish Council
Event content	<p>All the seminars were held in the evenings. The Planning Service Manager (Policy) made the same presentation at each seminar, and there was time at the end of each presentation for questions and comments. All the seminars were held in the evenings and there was time at the end of each presentation for questions and comments.</p> <p>A key issue at this stage was understanding how the housing forecasts are being derived. The need for additional work on forecasts was addressed including the population structure and likely size of each household.</p> <p>The current position regarding the need to improve the A14 and other trunk roads was discussed. Ongoing discussion with the Highways Agency was noted. Improvements to public transport, services such as power and water, and school provision were also of concern.</p> <p>It was noted that the options concentrated growth in a small number of areas. These are the areas considered to be most sustainable. Development in smaller villages was likely to be considered as 'windfall' and not relied on for calculating figures. Provision for additional development in smaller villages, especially to enable affordable housing, was noted as an issue that the Local Plan would deal with at the next stage. How Neighbourhood Plans would fit into the Development Plan was also discussed.</p> <p>Renewable energy (particularly wind power), Gypsy and Traveller pitches, protecting town centres and open space were issues of local concern which the Local Plan would deal with at subsequent stages.</p>

Event	Seminar for business groups
Dates held & locations	<p>23 May - Business groups - Pathfinder House, Huntingdon</p> <p>24 May - Environmental groups - Pathfinder House, Huntingdon</p>
Attendees	<p>These groups were identified on the basis of previous interest in Local Plan issues. 21 people attended the business group seminar and 7 people attended the environmental groups seminar from the following organisations:</p> <ul style="list-style-type: none"> 1. Barker Storey Matthews 2. Barton Willmore (2 attendees) 3. Bidwells 4. Bletsoes 5. BPHA 6. Cambs Chamber of Commerce 7. Cambs Constabulary

Appendix A: Stage 1 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Seminar for business groups
	<ol style="list-style-type: none"> 8. Cambs Local Access Forums 9. Civic Society of St Ives 10. CPRE 11. Cyclists Touring Club for Huntingdonshire 12. D H Barford 13. David Lock & Associates 14. Environment Agency 15. Fairfield Partnership 16. Federation of Small Businesses (2 attendees) 17. Gamplan 18. Howard Sharp & Partners 19. Hunts Forum of Voluntary Organisations 20. Januarys 21. John Martin 22. Jolliffe Daking 23. NFU 24. Savills 25. Solo Cup Europe 26. St Neots Manufacturing Club
Event content	<p>The seminars used the same presentation which was presented by Huntingdonshire's Head of Planning and Housing Strategy and/or the Planning Service Manager (Policy).</p> <p>A wide range of matters were discussed at these seminars. It was noted that Huntingdonshire's stance is to identify the level of growth required and make provision for it, rather than looking to other authorities to accommodate growth, in line with the requirements of the NPPF to prepare a Local Plan positively to meet the objectively assessed needs.</p> <p>Alconbury, St Ives, RAF Brampton, St Neots and other specific areas were questioned. It was noted that planning applications were likely to be lodged for these and other key sites before the Local Plan would be completed and that the Local Plan would include specific site allocations. An Environmental Capacity Study was being prepared to, in effect, update the existing Strategic Housing Land Availability Assessment.</p> <p>Delivery issues were noted such as the need for upgrading roads and improving public transport. The Regional Spatial Strategy set out the hierarchy of large scale road projects but this was due to be revoked at the time of the consultation (and has since been revoked). There is a need for working together to feed into documents such as the Long Term Transport Strategy.</p>

Publicity materials

Public Notice for Initial Issues and Options

Huntingdonshire Local Plan to 2036

Initial Consultation - Issues and Options

Consultation documents will be available from 5pm on Monday 21st May 2012 on Huntingdonshire District Council's consultation website: <http://consult.huntingdonshire.gov.uk/portal>

This initial consultation will run from 5pm on Monday 21st May to 5pm on Monday 11th June 2012.

Please contact the Planning Policy team on 01480 388388 if you have any questions about this consultation.

- A.1** At the time that the public notice was inserted, the intention was to consult for three weeks to Monday 11 June 2012. The deadline for comments was later extended to Sunday 24 June 2012, taking the consultation period to almost five weeks.
- A.2** Council officers met with editorial staff of local newspapers to encourage newspaper articles. An article appeared in the Hunts Post on 23 May 2012 "Battle on homes front: Airfield sites hold key as Council told to look forward extra 10 years" and another in the News and Crier on 24 May 2012 "Population may rise to 40,000" and these are copied as follows:

day, May 23, 2012

VS

www.huntspost.com

Battle on homes front

Airfield sites hold key as council told to look forward extra 10 years

By IAN MacKELLAR
ian.mackellar@archant.co.uk

AS many as 25,000 homes could be built in Huntingdonshire by 2036, planners say.

Planners will be looking to disused airfield sites for the bulk of the additional homes – Alconbury, Brampton and Wyton – as well as further expansion of St Neots.

The district council had been working on the assumption of 14,000 additional dwellings by 2026, 5,000 of which are already built or have consent, but the Government has demanded that councils stretch their planning horizons by a further 10 years.

New planning rules announced in March mean that HDC's planners now have to convert their core planning strategy, which was approved by the Planning Inspectorate in 2009, into a new 'local plan' that includes providing more homes than will be needed.

Predictions of demand from 2026 to 2036 vary between the 4,500 and 10,500 forecast

by the Office for National Statistics – and even that could change when the results of last year's census are analysed.

"The challenge is immense," said HDC chief planner Steve Ingram. "We are facing some of the biggest development pressures in the country."

"But one of the key issues here and across Cambridgeshire is that the growth agenda

is a good thing and the growth can be delivered."

It may be challenging but HDC, with 70,000 households already, has a head start. New, slimline planning guidance makes an assumption in favour of sustainable development.

But sustainable development is achievable only if the private sector and other parts of the public sector co-operate.

HDC can provide planning consents and land allocations, but it does not control house-building or infrastructure provision, which are respectively in the hands of private developers and other public and private bodies, as planners are telling members of HDC's new council tonight (Wednesday).

The key missing link for Huntingdonshire is major improvement of the congestion-ridden A14 – a project cancelled 18 months ago by the Government.

They may be able to provide more housing allocation, but it is economically heroic to expect the private sector to build so many homes that it under-cuts its own prices.

HDC's consultation on the new local plan began this week after the planners had assessed the suitability of landowners' ideas of where additional housing might be provided. The document includes the planners' options for various growth scenarios.

INFORMATION: HDC's initial public consultation documents are available at <http://consult.huntingdonshire.gov.uk/portal>

POSSIBLE SCENARIOS FOR DEMAND OVER FOLLOWING 10 YEARS

▼ Existing commitments:
St Neots 3,515
Huntingdon 2,015
St Ives 828
Godmanchester 745
Brampton 433
Ramsey 428
Little Paxton 349
Sawtry 214
Yaxley 94
Fenstanton 32
Warboys 29
Buckden 14
Somersham 13

▼ Low growth option A
– 4,650 homes
Alconbury Airfield 3,610
St Neots area 1,040

▼ Low growth option B
– 4,650 homes
Alconbury Airfield 3,610
St Neots 645
Sawtry 100
Ramsey 75
Warboys 70
Fenstanton 65
Somersham 40
Yaxley 30
Kimbolton 15

▼ Medium growth option A
– 8,150 homes
Alconbury Airfield 6,285
St Neots area 1,040
Huntingdon 370
Sawtry 100
Ramsey 75
Warboys 70
Fenstanton 65
Godmanchester 60
Somersham 40
Yaxley 30
Kimbolton 15

▼ High growth option A
– 10,650 homes
Alconbury Airfield 5,720
Wyton Airfield 1,765
St Neots area 1,040
Huntingdon 370
Brampton 300
Sawtry 100
Ramsey 75
Warboys 70
Fenstanton 65
Godmanchester 60
Somersham 40
Yaxley 30
Kimbolton 15

▼ Medium growth option B
– 8,150 homes
Alconbury Airfield 5,415
St Neots area 1,040
Wyton Airfield 870
Huntingdon 370
Sawtry 100
Ramsey 75
Warboys 70
Fenstanton 65
Godmanchester 60
Somersham 40
Yaxley 30
Kimbolton 15

▼ High growth option B
– 10,650 homes
Alconbury Airfield 7,020
Wyton Airfield 1,765
St Neots area 1,040
Huntingdon 370
Sawtry 100
Ramsey 75
Warboys 70
Fenstanton 65
Godmanchester 60
Somersham 40
Yaxley 30
Kimbolton 15

Population may rise to 40,000

THE population of St Neots could rise to 40,000 in new plans to guide the development of Huntingdonshire.

Up to 10,500 extra new homes may have to be built in the district following wholesale changes to planning regulations by the Government.

The new regulations will create a "presumption" in favour of what the Government defines as sustainable development and planning authorities have been instructed to draw up development plans without delay.

An extra 1,000 homes could be built on the Love's Farm housing estate to complete the St Neots eastern expansion.

This would add to existing plans under a different framework for Wintringham Park – a 400-acre development at the east of the town containing 3,240 homes, a shopping centre, retail park and employment area.

A planning application for the site is expected later this year – a move which chairman of St Neots Town Centre Initiative, John Davies, said he welcomes.

However, Mr Davies said he was concerned about "potential traffic issues" the

BY ANDREW DICKENS
and JULIAN MAKEY

Email: editorial@newsandorder.co.uk

development could bring.

He said: "Different plans for development could start to push the town's population towards the 40,000 mark and this is worrying because of the amount of traffic on the roads." The present population is around 30,000.

In Huntingdonshire a need for between 4,500 and 10,500 new homes has been identified on top of the 14,000 which are already in the pipeline.

Under a high growth estimate, the council could earmark more than 7,000 new homes at Alconbury Airfield, 1,765 at Wyton Airfield, 370 in Huntingdon, 300 in Brampton, 100 in Sawtry, 75 in Ramsey, 70 in Warboys, 65 in Fenstanton, 60 in Godmanchester, 40 in Somersham, 30 in Yaxley and 15 in Kimbolton.

But the district could meet the lower figure of 3,610 homes on a single site if proposals to redevelop Alconbury airfield get the go-ahead.

Steve Ingram, head of planning and housing strategy at Huntingdon-

shire District Council, said: "It is a mega challenge. In terms of the process we are well-placed amongst local authorities, but other authorities will have difficulty meeting the requirements."

Councils have been given a 12-month transition period to draw up new development guidance to replace existing policies and the clock started ticking at the end of March.

Mr Ingram said Huntingdon already had up-to-date development plans which could be adapted to create the new document which will run until 2036.

He said the new Government framework expected significant weight to be put on boosting the economy, competitive town centres, supporting rural areas, together with sustainable transport, increased housing supply, good design and healthy communities.

Further information on where development may take place is expected to be unveiled next week.

Consultations and a public examination of the plan are expected to take place in 2013. Consultation documents will be available from 5pm on Monday at <http://consult.huntingdonshire.gov.uk/portal>

Appendix B: Stage 2 - detail

Consultation process

View summary: 'Stage 2 - Consultation Process'	
<To 'Stage 1 - Consultation Process'	To Stage 3: 'Consultation process'>

Consultation Events

Event	Meeting pursuant to Duty to Cooperate
Date held	4 September 2012
Location	Huntingdonshire District Council offices, Huntingdon
Attendees	<ol style="list-style-type: none"> 1. Cambridgeshire and Peterborough Joint Strategic Planning Unit 2. Cambridgeshire County Council 3. North Northamptonshire Joint Planning Unit 4. Peterborough City Council 5. Fenland District Council 6. South Cambridgeshire District Council 7. East Northamptonshire District Council 8. Environment Agency 9. Homes and Communities Agency 10. Highways Agency 11. Network Rail
Event content	<ul style="list-style-type: none"> • Presentation by Huntingdonshire's Planning Service Manager (Policy) identifying the key matters contained in the Stage 2 consultation. <p>Discussion regarding:</p> <ul style="list-style-type: none"> • In respect of green infrastructure, the Nature Improvement Area (NIA) in the Nene Valley identified in the North Northamptonshire Joint Core Strategy consultation documents was highlighted. • The A14, the A428 and the Thameslink franchise and what improvements to the roads and railways might be anticipated. • The key strategic developments at Alconbury Weald and Wyton-on-the-Hill. Noted that Fenland District Council have proposals for significant housing growth at Chatteris which could result in additional pressure on roads within Huntingdonshire. • A copy of the presentation was subsequently sent to those who attended.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Public Exhibitions
Dates held & locations	<ul style="list-style-type: none"> • 2-8pm, 1 October 2012 Ramsey Community Centre, Stocking Fen Road, Ramsey, PE26 1SA • 2-8pm, 3 October 2012 Council Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN • 2-8pm, 8 October 2012 The Priory Centre, The Priory, St. Neots, PE19 2BH • 2-8pm, 11 October 2012 The Old School Hall, Green End Road, Sawtry, PE28 5UX • 2-8pm, 17 October 2012 Houghton and Wyton Memorial Hall, St Ives Road, Houghton, PE28 2BJ • 2-8pm, 24 October 2012 Great Stukeley Village Hall, Owl End, Great Stukeley, PE28 4AQ <p>Additional at the request of the parish council:</p> <ul style="list-style-type: none"> • 5-7pm, 14 November 2012 Wyton on the Hill primary school
Attendees	<ul style="list-style-type: none"> • Ramsey - 40 • Huntingdon - 39 • St Neots - 27 • Sawtry - 25 • Houghton - 60 • Great Stukeley - 26 • Wyton on the Hill - 10 • Total - 227
Event content	Public exhibition, with planning staff available to answer questions and discuss the documents. The exhibitions attracted people who were interested in particular matters and a number of people used the events to engage in in-depth discussions. However, the total number of people who attended was relatively small as shown above.

Event	Overlapping Consultation on planning application for Alconbury Weald
Dates held & locations	<p>Overall consultation ran to 9 November 2012</p> <ul style="list-style-type: none"> • 19 September - Great Stukeley Village Hall, Owl End, Great Stukeley, PE28 4AQ (2pm - 9pm) • 21 September - Alconbury Memorial Hall, School Lane, PE28 4EQ (2pm - 9pm) • 24 September - Abbots Ripton Village Hall, The Green, PE28 2PE (2pm - 8pm) • 26 September - Little Stukeley Village Hall, Low Road, PE28 4BA (4pm - 7pm)
Attendees	<ul style="list-style-type: none"> • Ramsey - 40 • Huntingdon - 39 • St Neots - 27 • Sawtry - 25 • Houghton - 60 • Great Stukeley - 26 • Wyton on the Hill - 10 • Total - 227
Event content	Public exhibition, with planning staff available to answer questions and discuss the documents. Ten display boards described the planning application and how the Local Plan would be developed at the same time as the planning application would be considered. The display boards are available on the Council's website: Alconbury Weald Planning Application .

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Seminars for Town and Parish Councils
Dates held & locations	<ul style="list-style-type: none"> • 10 September - Huntingdon • 12 September - St Neots • 19 September - Ramsey <p>Following a special request, there was also a briefing for the Elton & Folksworth Parishes on 28 August 2012.</p>
Attendees	<p>Representatives from some 25 Town and Parish Councils attended one of the seminars as follows. In many cases there was more than one representative from each of the Town and Parish Councils.</p> <ol style="list-style-type: none"> 1. Abbotsley Parish Council 2. Brampton Parish Council 3. Broughton Parish Council 4. Buckden Parish Council 5. Bury Parish Council 6. Fenstanton Parish Council 7. Folksworth & Washingley Parish Council 8. Glatton Parish Council 9. Godmanchester Town Council 10. Great Staughton Parish Council 11. Gt Gransden Parish Council 12. Hemingford Abbots Parish Council 13. Hemingford Grey Parish Council 14. Houghton and Wyton Parish Council 15. Kings Ripton Parish Council 16. Little Paxton Parish Council 17. Spaldwick and Stow Longa Parish Councils 18. St Neots Town Council 19. Stukeleys Parish Council 20. Tilbrook Parish Council 21. Warboys Parish Council 22. Wistow Parish Council 23. Woodwalton Parish Council 24. Wyton-on-the-Hill Parish Council 25. Yelling Parish Council
Event content	<p>All the seminars were held in the evenings. The Planning Service Manager (Policy) made the same presentation at each seminar, and there was time at the end of each presentation for questions and comments. A wide range of topics were covered at these meetings reflecting the range of material included in the consultation documents. The three growth options and how the models produced both housing and job numbers was discussed. It was noted that additional modelling would be done for the next stage consultation.</p>

Event	Seminar for Business and Environmental Groups
Dates held & locations	<ul style="list-style-type: none"> • 4pm on 18 September 2012 - Pathfinder House
Attendees	<p>11 groups were represented at the meeting as follows:</p> <ol style="list-style-type: none"> 1. Alexanders 2. Andrew S Campbell & Associates

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Seminar for Business and Environmental Groups
	<ol style="list-style-type: none"> 3. Barratt Homes 4. Bletsoes 5. Carmargue 6. Civic Society of St Ives 7. CPRE (2 representatives) 8. Hartford Conservation Group 9. Hinchingsbrooke Country Park 10. Luminus 11. Police Architectural Liaison
Event content	The decision to hold one seminar for both of these types of groups was based on the attendance at the two separate seminars at the initial issues and options stage. Both the Head of Planning and Housing Strategy and the Planning Service Manager (Policy) attended and the same presentation as that given to other groups was given at the start.

Event	Seminar for Housing Associations
Dates held & locations	<ul style="list-style-type: none"> • 9 October 2012 - Pathfinder House
Attendees	<p>Housing Associations operating in the district (also called Registered Providers) as follows:</p> <ol style="list-style-type: none"> 1. Axiom Housing Association 2. BPHA 3. Cambridgeshire ACRE 4. CHS Group 5. Cross Keys Homes 6. Luminus 7. Metropolitan 8. Muir Group Housing Association 9. Papworth Trust
Event content	The purpose of the meeting was to consider in detail the Council's draft policies as they relate to housing and to seek feedback from the housing associations about the practical implementation of the policies and how they should be amended. The meeting commenced with a presentation from the Head of Planning and Housing Strategy about the Local Plan and broad options and directions for growth. Various policies were then considered in turn.

Contact on Gypsy and Traveller Issues

- B.1** Recognising that Gypsies and Travellers are a hard to reach group, particular efforts were made to contact them to advise on the specific content relating to Gypsies and Travellers in the consultation documents.
- B.2** Emails were sent in advance of the consultation period advising of the webpage that had been updated with additional research documents. These were sent to Friends Families and Travellers, the Ormiston Trust, the Gypsy Council, the Showmen's Guild of Great Britain, and the National Federation of Gypsy Liaison Groups.
- B.3** Specific emails were further sent at the start of the consultation period to all persons who had previously put forward sites for allocation as Gypsy sites.

Publicity Materials

- B.4** The public consultation was advertised in the Hunts Post on 5 September 2012, Town and Crier 6 September 2012 and Peterborough Evening Telegraph 6 September 2012 with the following public notice:

Public Notice for Stage 2 Consultation

Huntingdonshire Local Plan to 2036

Strategy and Policy Consultation

Consultation documents will be available from Friday 31st August 2012 on Huntingdonshire District Council's consultation website: <http://consult.huntingdonshire.gov.uk/portal>

This consultation will run from Friday 31st August to 4:30pm on Friday 23rd November 2012.

Please contact the Planning Policy team on 01480 388388 if you have any questions about this consultation.

- B.5** The Council's website was updated, with a front page link to the consultation under 'Get Involved' for the entire duration of the consultation period. The [Shape Your Place](#) website was also used with an article specifically encouraging response and advertising the public exhibitions.
- B.6** A leaflet was prepared and sent by Royal Mail to all households in the district in the week commencing 17 September 2012. A copy of the leaflet follows:

You can comment on the consultation documents up to **Friday 23rd November 2012**:

- through our consultation website
<http://consult.huntingdonshire.gov.uk/portal>
- to us by email
localplan@huntingdonshire.gov.uk
- to us in writing at Local Plan Consultation, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN

All comments, once processed, will be publicly viewable through the consultation website.

We will be holding six public 'drop in' sessions where you can view the consultation documents, ask questions and let us know what you think:

- Ramsey – Monday 1st October 2012 (2pm to 8pm)**
Ramsey Community Centre, Stocking Fen Road, Ramsey, PE26 1SA
- Huntingdon – Wednesday 3rd October 2012 (2pm to 8pm)**
District Council Civic Suite, St Mary's Street, Huntingdon, PE29 3TN
- St Neots – Monday 8th October 2012 (2pm to 8pm)**
The Priory Centre, The Priory, St. Neots, PE19 2BH
- Sawtry – Thursday 11th October 2012 (2pm to 8pm)**
The Old School Hall, Green End Road, Sawtry, PE28 5UX
- Houghton – Wednesday 17th October 2012 (2pm to 8pm)**
Houghton and Wyton Memorial Hall, St Ives Road, Houghton, PE28 2BJ
- Great Stukeley – Wednesday 24th October 2012 (2pm to 8pm)**
Great Stukeley Village Hall, Owl End, Great Stukeley, PE28 4AQ

Your Town or Parish Council will be considering the consultation documents so you may also wish to contact them.

You can speak to a member of the Development Plans Team on **01480 388424** if you have any questions.

Have Your Say!
Huntingdonshire's Local Plan to 2036

Have your say on

- How many additional new homes and jobs we need to 2036
- How we identify the right places for new sustainable development
- How we balance our social, economic and environmental needs
- How planning can help local communities
- How we manage sustainable development

Consultation closes on Friday 23rd November 2012

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Potential options for the scale and location of growth

This stage of the Local Plan consultation runs from 31st August to 23rd November 2012, and focuses on:

- options for sustainable development and growth in Huntingdonshire to 2036
- potential locations and sites that could deliver additional sustainable development
- potential policies to guide and manage sustainable development
- potential strategic green space areas

The map shown opposite indicates how many new homes we may need to plan for to deliver a strong local economy through enabling sustainable growth to 2036.

We need to balance additional new housing, employment, retail, leisure and other development with the need to protect our environment.

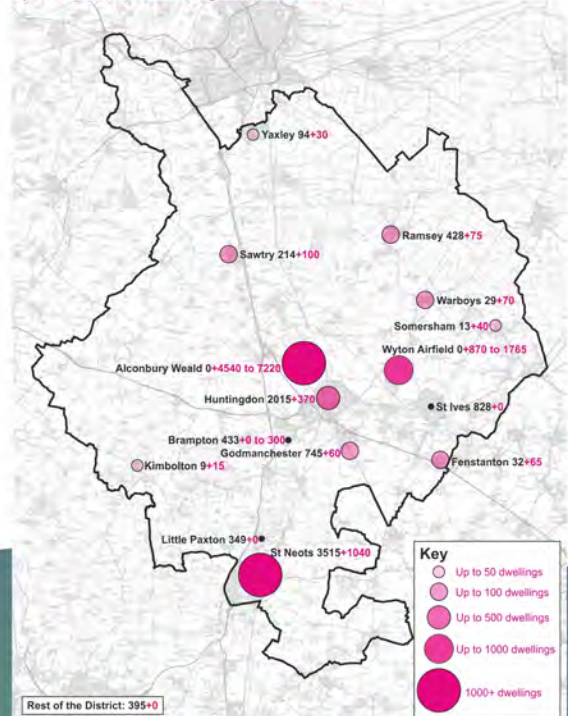
You can view the consultation documents:

- on our consultation website
<http://consult.huntingdonshire.gov.uk/portal>
- at libraries throughout the District
- at the District Council's offices at Pathfinder House in Huntingdon

See the back page for information on how you can comment on the consultation documents. Your comments will be used to help us prepare a full draft Local Plan for further consultation in 2013.



Existing Planned Commitments for New Dwellings to 2026 (shown in black)
Options for Additional Dwellings to 2036 (shown in pink)



Source: East of England Forecasting Model June 2012.

Based on the Ordnance Survey mapping. © Crown Copyright.

- B.7** A press release was issued on 30 August 2012 resulting in press coverage on 5 September in the Hunts Post: "Extra homes: Have your say on future" and on 6 September in the News and Crier "Area has key role in County's growth" as follows:

8 The Hunts Post - Wednesday, September 5, 2012

Postnews

www.huntspost24.co.uk

Extra homes: Have your say on future

HUNTINGDONSHIRE planners have begun a three-month consultation on where thousands of extra homes should be built in the district in the 10 years beyond 2026.

There are already 9,100 homes in the pipeline for the coming 14 years, including more than 2,000 in Huntingdon – half of them at Northbridge between the A14 and Ermine Street – 3,500 in St Neots, mostly between the railway line and A428 to the east, 800 in St Ives, 750 in Godmanchester, at Bearscroft Farm, and more than 400 in and around Ramsey.

In addition to those, planners have made three assumptions about economic growth up to 2036 – low, medium and high – projecting where the associated population growth might be accommodated.

A further 1,000 homes are earmarked for St Neots on all three scenarios, as are 370 for Huntingdon, with most of the balance at two former airfield sites, Alconbury and Wyton.

On the low growth assumption, 4,500 homes could be built at Alconbury Airfield, where developers Urban&Civic recently submitted an outline planning application that included 5,000 new homes and employment space for 8,000 new jobs.

Medium growth is envisaged as adding 5,300 homes at Alconbury – slightly more than the developers' estimate, which is wildly exceeded by the planners assumption of 7,220 homes if the economy takes off.

RAF Wyton would take 870 homes on the lower two scenarios and twice as many if the local economy booms.

But the development at RAF Wyton would be protected from merging with the Burleigh Park area of St Ives by one of a series of strategic green corridors in which development would not be allowed.

In addition to the existing protected green spaces along the Great Ouse valley, the Great Fen area and around Grafham Water, planners are suggesting protecting wide swathes of land to the north of Huntingdon and St Ives, around the south of Godmanchester and north and east of an expanded St Neots after Love's Farm and Wintringham Park.

The area to the west of the Stukeleys would also be protected, and there would be presumptions against development in a number of other green corridors.

Planners are expecting between 1,000 and 2,000 responses from the public to the consultation, and promise every one will be taken seriously.

In the meantime, they will be re-run-

ning the economic computer model to include data analysis from last year's census – which showed Huntingdonshire's population growing by 8.5 per cent since 2011 – and the impact of the enterprise zone at Alconbury on job creation.

The results are likely to increase the number of new homes the district will need by 2036 – and possibly sooner.

"Come what may, there's going to be a lot of development across the whole county," said planning policy manager Paul Bland.

"If growth happens, it's going to be in Cambridgeshire.

"Once the economy picks up, Cambridgeshire is going to be the place, especially Cambridge, South Cambs and Huntingdonshire.

"Even through the recession it has been quite a buoyant part of the country."

INFORMATION: The documents are on HDC's website, www.huntingdonshire.gov.uk, and there will be exhibitions in **Ramsey** on October 1, at the council's **Huntingdon** headquarters on October 3, in **St Neots** on October 8, **Sawtry** on October 11, **Houghton** on October 17 and **Great Stukeley** on October 24. The local plan is expected to be finalised in 2014.



Huntingdon & St Ives
NEWS & CRITIQUE
 Free Weekly Newspaper of the Year in the East of England Thursday September 6, 2012 www.newsandcritique.co.uk

Pub with plenty to crow about See page 16

16 pages of property plus homes to rent Start on page 43

Area has key role in county's growth

HUNTINGDONSHIRE is to play a vital part in expected economic growth in the county and may have to find more than 11,000 new homes and over 12,000 jobs.

The economy in the county has remained "buoyant" despite the recession, according to Huntingdonshire District Council planners who have launched consultations on the new Local Plan which will guide development to 2036.

Members of the public have been invited to have their say on the plan, which will replace all current development schemes and is not expected to come into effect until the end of 2014.

The redevelopment of Alconbury Airfield creating an estimated 8,000 new jobs and 5,000 new homes will be a key part of the plan, but nearly 1,800 homes could be built on the current RAF Wyton airfield and developers Strawson Holdings has launched a new bid to build an employment-led mixed use development at the disused RAF

BY JULIAN MAKEY
 Email: julian.makey@newsandcritique.co.uk

Upwood site, although it has slashed the proposed number of homes from 650 to 160.

Cllr Nick Guyatt, executive councillor for strategic planning and housing at the district council, said: "The council's priority is to build a strong local economy through enabling sustainable growth - in the right places.

"This will improve the quality of life in Huntingdonshire. I am committed to working with our communities to develop a Local Plan that helps to deliver sustainable growth. To achieve this we want to hear what people think about our strategic options and draft policies."

Paul Bland, planning services manager, said: "Every forecast concludes that Cambridgeshire is going to be the place for growth, especially Cambridge, South Cambridgeshire and Huntingdonshire, because of the underlying economic conditions here.

"Even through the recession it has been a quite buoyant part of the country."

Huntingdonshire, which already has 9,100 homes in the pipeline, has included three options for economic growth, ranging from low to high, in its plan.

In the low growth option an extra 7,275 homes would be built with a possible decrease of 1,400 jobs and this includes an extra 4,540 houses at Alconbury Weald, 1,040 homes at St Neots and 870 at Wyton airfield.

The high growth option includes 11,150 new homes, with 7,220 at Alconbury Weald and 1,765 at Wyton, and a jobs increase of 12,250.

The model used to calculate the options does not include the impact of Alconbury Enterprise Zone and will be updated shortly.

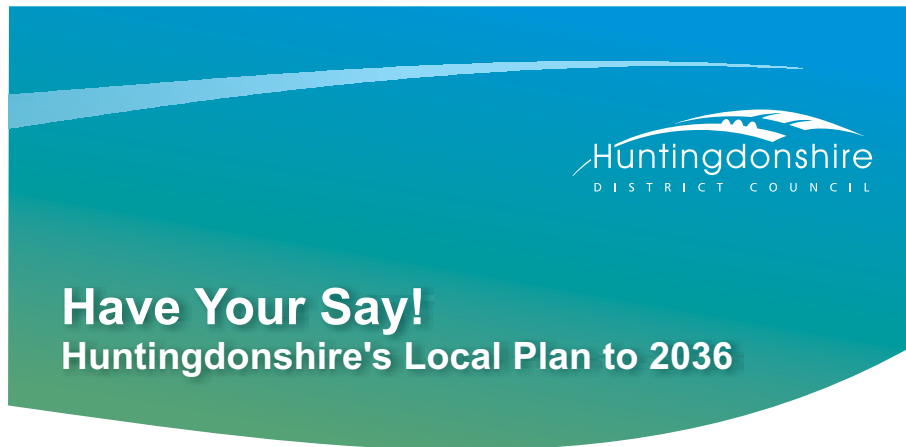
New green areas designed to preserve open space are also being planned to the north and east at St Neots, along the Ouse valley, west of the Stukeleys, south of Godmanchester and at the north of the district where major development near Peterborough is taking place.

A series of public exhibitions for the plan is taking place across the district as part of the consultation and it can also be found at <http://consult.huntingdonshire.gov.uk/portal> and the Development Plans Team can also be contacted on (01480) 388388 or at localplan@huntingdonshire.gov.uk

Teddies take to the skies: pictured at a bear parac jump are sisters Natasha Nicol, 6, back left, and Char Nicol, 7, back right, with front left Sophie Nicol, 13, Milly Nicol, 3. See Page 2.
 Picture: Warren Gurn

Public Exhibition information and publicity

- B.8** In addition to being advertised in the leaflet, a number of Town and Parish Councils advertised the public exhibitions using posters made for the purpose, the following being an example of one:

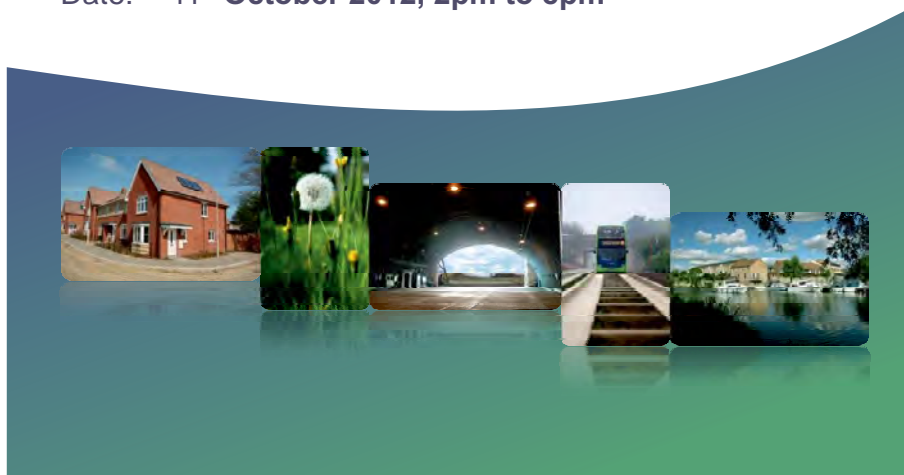


Strategy and Policy Consultation - Drop In Opportunity

Council Planning staff will be available to discuss the current consultation documents.

Venue: **The Old School Hall, Green End Road, Sawtry, PE28 5UX**

Date: 11th October 2012, 2pm to 8pm



B.9 There were seven exhibition banners erected at each of the public exhibitions as follows:



Local Plan to 2036



Potential options for the scale and location of growth

Stage 2 of the Local Plan consultation runs to 23 November 2012 and focuses on:

- Options for sustainable development and growth in Huntingdonshire to 2036
- Potential locations and sites that could deliver additional sustainable development
- Potential policies to guide and manage sustainable development
- Potential strategic green space areas

Our Vision

In 2036 Huntingdonshire will be a highly sustainable and economically vibrant place with thriving market towns and villages, a high quality built and natural environment, successful neighbourhoods, and a range of well designed homes for all sectors of the community.

Our Strategic Aim

To deliver the sustainable development that Huntingdonshire needs to grow and thrive to 2036.

Our Strategic Objectives

- To create high quality job opportunities in a strong local economy
- To meet the housing needs of Huntingdonshire's growing population
- To promote well designed and sustainable developments and lifestyles
- To protect and enhance our market towns and the historic and natural environment
- To promote high quality design as an integral part of sustainable development
- To support our communities so that they can achieve their aspirations

To achieve these we will need to both deliver our Core Strategy – approved in 2009 after an independent public examination – and plan for more growth. We will need to balance this with protecting the environment.

Growth to 2036

Completions from 1 April 2011 and existing commitments will deliver 9,100 new homes. The Core Strategy identifies further strategic growth locations at St Neots East, St Ives West, RAF Brampton and Bearscroft Farm in Godmanchester.

Current evidence suggests that between 7,275 and 11,150 extra new homes may be needed to address predicted population and economic growth. The options include strategic locations at Alconbury Weald and Wyton airfield, smaller sites within or on the edge of existing towns and larger villages and sites to help meet local community needs in villages.

The Core Strategy identified 85 ha of employment land to support 13,000 new jobs. Since then we have been in recession and employment needs have changed. To boost economic growth Alconbury Enterprise Zone was designated in August 2011. The Enterprise Zone aims to create 8,000 new jobs on 150 ha of land by 2036. However, new jobs will also be needed elsewhere in the district to provide choice for businesses and people seeking work.

We are consulting on three potential strategic options reflecting low, medium and high levels of economic growth along with a range of potential development sites to deliver the required growth.

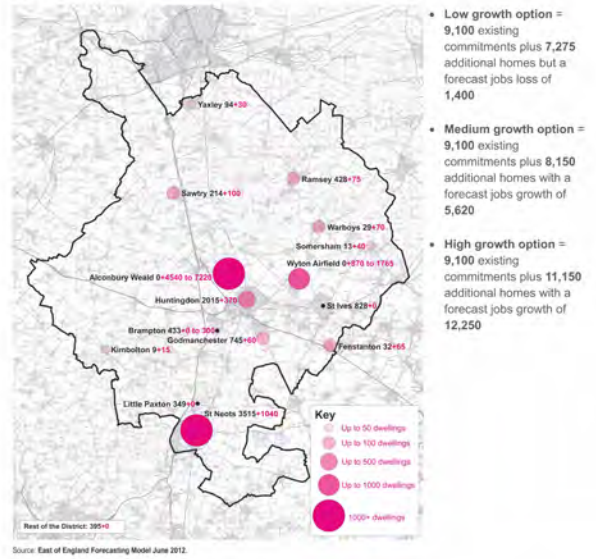
We encourage you to 'Have Your Say' and your comments are welcome.

Local Plan to 2036

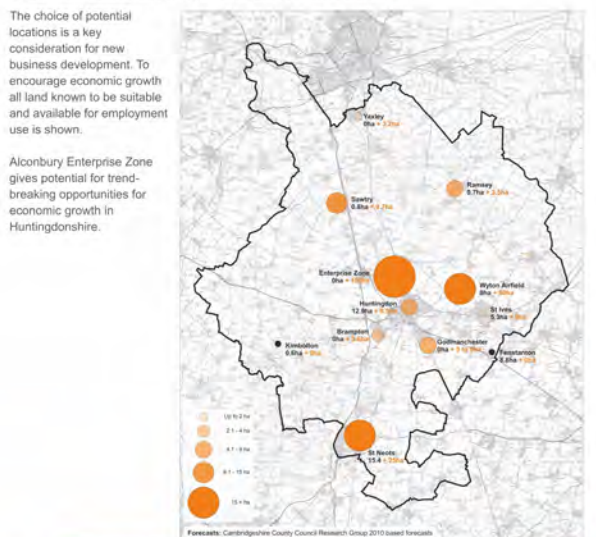


Potential Growth Options

Existing Planned Commitments for New Dwellings to 2026 (shown in black)
Options for Additional Dwellings to 2036 (shown in pink)



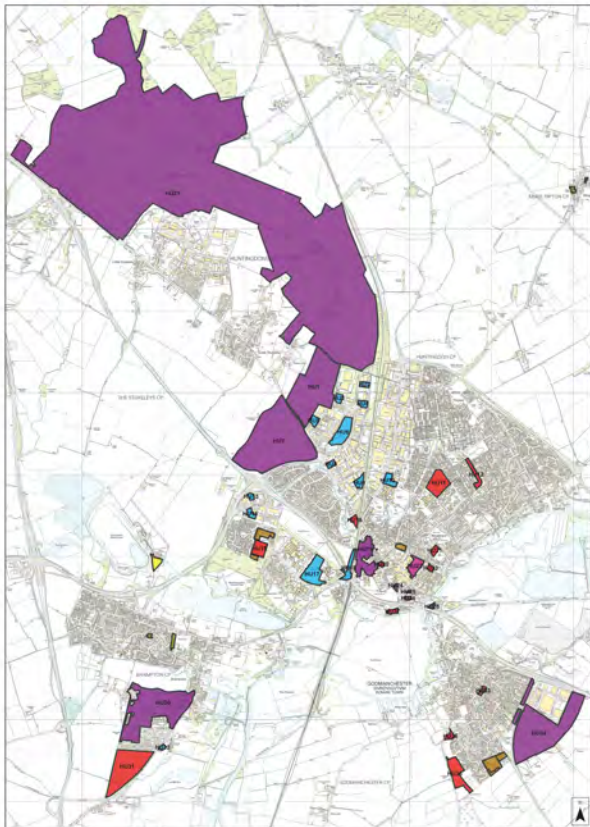
Employment - Established Employment areas (shown in black)
Options for additional Employment Land (shown in orange)



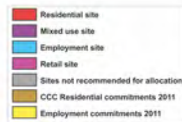
Local Plan to 2036



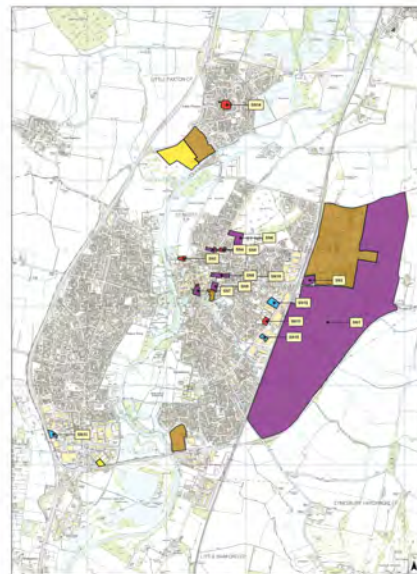
Huntingdon Spatial Planning Area



- 36 potential development sites
- Around 8,100 – 10,900 new homes including 2,166 in Huntingdon, 698-798 in Godmanchester and 700 in Brampton
- 180 ha of employment land, including 150 ha at Alconbury Enterprise Zone approved in 2011
- Strategic site at Alconbury Weald which could deliver between 4,540 – 7,220 new homes, 8,000 jobs, and community facilities, retail, education and open space appropriate to the scale of development

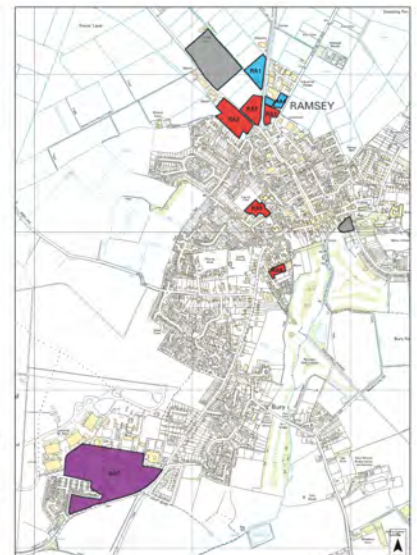
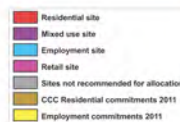


St Neots Spatial Planning Area



- 14 potential development sites
- Around 3,775 new homes and 27.5 ha of employment land

Ramsey Spatial Planning Area



- 7 potential development sites
- Around 430 new homes and 4.2 ha of employment land



Local Plan to 2036

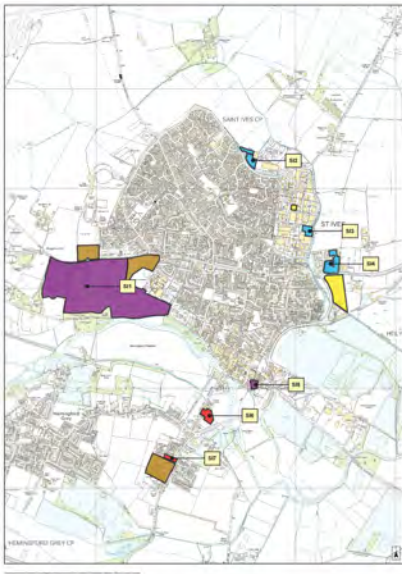


Local Plan to 2036

Appendix B: Stage 2 - detail



St Ives Spatial Planning Area



- 514 new homes, 4.5 ha of employment and 22 ha of green space



Key Service Centres

Fenstanton

- 95 homes
- 8.8 ha employment land



Kimbolton

- 15 homes
- 0.6 ha employment land



Sawtry

- 290 homes
- 10.5 ha employment land

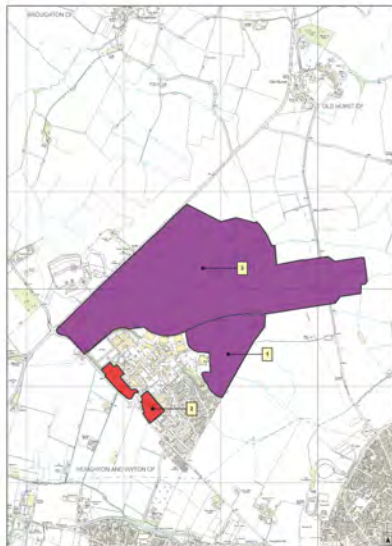
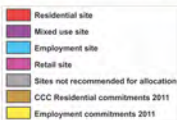


Somersham

- 40 homes
- 0.8 ha employment land



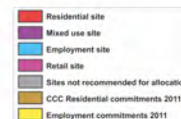
Wyton Airfield Spatial Planning Area



- Strategic site at Wyton airfield which could deliver between 870 – 1,765 new homes, around 80 ha of low density employment land, a small food shop, education and community facilities

Warboys

- 78 homes

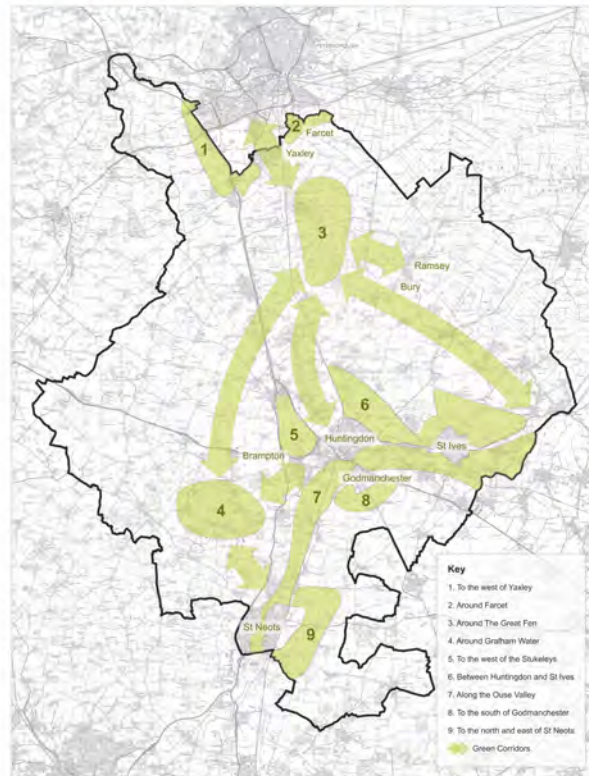


Yaxley

- 63 homes
- 3.2 ha employment land



Strategic Green Space Areas



A key issue for the Local Plan to address is the balance between providing land for sustainable development and the need to protect the landscape and settings that characterise our towns and villages.

Strategic green spaces are proposed around and between towns and other important environmental areas to protect them from future development. Enhancement projects will be sought with appropriate partners for these and the green corridors that help to link them.

How to comment

You can comment up to 23 November 2012:

- Through our consultation website at <http://consult.huntingdonshire.gov.uk/portal>
- To us by email localplan@huntingdonshire.gov.uk
- To us in writing at
Local Plan Consultation, Huntingdonshire District Council,
Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

B.10 The exhibition banners were subsequently used for a display at the Pathfinder House customer services centre between 12 November 2012 and 23 November 2012.



Response to consultation

Draft Strategic Options and Policies

Introduction

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Introduction and Context'>
Issue raised	Response to issue
Concern expressed over the format of the consultation material as a series of documents rather than a single one.	This had been done to try to make consultation material easily accessible to people unfamiliar with development plans and reflected the fact that there were options presented in the documents. Stage 3 Draft Local Plan presented as a single document.
Concerns expressed over how the necessary infrastructure would be provided to serve the new developments, as existing provision was widely deemed to be stretched to capacity already	Substantial restructuring of the policy ordering , with all policies relating to infrastructure brought together into a single chapter located before the development management and site allocation policies. This highlights the importance of infrastructure issues.
Continuation of the strategy approach from the Core Strategy was challenged by people seeking to remove particular directions of growth. It was argued that it lacks validity given changes in circumstance, particularly with reference to the A14 improvements, designation of Alconbury Enterprise Zone and introduction of the Localism Act. Other respondents supported the continuity provided by this approach and emphasised the fact that the spatial strategy for growth up until 2026 set out within the Core Strategy was found to be sound following an Examination in Public in 2009.	Stage 3 Draft Local Plan maintained proposals for development within the key directions of growth set out in the Core Strategy. The approach recognised not only that significant development decisions have been made upon the basis adopted Core Strategy, but also that the 2009 decisions were still appropriate in respect of the newly forecast development needs.
One respondent considered that a discrete policy should be introduced to the Draft Local Plan, setting out the presumption in favour of sustainable development expressed in Paragraph 14.	The relevant statement from the NPPF was incorporated into the Stage 3 Draft Local Plan as a highlighted text box.

Spatial Portrait, Vision and Objectives

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'The Spatial Portrait'>

Appendix B: Stage 2 - detail

Issue raised	Response to issue
<ul style="list-style-type: none"> • Comments on the Stage 2 draft spatial portrait emphasised the need to plan for balance between providing land for new sustainable development across Huntingdonshire and the need to protect the environments, landscapes and natural settings that characterise the towns and villages. • It was suggested that the Local Plan should identify and designate particular areas of land that should be protected from development; in each case the instance given was to provide the Ouse Valley with statutory protection by formal designation such as that of an Area of Outstanding Natural Beauty. 	<p>The Strategic Green Infrastructure policy was revised and highlighted the importance of the Ouse Valley, the Nene Valley and other such areas.</p>
<ul style="list-style-type: none"> • Few respondents commented on the Stage 2 draft vision but those that did considered it to be uninspiring and overly focused on housing development at the expense of most other forms. • The level of involvement of individual towns and parishes in producing the vision was questioned with concern expressed that the vision did not sufficiently articulate the aspirations of individual communities within the district. • One neighbourhood planning group sought greater emphasis on historic settlement patterns and the relationship between settlements and the surrounding landscape. • One respondent concluded that there appeared to have been a shift away from retaining an identity and character of a predominantly rural area towards economic and housing growth with greater emphasis on towns to deliver this. • Another remarked that the opportunities presented by the Localism Act and the enterprise zone had not been fully grasped. 	<ul style="list-style-type: none"> • For Stage 3 the Spatial Vision was fundamentally rewritten with the aspirations for the district set out under five sub-headings of development and growth, infrastructure, housing, economic development and environment. It provided significantly more detail than the Stage 2 draft and addressed a much broader range of issues. • The Stage 3 spatial vision was designed to be district-wide and reflected the vision in the Cambridgeshire and Peterborough Memorandum of Co-operation - Supporting the Spatial Approach 2011-2031.
<ul style="list-style-type: none"> • Some respondents expressed support for the key objectives listed, especially those focusing on enabling job opportunities and a strong local economy; on supporting communities to achieve their aspirations; on protecting and enhancing the market towns; and on securing the infrastructure needed to ensure sustainable development. • Suggested additions covered reference to tackling climate change, contributing to the achievement of sustainable development, maximising the use of previously developed land, meeting the need and demand for housing, provision of infrastructure for existing communities not just new developments, need for good levels of accessibility to services and an emphasis on walking and cycling, promotion of safe sustainable 	<ul style="list-style-type: none"> • As with the Spatial Vision the Objectives were fundamentally rewritten; again reflecting to some extent those in the Cambridgeshire and Peterborough Memorandum of Co-operation - Supporting the Spatial Approach 2011-2031 although grouped differently and with objectives of particular importance to Huntingdonshire highlighted. • The Stage 3 Objectives were also amended taking into account all the issues raised opposite.

Issue raised	Response to issue
developments that promote health and well-being, enhancement of green infrastructure and biodiversity, incorporation of quality of life indicators for residents and engagement of local people to enhance and improve the places in which they live.	

Growth Options for consultation

Appendix B: Stage 2 - detail

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'The Spatial Strategy'>
Issue raised	Response to issue
Supporters of the low growth option considered that it was most appropriate due to: infrastructure constraints and uncertainty over funding for future improvements, concern over availability of water resources and desire for new jobs to be available before additional homes are provided. They also considered that it was the only acceptable option in order to allow Huntingdonshire to assimilate the high growth of previous decades and in recognition that its most sustainable settlements, the market towns, are reaching or have reached their environmental capacity.	There was no consensus from the Stage 2 consultation on the most appropriate future growth strategy for Huntingdonshire. However, the NPPF requires the Local Plan to meet the full objectively assessed need for housing; the most up to date forecasting suggests that this requires an overall housing target slightly in excess of the high growth option consulted on at Stage 2. Comments on individual sites are addressed later in this section. The NPPF urges local planning authorities to help achieve the government's aspirations for significantly boosting housing delivery. It recognises that the presumption in favour of sustainable development will have implications for communities engaging in neighbourhood planning and requires them to support the strategic development needs set out in Local Plans and to plan positively to support local development that is additional to the strategic elements of the Local Plan.
Opponents of the low growth option considered that it would: cause local house prices to rise, result in a substantial under-provision of housing below the historic trend, that the district should not be planning for a decrease in the number of jobs and would not provide sufficient flexibility to plan effectively for the District's future growth need and demand.	
Supporters of the medium growth option considered that it was appropriate as: there is insufficient infrastructure to accommodate the high growth option, and it would be a more realistic and sustainable option providing a balance of homes and jobs. Opponents considered there was no evidence of enough employment opportunities for the scale of growth and that it would not positively plan towards meeting the housing needs of the district.	The proposed strategy for the Stage 3 consultation focused 60% of housing development within three strategic expansion locations and incorporated higher growth within the key service centres where sites have been put forward that are clearly suitable, available and achievable. The presentation of the strategy was significantly refined such that in Stage 3 it is set out as a policy which indicated the primary thrust of the spatial strategy accompanied by a set of principles which all developments will be expected to adhere to. This was followed by a key diagram illustrating the main elements of the strategy set within the wider context.
Supporters of the high growth option considered that: it would support the requirement in the NPPF to meet objectively assessed needs with sufficient flexibility to adapt to rapid change, Huntingdonshire is well located with the enterprise zone and proximity to Cambridge to help lead the country out of recession and the approach combines housing and employment growth in sustainable locations to consolidate economic success.	
One respondent expressed concern that in view of past completion rates, the high growth option may still not be sufficiently high to meet the needs arising in the area. Opponents considered: that infrastructure would	

Issue raised	Response to issue
<p>be excessively strained and that the strategy did not allow for sufficient dispersal of growth to small villages.</p>	
<p>Other respondents made general comments on the growth strategy as a whole. Concern was expressed that there was an excessive emphasis on meeting housing needs and that sustainable development balancing social, economic and environmental aspects should be prioritised. Some respondents requested a greater proportion of housing land be allocated in key service centres and villages to protect local services and facilities. One respondent remarked that the growth strategy risked increasing the dominance of Huntingdon and St Neots; destroying the character of our market towns by forcing the population into urban centres and away from smaller villages, and thereby weakening the economies and infrastructure of these villages. Another respondent argued that too much growth was concentrated into the south east corner of the district east of the A1 and on or south of the A14. It was suggested that new key service centres should be created elsewhere focusing on former military bases.</p>	

Spatial Planning Areas

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 8 Development in the Spatial Planning Areas'
Issue raised	Response to issue
<p>The need for separate similar policies was queried.</p> <p>Concern was expressed over how the relationships between different settlements within a spatial planning area would work and there was some misunderstanding of the extent of inclusion of parts of parish council areas within SPAs. Respondents considered the primacy of the main towns within each spatial planning area should be acknowledged in the policy. There was support for protecting the role of town centres to sustain their vitality and viability. Several respondents queried the rationale behind the suggested 600m2 threshold beyond which a retail impact assessment is required.</p>	<p>For the Stage 3 consultation document the spatial planning areas policies were amalgamated into a single policy to avoid repetition. This gave a definition of each spatial planning area and aimed to clarify the exclusion of small settlements as such from any spatial planning area whilst acknowledging that some land around individual towns that forms part of the built-up area of that town is technically situated within a different parish. The Stage 3 policy was amended to specify the primary settlement within each SPA. This policy works in combination with others to protect the role of town centres; the 600m2 threshold for impact assessments is locally derived from a survey of retail premises within each town centre which shows there is a distinction between the small number of retail properties above this threshold and the vast majority which fall underneath it.</p>
<p>English Heritage (now Historic England) supported the policies insofar as they assist with the preservation and enhancement of the historic town centres, but sought that the policy should be amended to refer to safeguarding the historic environment. The Theatres Trust sought provision for cultural facilities within the Spatial Planning Areas.</p>	<p>The policy was not amended to incorporate reference to protection of the historic environment as this was contained in Draft Policy LP 31: Heritage Assets and their Settings. Cultural facilities are considered to be incorporated within leisure, tourism or non-residential institutional uses.</p>
<p>It was noted that land south of St Neots, within Bedfordshire, was committed for employment and could be considered to form part of the St Neots built-up area. Bedford Borough Council confirmed that they had received representations concerning the status of land within their district but situated immediately south of St Neots requesting it be considered as within the St Neots urban area and sought the opportunity to continue to liaise on this. Reference was made to the land south of the A428 within Bedfordshire in the introductory text to the St Neots Spatial Planning Area (paragraph 13.1).</p>	<p>No specific response required.</p>
<p>A number of other responses put forward individual sites for consideration rather than seeking changes to the wording of the draft policy itself.</p>	<p>Site specific proposals within the District are dealt with in this statement in respect of the particular sites referred to.</p>

Key Service Centres

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 9 Development in the Key Service Centres'>

Issue raised	Response to issue
Little comment on the list of the seven stand-alone Key Service Centres, possibly due to this having been established in previous plans. Three other Key Service Centres (Brampton, Godmanchester and Little Paxton) are now considered to be part of the Spatial Planning Areas.	The policy had minor amendments made to it for the Stage 3 Draft Local Plan, mainly to ensure consistency with policies LP8 and 10. Key Service Centres were identified for a limited amount of growth. The protection of the historic environment was addressed in a separate policy.
A number of respondents promoted additional development sites within various key service centres.	Addressed within the site specific sections of this statement.
One objector sought that Warboys be considered a Spatial Planning Area rather than a Key Service Centre, in light of a proposal made for growth to the west and a western bypass.	That proposal has not been taken forward, and the limited growth proposed at Stage 3 would not justify the reclassification of Warboys as a Spatial Planning Area.
The specific circumstances of the Warboys Airfield Industrial Estate, outside of the Key Service Centre, were also queried.	The Airfield Industrial Estate is identified as an Established Employment Area and therefore the Key Service Centre policy is not relevant.
One respondent acknowledged that the principle of development in close proximity to existing services meant that the key service centres are sequentially sound and should be considered for allocation of growth. However, another respondent expressed concern over the increased potential for harm to the historic environment.	

Small Settlements

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 10 Development in Small Settlements'>

Issue raised	Response to issue
<p>General support for the tier of Small Settlements in order to maintain their character and avoid unsustainable development. The suggestion to consider each proposal on its merits in comparison to previous plans which limited the number of infill houses, was generally supported as providing a more flexible approach although there was some concern over potential vagueness.</p>	<p>The proposed policy was amended in the Stage 3 Draft Local Plan to provide additional guidance on what would be considered sustainable development within the context of a Small Settlement to address concerns over vagueness.</p>
<p>However there were some objections, for example noting the fact that no allocations were proposed in Small Settlements, other than the strategic scale growth at Wyton-on-the-Hill. Some objectors sought provision for allocations in some Small Settlements. Several respondents sought amendments to allow for growth on the edge of small settlements rather than just within the built-up area considering these could easily be incorporated into the social fabric of the settlement.</p>	<p>The approach to not make allocations in Small Settlements was continued. It is noted that developments can occur outside of the built-up area using Policy LP 4: Enabled Exceptions and LP 26: Homes in the Countryside. The situation with Wyton-on-the-Hill was clarified in Stage 3 in that the proposal for growth has been identified as a Strategic Expansion Location. Once developed, it will become a Key Service Centre.</p>

Scale of development in the countryside

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 11 The Relationship Between the Built-up Area and the Countryside'>
Issue raised	Response to issue
Some comments sought additional provision for development in the countryside, for example for tourist facilities and expansion of existing businesses.	See responses to Built Up Area policy.
The provisions as they related to extensions, alterations and replacements of existing dwellings were also queried and clarity over the definition of 'original building' was requested.	
One respondent considered the requirement for touring caravan or camp sites to be well-related to an existing settlement to be too restrictive.	
Another considered the draft policy 7 did not take a positive approach to economic growth in the countryside as set out in the NPPF and sought recognition in the policy of the viability of rural businesses being dependent on diversification and growth.	
There was support for protection of the natural environment and for the allowances for reuse of existing buildings.	

Strategic Green Space

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 7 Strategic Green Infrastructure Enhancement'>

Issue raised	Response to issue
<p>Various comments raised, including that</p> <ul style="list-style-type: none"> • Examples of green infrastructure links beyond the district be included; • the Nene Valley be recognised; • the West Cambridgeshire Hundreds be added to the Strategic Green Spaces; • Needingworth Quarry be identified as green infrastructure; • there be specific recognition of the health benefits of green infrastructure; • the Greater Cambridgeshire and Peterborough Local Nature Partnership be added; • the meadows in the Great Ouse Valley be identified in a similar way to the Great Fen (based on the assertion that the Great Ouse Meadows from Brampton to Earith account for over 10% of the flood meadows left in England). • the Great Ouse Meadows should be designated as an Area of Outstanding Natural Beauty. 	<p>The issues relating to green infrastructure were brought to the first section of the Stage 3 document within one single policy. Introductory text to the policy highlights the range of strategies, masterplans and other arrangements in place to promote the enhancement of green infrastructure. The information helpfully provided in the Stage 2 comments was used to build up this list which was mapped to identify the strategy for green infrastructure enhancement.</p> <p>The new single policy was significantly different from the Stage 2 draft policies and aimed to identify, safeguard and enhance existing areas and facilitate the provision of additional space as well as access to existing spaces.</p>
<p>There was also support for use of the Cambridgeshire Green Infrastructure Strategy, with a suggestion that a link should be included to it in Draft Policy 8 as well as DM 26. The importance of landscape and protecting the distinctiveness of settlements was highlighted as a matter deserving not just of a policy on its own, but as a matter of importance to the whole document.</p>	

Gypsies, travellers and travelling showpeople

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 12 Gypsies, Travellers and Travelling Showpeople'>
Issue raised	Response to issue
Two responses on the strategic discussion agreed with the approach set out, while one objector was concerned that an additional 64 pitches could encourage more travellers to locate in the district, and it may be preferable to allow temporary use of fields.	Additional work was completed on how the target compares with other neighbouring Councils. There was a wide variation of targets and no clear indication that the draft target proposed at Stage 2 should be amended. As a result the target remained at 64.

Appendix B: Stage 2 - detail

Definition of Built Up Area

View summary: 'Strategic Options and Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 11 The Relationship Between the Built-up Area and the Countryside'>

Issue raised	Response to issue
Some respondents considered it to be overly long and complicated and requested removal of reference to allocations to simplify it.	<p>The Countryside and Built Up Area policies were combined to avoid any discrepancies between them.</p> <p>The policy was amended to refine the definition of the built-up area as involving a continuous group of 30 or more non-agricultural buildings and to provide greater detail in the guidance over the boundary between the built up area and countryside.</p>
Two respondents asserted that the supply of sites for windfall development within the built up area of settlements was declining and a more flexible approach should be adopted to allow for sustainable growth.	
Clarity was sought over the inclusion of gardens associated with properties on the edge of villages.	
One respondent raised an objection to agricultural yards being excluded from the built up area arguing their redundancy given changing agricultural practises and the opportunity for environmental improvement some may offer.	

Draft Development Management Policies

Building a strong competitive economy

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Building a Strong, Competitive Economy'>

Draft Policy DM 1 Safeguarding local employment opportunities

Issue raised	Response to issue
A range of comments broadly supporting the draft policy were received.	<p>The policy was amended for the Stage 3 Draft Local Plan to provide more positive guidance on what will be permitted within an established employment area. The boundary of the Cromwell Road Industrial Estate was changed to exclude the land on the west side of Cromwell Road in response to a comment. Other minor corrections were also made to the maps to address previous errors.</p>
There were also a number of changes sought: regarding the requirement for access by sustainable travel modes; seeking clarification of the purpose and application of the policy; seeking that limits to 'B' uses be removed; that the range and availability of land and buildings be considered on a district-wide basis; and asking for greater flexibility for alternative uses.	
Several comments identified sites for consideration as Established Employment Areas and existing	

Issue raised	Response to issue
Established Employment Areas, or parts, that should not continue to be designated as such.	
More general comments sought support for tourism, rural and local economic activities and queried the potential for alternative uses such as retail.	
The correct location of Upland industrial estate was pointed out.	A correction was made to the list of established employment areas as Upland industrial estate is in the Houghton and Wyton Parish not St Ives Parish.

Ensuring the vitality of town centres

Appendix B: Stage 2 - detail

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 20 Town Centre Vitality and Viability'>

Draft Policy DM 2 Ensuring town centre vitality and viability

Issue raised	Response to issue
<p>Comments on this draft policy raised questions about the wider strategy and support for town centres specifically in relation to traffic impacts of proposed development sites, the effectiveness of market town strategies and other council activities such as car parking strategy and charging. Questions were also raised about the compatibility of the policy with the NPPF.</p>	<p>The policy was fundamentally restructured for the Stage 3 Draft Local Plan. The new policy acknowledged the retail allocations and clarifies that the policy guides additional retail proposals. The order of the various components of the town centre was clarified. Greater emphasis was placed on the focus of town centres and the range of appropriate uses. Reference has also been added to the contribution made by markets to town centre vitality and viability. As with Stage 2, the policy proposed no limit to the number of non-retail uses on a primary shopping frontage although the policy did require that the use be a main town centre use and that it meets two criteria aimed at ensuring that the town centre remains vital. As the use classes order does not distinguish between types of shop occupiers, such as charity shops, no change was possible to reflect this concern. Following review of mapping of use types and the town centre boundaries used by the town centre partnerships amendments were made to update the town centre boundaries.</p>
<p>There were a number of amendments or clarifications sought:</p> <ul style="list-style-type: none"> • pubs, bars etc be specifically identified as town centre uses (as per the NPPF); • protection of local services for pubs should be strengthened to help prevent any closure; • libraries should be specifically identified as reinforcing town centres as destinations for accessing services; • the previous Local Plan policy limit of 30% non-A1 uses on primary frontages be reinstated; and • that restrictions be placed on the number of charity shops. 	
<p>There was support for town centres to be extended or amended and for a town centre to be defined for Godmanchester but not for designation of local centres. There was also support for the inclusion of conservation areas in the policy, but it was noted that other heritage assets were also present in town centres and should also be referred to.</p>	
<p>Various comments suggested that the policy needed to be more sophisticated to take account of the modern retail environment and more tailored to the four town centres in Huntingdonshire.</p>	

Supporting a prosperous rural economy

Appendix B: Stage 2 - detail

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 21 Rural Economy'>

Draft Policy DM 3 Farm diversification

Issue raised	Response to issue
<p>Comments raised wide rural economy issues including questions about and desires for more support for rural economic growth, specifically tourism, and that there should be more support for rural communities through housing growth in rural settlements.</p>	<p>The three elements of the Stage 3 policy were taken from two earlier policies. The matter of the rural economy is one which at the time of the Stage 3 Draft Local Plan was subject to change as a result of changes to the General Permitted Development Order which came into force on 30 May 2013.</p> <p>The part that supports farm diversification remained largely as it appeared as DM 3, and the other two parts were also only slightly amended from the previous consultation. Other amenity issues are expected to be covered by other general policies in the Local Plan which should be read as a whole. Provision for equine related and other land based business is contained within the 'operational development' part of the policy.</p>
<p>Comments on the policy were generally supportive, specifically due to consistency with NPPF and the inclusion of a traffic criterion. Amendments to the policy were suggested:</p> <ul style="list-style-type: none"> • the policy should specifically support equine activities and other land based rural businesses; elements of the policy should be less restrictive; and • there should be a requirement to minimise or mitigate impact on residents' amenity. 	

Draft Policy DM 4 Water related tourism, sport and leisure development

Issue raised	Response to issue
<p>Comments were generally supportive, mentioning particularly the fifth criterion protecting biodiversity. There were suggestions for amendments to the policy:</p> <ul style="list-style-type: none"> • it should include a requirement of no adverse impact on flood defences; • it should be widened to include consideration of enhancement of the setting, access, use and opportunities associated with the navigable rivers and associated river corridors. <p>There were also suggestions for additional policy support for related and other tourism and traditional rural economic uses and for cycling, walking and horse riding.</p>	<p>A new part of the policy was included in the Stage 3 Draft Local Plan providing for tourism, sport and leisure that is not water related. As this is a new provision, careful consideration will be given to it at this stage to ensure that it does not allow unsustainable development which appears in the guise of a proposal for tourism.</p> <p>The part providing for touring caravan and camp sites was also revised, removing the previous reference to having to be related to an existing settlement. The emphasis in the revised policy is on whether the proposal will be economically viable.</p> <p>The part on water related tourism was revised to include reference to demand where new berths or moorings are proposed, and an additional criterion added to ensure that flood defences are not affected. The part protecting biodiversity which was supported in the Stage 2 consultation, was not changed.</p>

Promoting sustainable transport

Appendix B: Stage 2 - detail

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 17 Sustainable Travel'>

Draft Policy DM 5 Sustainable travel

Issue raised	Response to issue
<p>Many of the comments lodged on the Stage 2 consultation supported the draft policies, but there were also concerns raised about how realistic it is to promote sustainable travel.</p>	<p>Amendments were made for the Stage 3 Draft Local Plan as a result of the comments. The introductory paragraph was shortened as the last sentence attracted comment on the basis that it was not clear. Part b of the policy was amended, recognising the requirements of the NPPF. Reference to the Council's planning application validation requirements was added to clarify the need for transport assessments or transport statements. Mention was made of the Travel for Work partnership initiative further to detailed comment provided by them.</p>
<p>Various amendments to the policy were sought; some considered that there should be more emphasis on and implementation of travel plans, along with support for Travel for Work Partnership; there should be more encouragement for sustainable travel modes and more explicit references to public transport; requirements for transport assessment/ statements and travel plans should be clarified; that the importance of timing of infrastructure provision should be stressed; and there should be clarification of what effects should be minimised</p>	
<p>Other suggestions covered related issues; that requirements should be integrated into allocations; that there should be limits on development until the A14 is upgraded; that there should be more coordination and planning of travel infrastructure and its relationship with development across responsible organisations; that more thought should be given to promoting the rural economy through sustainable transport and transport's role in enabling sustainable development and that there should be greater emphasis on convenient location of services in reducing the need to travel. A number of specific transport infrastructure measures were also suggested.</p>	

Draft Policy DM 6 Parking Provision

Issue raised	Response to issue
<p>Many comments sought amendments or clarifications to the policy:</p> <ul style="list-style-type: none"> • more flexibility was sought over provision of spaces for people with impaired mobility; • a 2 space minimum for homes was sought; and • more explicit references to cycle parking and recognition of the role of parking in supporting visitor attractions were also sought. 	<p>The proposal not to include parking standards was carried forward from Stage 2 on the basis that there is sufficient guidance outside of the Local Plan to ensure consistent decision making. The guidance is being supplemented by the forthcoming Huntingdonshire Design Guide, which is now referenced in the draft policy. The reasoning for the policy was clarified: it is important that developers look at the character and appearance of their site and its context when deciding on how many car parking spaces are required.</p>

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Comments expressed views about car park charges and there were queries as to why numeric parking standards were not stated.	The policy does not deal with public car parks and charging regimes, which is a matter outside of the Local Plan.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Supporting high quality communications infrastructure

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 3 Communications Infrastructure'>

Draft Policy DM 7 Broadband

Issue raised	Response to issue
There were only a limited number of comments on this draft policy, broadly supporting but also seeking requirements for community hub/ service provision within the policy.	The policy was amended to clarify its intention and there was an addition indicating that exceptions to providing on-site infrastructure to support fibre optic broadband technology will be considered only where it will render the development unviable.
Another comment sought a policy on telecommunications and included a draft policy.	It was not considered necessary to include a policy on mobile communications infrastructure as there is sufficient national guidance in place on that matter. Reference to how the Council will deal with applications for mobile communications infrastructure such as masts was included in the supporting text for this policy.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Delivering a wide choice of high quality homes

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Delivering a Wide Choice of High Quality Homes'>

Draft Policy DM 8 Housing choice

Issue raised	Response to issue
<p>Views expressed on this draft policy were particularly divided. The most commonly expressed views were that there needed to be clarification of what qualified as a 'larger site' and that the Lifetime Homes requirement should not be applied. Concern that the requirements of the policy would mean that development would not be viable was a recurring theme in comments but for different reasons including the Lifetime Homes requirement and the minimum floorspace requirements. Related issues included concern about the effect of requirements on the housing market, deliverability, affordability of housing, flexibility in housing stock and what evidence there was to support requirements.</p>	<p>The policy was significantly amended. In particular, the detailed requirements set out at Stage 2 for minimum internal floor areas were removed as was the reference to larger sites. The Stage 3 policy directs potential developers to the Strategic Housing Market Assessments and other relevant studies for guidance on appropriate housing composition as these will be regularly updated and provide advice on the variety of homes that are required.</p>
<p>There were also a range of supporting comments particularly for the inclusion of the Lifetime Homes requirement and the minimum floorspace requirements. Comments also sought changes: wider consideration of accommodation and needs of residents; that the minimum floorspace requirements should be increased; there should be requirements for local market testing, research to justify types and sizes proposed for each site; there should be more specific requirements for types of housing, particularly with reference to the ageing population; and there should be specific consideration of different sectors of the housing market, specifically accommodation for over 55s.</p>	<p>The policy now refers to making provision for self-build homes. A similar provision was previously incorporated in the individual policies for large sites. It is more appropriate to include a self-build provision as part of this general policy as self-build homes will increase the mix of different types of homes in the district. However, given concerns over viability, the policy only indicates that large developments of 200 or more homes should seek to make a proportion of plots available. The supporting text indicates that the proportion should be 5% but viability analyses will be taken into account.</p>

Draft Policy DM 9 Affordable housing provision

Issue raised	Response to issue
<p>There was significant support for this draft policy, particularly regarding the inclusion of viability and flexibility included in policy. There was also a wide range of amendments sought: that there should be flexibility in phasing of delivery; that the targets should be stated as maximums; that there should be specific references to links between housing, health and health inequalities; that there should be amendments made regarding social rent and affordable rent; that there should be a cross reference with policy 6 (Small</p>	<p>The draft policy was amended to reduce the threshold for seeking affordable housing to sites of 10 or more dwellings to give consistency with the national definition of major development.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Settlements) with regards to 'defined small settlements'; that there should be specific reference to net increase of number of homes with reference to replacements; that there should be more flexibility on viability assessments and there should be more clarity and flexibility for clusters.	
There were also a range of concerns expressed about meeting the needs of a range of vulnerable groups and that there was potential conflict with policy DM 8 'Housing choice'.	The scope of affordable housing was expanded to clarify that it may include specialist or supported housing where an identified need exists.
Concern was also expressed about evidence to support the targets with views expressed that the targets should be reduced as they were not supported by current evidence or that up to date evidence would need to be produced. Support was expressed for use of a viability assessment process where full delivery may not be viable.	Reference to the SHMA was incorporated to direct potential developers towards guidance on the level and type of affordable housing need in the district. The tenure balance was amended to allow greater flexibility and reflect the scope for affordable rent to help meet an element of need. Viability concerns are recognised and guidance was clarified on potential responses to delivery where the full affordable housing mix is not viable.
It was also thought that requirements for Homes and Communities Agency (HCA) minimum floorspace should be flexible for registered providers to determine their applicability and that housing requirements should reflect the need for affordable housing.	Reference to the HCA's design and quality standards was removed.

Draft Policy DM 10 Rural exceptions housing

Issue raised	Response to issue
Comments were generally supportive, particularly the possibility of including an element of market housing. However, a number of amendments were sought: there should be greater flexibility regarding the inclusion of an element of market housing; there should be specific reference to consideration of environmental impacts and that there should be flexibility in the location of rural exceptions, to be based on local need, site availability etc rather than being limited to areas where services are available.	Policy LP 26 represents a substantial revision from the Stage 2 consultation document to consolidate all the primary policy guidance on homes in the countryside into one place to ensure potential developers are aware of all the available options and requirements.

Draft Policy DM 11 Residential moorings

Issue raised	Response to issue
Most comments sought amendments to the Stage 2 draft policy:	<ul style="list-style-type: none"> The policy was added to significantly for the Stage 3 Draft Local Plan providing detailed guidance

Issue raised	Response to issue
<ul style="list-style-type: none"> • there should be a specific requirement of no detrimental impact on flood risk; • there should be greater emphasis on sewage and rubbish disposal; • there should be more clarity on temporary and permanent moorings; and • there should be greater regard had to the Middle Level Commissioners's moorings policy. <p>Concern was also expressed over what locations would be considered acceptable.</p>	<p>on potential impacts of development and making reference to the Middle Level Commissioners moorings policy.</p> <ul style="list-style-type: none"> • Policy guidance on conversion of leisure berths and moorings to residential use has also been added.

Draft Policy DM 12 Gypsies, travellers and travelling showpeople

Issue raised	Response to issue
<p>There were five comments on the draft policy which variously supported the draft or sought amendments such as to seek use of the word 'significantly' rather than 'seriously' and require good provision for safe play. Explicit reference to avoiding harm to heritage assets was also sought as well as requiring water and waste water connections.</p>	<p>Amendments to the policy were made to address most of these comments, although there was no explicit reference to heritage assets as this was dealt with under a separate policy which all development proposals need to comply with. Water and waste water connections were dealt with in the part of the policy relating to servicing by infrastructure.</p>

Requiring Good Design

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Requiring Good Design'>

Draft Policy DM 13 Good design and sustainability

Issue raised	Response to issue
<p>Various amendments were sought at Stage 2:</p> <ul style="list-style-type: none"> • there should be clearer guidance on sense of place and how the place will develop; • some of the terms used should be clarified; • there should be clarification of when dates apply and that there should be greater flexibility. • the draft policy should be strengthened in terms of the requirements for integration with landscape and setting, and • there should be greater commitment to developments being in character and contributing positively to the quality of the built environment 	<p>A few amendments were made to the first part of the policy at Stage 3. An additional criterion was added regarding independent Design Review. This was added in response to evolving methods of dealing with planning applications in Cambridgeshire in response to the requirements of the NPPF. The need for appropriate hard and soft landscaping was also highlighted here in the Stage 3 Draft and separated from the issue of responding to the qualities of the landscape in order to clarify the importance of these two matters and strengthen the policy as requested in a comment.</p>
<ul style="list-style-type: none"> • Noted by a number of respondents that the Building for Life scheme has been updated from that referred to in the Stage 2 draft. 	
<p>The most widely expressed view in respect of the Code for Sustainable Homes (CSH) was that the requirements relating to it and similar requirements for non-residential development should be removed for various reasons including that it was not justified, would impact on viability, was contrary to and adequately addressed by NPPF, that there was no flexibility for heritage assets and that they were too rigid. However, there was some support expressed for the draft policy, particularly for requirements of non-residential development. Another view was there there be a viability assessment for requirements for CSH and that non-residential development should be included.</p>	<p>The CSH is only one method of achieving a reduction in carbon dioxide emissions for new homes. A separate policy was prepared for the Stage 3 Draft identifying the Council's policy to support proposals where it can be demonstrated that viable efforts to reduce carbon dioxide emissions have been incorporated. The policy allows for evidence on viability to be provided.</p> <p>The application of CSH is dependent on Building Regulations. The policy was therefore amended, in line with requests made in representations, not to require anything more in respect of CSH than mandatory Building Regulations.</p> <p>The policy also addresses the Building Research Establishment Environmental Assessment Method (BREEAM) and other ways of reducing carbon dioxide emissions which are further explained in the Stage 3 supporting text</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Draft Policy DM 14 Quality of development

Issue raised	Response to issue
<p>Comments on this policy were supportive but also queried criterion 'g' for social cohesion; noted potential overlaps with DM 13 'Good Design and Sustainability' and questioned how requirements are to be applied. Other amendments were sought including additional text relating to well landscaped areas. It was also suggested that the policy be merged with DM 13 'Good Design and Sustainability'.</p>	<p>Amendments were made to the draft policy for Stage 3, for example the criterion 'g' was removed in response to a comment that queried it. Criterion 'f' which related to green infrastructure is not necessary as there is a separate policy dealing with green infrastructure matters. Additional text on landscaping was added to policy LP 13, but is not dealt with in this policy. It is recognised that there is some overlap between the various policies that require good design, but the matters are sufficiently separated such that they do not need to be incorporated into one single policy.</p>

Draft Policy DM 15 Advertising

Issue raised	Response to issue
<p>There was little comment on this draft policy. There was support for the references to heritage assets. One comment sought an additional clause so that the potential of advertising to affect the character or amenity of any location is considered. Another comment sought an additional requirement that temporary signs attached to street furniture advertising forthcoming developments be removed after completion of the sales.</p>	<p>The draft policy was amended for Stage 3 responding to the comment that the character and amenity of all locations should be considered. A note was added to the supporting text advising that temporary signs for new housing developments must by law be removed within six months of completion of the development in response to the other comment.</p>

Promoting healthy communities

Appendix B: Stage 2 - detail

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 23 Local Services and Facilities'>

Draft Policy DM 16 Protecting local services and facilities

Issue raised	Response to issue
<p>There was broad support for this draft policy at Stage 2, particularly the flexibility to relocate services. There were however queries regarding whether the policy fulfils requirements of NPPF regarding protection and enhancement of existing local facilities and services as well as how the policy is to be applied.</p>	<ul style="list-style-type: none"> • The policy was amended to provide additional detail on the circumstance where a proposal for an additional service or facility will be supported. • The evidence required for proposals that involve the loss of a facility to an alternative use was clarified and the requirement for 12 months marketing removed. • The supporting text was also substantially revised and supplemented.
<p>A number of views were expressed about amendments:</p> <ul style="list-style-type: none"> • there should be further clarity over what constitutes the last facility; • there should be clarification of protection of local services, specifically pubs; • there should be commitment to introduce an Article 4 direction on pubs; • library services should be added to list of services; • there should be further flexibility to create combined services/ shared facilities; • there should be an additional criterion to allow for similar services to be taken into account; • there should be a lower threshold on evidence of viability, marketing, community support; and • there should be a recognition that a physical building may not be required to provide services. 	

Draft Policy DM 17 Protection of open space

Issue raised	Response to issue
<p>Various comments of support for draft policy DM 17 were received, particularly about the level of flexibility included. Other comments sought amendments to the policy seeking:</p> <ul style="list-style-type: none"> • separate consideration of outdoor sports facilities with reference to the NPPF and Sport England policies; • there should be a positive commitment to the provision of play space; • any loss of open space affecting heritage assets should be weighed against public benefit; 	<p>The policy was amended together with its supporting text to deal with both the protection of open space generally and specifically Local Green Spaces within the one policy. The first part which provides for mitigation and compensation in the case of the loss of open space, was amended so that it is clear that owners should first seek to avoid the whole or partial loss of the open space.</p>

Issue raised	Response to issue
<ul style="list-style-type: none"> there should be a requirement of being necessary to develop the particular piece of open space and that there are no non-open space alternatives; and there should be a clarification of the types of open space to be protected. a clearer recognition of the economic role of open space in attracting visitors should be included. 	
<p>There was also concern expressed about the mitigation and compensation requirements of the policy particularly regarding how to determine the adequacy of mitigation or compensation.</p>	

Draft Policy DM 18 Local Green Spaces

Issue raised	Response to issue
<p>Although there were only a small number of comments on draft policy DM 18 there were some amendments sought, seeking:</p> <ul style="list-style-type: none"> clarification of the public benefit regarding extension or replacement of buildings on sit, and clarification of what would constitute essential operational buildings. <p>The request in the Stage 2 consultation document asking for suggestions for local green spaces elicited 24 suggestions but most of these were within one local area.</p>	<p>The Stage 3 policy indicates that Local Green Spaces is a matter for Neighbourhood Development Plans rather than the Local Plan. The Local Plan is mainly concerned with matters of a strategic or district-wide scale and where smaller sites have been included (for example to be allocated for housing) they have been subject to a threshold (in the case of housing to cater for at least 10 houses). It is noted that many green spaces are already in Council ownership and subject to the Council's Sports Facilities and Open Space strategies which will ensure their protection. Other management arrangements outside of the Local Plan are in place for various open spaces at a Parish and Town Council level.</p>

Draft Policy DM 19 Enabled exceptions

Issue raised	Response to issue
<p>Comments on this draft policy were all supportive.</p>	<p>The policy was refined for Stage 3. The policy was brought forward to the first part of the Plan as it will be important in enabling locally prioritised community projects with appropriate levels of cross-subsidising development.</p>

Meeting the challenge of climate change and flooding

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 5 Renewable and Low Carbon Energy'>

Draft Policy DM 20 Integrated renewable energy

Issue raised	Response to issue
<p>Comments on draft policy DM 20 requiring integrated renewable energy were particularly polarised with many considering that the policy should be deleted citing various reasons including that it was unnecessary, it would have an adverse impact on viability, it was contrary to NPPF, and that it was not flexible. There were however some comments of support, including one seeking an increase over time of the percentage sought.</p>	<p>Draft policy DM20 has not been pursued to Stage 3. It is understood that the requirements for integrated renewable energy envisaged in DM20 may be addressed in forthcoming changes to Building Regulations.</p>

Draft Policy DM 21 Renewable and low carbon energy

Issue raised	Response to issue
<p>Comments were broadly supportive, and specifically supported the inclusion of references to heritage assets.</p> <p>A number of amendments were sought:</p> <ul style="list-style-type: none"> to clarify the difference between significant and substantial; to amend the threshold of acceptability; to clarify the difference between significant and unacceptable impacts; and to make other specific amendments to aid clarity. 	<p>The draft text of DM21 was amended to create the Stage 3 draft policy LP5. The first paragraph was reworded to focus on satisfactorily addressing adverse impacts including cumulative impacts. Heritage, which has been an important issue in the consideration of applications for wind turbines, was separated from other concerns about the environment in order to clarify its importance. Reference to the Landscape Sensitivity to Wind Power Development SPD was added, as it was expected that this would be adopted shortly.</p>

Draft Policy DM 22 The Cambridgeshire Community Energy Fund and Allowable Solutions

Issue raised	Response to issue
<p>Comments were generally supportive.</p> <p>There were clarifications sought concerning assurances that there would be no double counting of contributions and about how funds will be secured and collected and flexibility should be included to take account of viability.</p>	<p>Draft policy DM22 has not been pursued to Stage 3. The requirements for zero carbon have already been addressed in Building Regulations, which may be subject to change, and therefore are not appropriately considered in Local Plan policy for assessing planning applications.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Draft Policy DM 23 Flood risk and water management

Issue raised	Response to issue
<p>The only comments requesting changes to this policy were made by the Middle Level Commissioners. Their comments were of a technical nature and included concern over the use of infiltration devices and Sustainable Drainage Systems (SuDS). It was suggested that early involvement of bodies such as the Middle Level Commissioners is desirable and that a Flood Risk Assessment be required in particular circumstances. There was also the view expressed that rainwater harvesting and recycling should be in addition to normal surface water disposal systems rather than replacing them.</p>	<p>The policy was amended to separate the issues of flood risk and surface water; and waste water was added. In relation to surface water, specific reference was made to the need to gain advice from the Internal Drainage Board or the Middle Level Commissioners as applicable. It is noted that Cambridgeshire County Council will have specific responsibility for Sustainable Urban Drainage Systems in the near future and that their handbook which at the time of writing is in draft form, will assist with the promotion of better practices.</p>

Conserving and enhancing the natural environment

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Conserving and Enhancing the Environment'>

Draft Policy DM 24 Biodiversity and protected habitats and species

Issue raised	Response to issue
Comments on this draft policy were generally supportive with some amendments sought.	Reference was also added to ecological networks within the policy as requested. The footnote was corrected as 'Regionally Important Geological and Geomorphological Sites (RIGS) are now known as Local Geological Sites (LGS).
It was noted that the Nene Valley Nature Improvement Area should be added to the footnote.	Task completed.

Draft Policy DM 25 Trees, woodland and related features

Issue raised	Response to issue
Comments on this policy were supportive. Amendments were sought to include a commitment to increase trees and woodland and an addition to the policy regarding creation, management and funding of woodland.	The last part of the policy was amended to make it clear of the circumstances that permission will be granted where compensatory features are provided.

Draft Policy DM 26 Green infrastructure

Issue raised	Response to issue
<p>Various comments raised, including that</p> <ul style="list-style-type: none"> • Examples of green infrastructure links beyond the district be included; • the Nene Valley be recognised; • the West Cambridgeshire Hundreds be added to the Strategic Green Spaces; • Needingworth Quarry be identified as green infrastructure; • there should be specific recognition of the health benefits of green infrastructure; • the Greater Cambridgeshire and Peterborough Local Nature Partnership should be added; • the meadows in the Great Ouse Valley be identified in a similar way to the Great Fen (based on the assertion that the Great Ouse Meadows 	<p>The issues relating to green infrastructure were brought to the first section of the Stage 3 document within one single policy. Introductory text to the policy highlights the range of strategies, masterplans and other arrangements in place to promote the enhancement of green infrastructure. The information helpfully provided in the Stage 2 comments was used to build up this list which was mapped to identify the strategy for green infrastructure enhancement.</p> <p>The new single policy was significantly different from the Stage 2 draft policies and aimed to identify, safeguard and enhance existing areas and facilitate the provision of additional space as well as access to existing spaces.</p>

Issue raised	Response to issue
<p>from Brampton to Earith account for over 10% of the flood meadows left in England).</p> <ul style="list-style-type: none"> the Great Ouse Meadows should be designated as an Area of Outstanding Natural Beauty. 	
<p>There was also support for use of the Cambridgeshire Green Infrastructure Strategy, with a suggestion that a link should be included to it in Draft Policy 8 as well as DM 26. The importance of landscape and protecting the distinctiveness of settlements was highlighted as a matter deserving not just of a policy on its own, but as a matter of importance to the whole document.</p>	

Appendix B: Stage 2 - detail

Conserving and enhancing the historic environment

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 31 Heritage Assets and their Settings'>

Draft Policy DM 27 Heritage assets and their settings

Issue raised	Response to issue
<p>Comments on this draft policy sought a wide range of amendments:</p> <ul style="list-style-type: none"> • that there should be greater acknowledgement and protection of archaeological heritage assets; • that the policy be identified as a strategic policy as per the NPPF; • that the protection of conservation areas and non-designated assets be strengthened; • that there should be a more explicit reference to the balancing exercise as per the NPPF; • that there should be a clearer distinction between substantial harm and less than substantial harm; and • that historic landscapes be included in conservation areas/ character statements. 	<p>The draft policy was significantly amended for the Stage 3 Draft Local Plan to ensure it accords more closely with the NPPF with regard to giving greater protection to heritage assets of the highest significance and balancing harm against public benefit. Reference to design and access statements was removed. The phrase 'heritage assets' has been used consistently to accord with the NPPF</p>
<p>There was also a query regarding the inclusion of community assets and local identification of assets.</p>	

Ensuring appropriate infrastructure provision

View summary: 'Draft Development Management Policies'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Policy LP 2 Contributing to Infrastructure Delivery'>

Draft Policy DM 28 Developer contributions

Issue raised	Response to issue
<p>Although there was some support for this draft policy most comments sought amendments to it, specifically identifying that:</p> <ul style="list-style-type: none"> • there should be more explicit reference to evidence of requirements for infrastructure and plans to address them; • there should be further flexibility regarding site specific considerations, amount, timing and delivery of infrastructure; • there should be more clarity on how contributions will be gathered and who will be responsible for implementation; • it should be specifically included that contributions would only be sought where development is viable and deliverable; and • there should be flexibility for phased or staged payments due to viability. 	<p>The importance of infrastructure, and the controversial nature of identifying how to pay for it, was recognised in the elevation of this policy to the front of the Local Plan. Ensuring that infrastructure provision is adequate to keep pace with additional developments is a key issue that needs to be addressed. The policy has been revised to clearly identify the components of contributing to infrastructure through the Community Infrastructure Levy (CIL) and planning obligations (through S106 agreements).</p> <p>In response to a number of comments from developers the Stage 3 policy included specific reference to viability. It is policy that negotiations on planning obligations will be undertaken positively in order to come to the most appropriate solution and will take viability and other material considerations including specific site conditions, into account where information of this is supplied. This was elaborated in the reasoning.</p>
<p>Social infrastructure should not be overlooked to ensure the health and wellbeing of new and existing communities.</p>	
<p>Specific reference to the adopted Recycling for Cambridgeshire and Peterborough (RECAP) Waste Management Design Guide was sought in supporting text.</p>	<p>Specific reference and a web link to the adopted Recycling for Cambridgeshire and Peterborough (RECAP) Waste Management Design Guide was added to the supporting text, noting that it needs to be taken into account as it includes advice on developer contributions for Household Recycling Centres.</p>
<p>It was suggested that there should be greater clarity over the relationship with contributions to Middle Level Commissioners; that account should be taken of the need for long term maintenance of infrastructure such as SuDS; and that there should be clarification of the approach to protection of strategic green space, and with requirements of other policies.</p>	<p>There was no specific reference to the Middle Level Commissioners and similar bodies in this policy, although they are referred to elsewhere such as in relation to flood risk. It is noted in the supporting text that the Infrastructure Business Plan sets out how CIL receipts will be used.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Potential Development Sites

Huntingdon Spatial Planning Area

View summary: 'Huntingdon Spatial Planning Area'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Huntingdon Spatial Planning Area sites'>

Huntingdon Potential Development Sites

Issue raised	Response to issue
HU 1: North of Ermine Street, Huntingdon	
Comments on this site raised issues relating to access, traffic and transport infrastructure with particular emphasis on local roads through the Stukeleys and the A141; the form development should take with particular reference to the adopted Core Strategy (which identifies an employment direction of growth in this area); the proportion of the site identified for green infrastructure, relationship with proposed site 'HU 7: South of Ermine Street, Huntingdon' and changes in circumstances and requirements for employment land.	The draft policy remained unchanged for Stage 3 but the development guidance was amended to reflect concerns over road capacity and the need for the cumulative impact of developments in close proximity to be considered.
HU 2: Washingley Road, Huntingdon	
Comments on this site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 3: Latham Road (North), Huntingdon	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 4: Latham Road (South), Huntingdon	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 5: Lancaster Way, Huntingdon	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
HU 6: Percy Road, Huntingdon	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 7: South of Ermine Street, Huntingdon	
Comments on this proposed development site raised issues relating to access, traffic and transport infrastructure with particular emphasis on local roads through the Stukeleys and the A141 and also cycle and pedestrian routes and the form development should take specifically relating to separation between the Stukeleys and Huntingdon and views from the Hinchingsbrooke area.	The proposed number of homes was amended to 1050; this better reflects the planning applications received and gives a more realistic figure for deliverability. The requirement for a masterplan was removed to reflect the level of work already done through the planning applications process. The importance of achieving safe pedestrian access was highlighted in the development guidance.
HU 8: North of Stukeley Road, Huntingdon	
Comments on this proposed development site raised issues relating to access, transport infrastructure and planning status.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 9: North of Stukeley Road, Huntingdon	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 10: Former PSA Site, St Peter's Road, Huntingdon	
Comments on this proposed development site raised issues relating to access, transport infrastructure and objections to the form of development proposed for allocation.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land. In addition, development on site has recently commenced.
HU 11: California Road, Huntingdon	
No comments were received with regard to this site during the Stage 2 consultation.	The number of homes proposed was increased to reflect the planning application received with the objective of making best use of the land and ensuring deliverability. The requirement for a transport assessment was incorporated into the development guidance for consistency of approach.
HU 12: Butts Grove Way, Huntingdon	
Comments on this proposed development site highlighted that it was subject to a planning application.	Development commenced: Full permission exists for redevelopment of this site by Luminus and development

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
	has started. It is therefore not necessary to allocate the site.
HU 13: North of Kingfisher Way, Huntingdon	
Comments on this proposed development site raised issues relating to access.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 14: Falcon Way, Huntingdon	
Comments on this proposed development site raised issues relating to access.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
HU 15: Forensic Science Laboratory, Huntingdon	
<p>The landowners strongly support the use of this land for housing and wrote advocating increasing the proposed allocation to accommodate 95-108 dwellings. Residents of the surrounding area expressed a number of concerns: that Cromwell Park School has insufficient capacity to meet current demand for primary school places and would be unable to cope with additional demand; that this site represents an opportunity to accommodate an extension to the adjacent primary school, a community hall or other social infrastructure; that use for housing would contribute to further congestion at the junction of Hinchingbrooke Park Road and Brampton Road; that adequate parking would be required to accommodate all need generated on site as on-street parking is insufficient at peak times. Cambridgeshire County Council has advised that access is achievable off Christie Drive but has noted that additional development will put particular pressure on primary and early years provision and there is limited scope for expansion. Cambridgeshire County Council considers that the site could provide potential for siting much needed new childcare provision.</p>	<p>The draft allocation was amended substantially for Stage 3 to be a mixed use proposal. It still allows for 55 homes but at a higher density to retain value on the site but adds 1ha for primary and early years' education facilities to help address the concerns of Cambridgeshire County Council and local residents. The development guidance was also amended to shape how the site should be sub-divided, appropriate access arrangements, the requirement for a transport assessment and provision of links to integrate the different uses into the surrounding development.</p>
HU 16: South of Fern Court, Stukeley Road, Huntingdon	
<p>Cambridgeshire County Council stated that access via Stukeley Road looks to be achievable. However, one respondent objected on the grounds that the site would generate additional traffic onto the A141 and is too close to the junction between Stukeley Road and St Peter's Road.</p>	<p>Minor amendments were made with regard to requiring pedestrian and cycle facilities. The development guidance was amended to include reference to the need for a transport assessment which would include consideration of local road capacity.</p>
HU 17: Constabulary Land, Hinchingbrooke Park Road, Huntingdon	

Issue raised	Response to issue
<p>Cambridgeshire County Council stated that access via Hinchingsbrooke Park Road looks to be achievable.</p>	<p>This site was originally included in the Huntingdon West Area Action Plan. However, since this was adopted the Alconbury Enterprise Zone has been designated and Huntingdon Regional College has invested heavily in redevelopment within their existing site and are no longer looking to relocate. The draft allocation at Stage 2 reflected the Huntingdon West Area Action Plan in limiting development to employment and non-residential institutional uses. To promote the viability of the site and allow for delivery of housing in close proximity to several major employers, 45 houses were incorporated for the Stage 3 Draft Local Plan and the remainder of the site was retained for non-residential institutional uses. The development guidance was strengthened with regard to the tree cover and historic associations with Hinchingsbrooke House.</p>
<p>HU 18: West of Railway, Brampton Road, Huntingdon</p>	
<p>There was little comment on this draft allocation which was included in the Huntingdon West Area Action Plan.</p>	<p>The development guidance was amended for the Stage 3 Draft Local Plan to incorporate reference to the need for a transport assessment.</p>
<p>HU 19: George Street/ Ermine Street, Huntingdon</p>	
<p>Sainsbury's supported the proposed allocation including the provision of retail development in the George Street area. Travis Perkins supported the mix of uses proposed but indicated that they would like an option to allow their element of the site (0.32ha) to be brought forward independently to avoid delays arising from complex land ownership issues. They also suggested allocation of their portion of the site for mixed use redevelopment to incorporate retail and commercial uses. Spen Hill Developments sought clarification that the retail floorspace figure is both a net figure and a minimum figure. They note that an updated Retail Study would be available at the Stage 3 consultation and sought additional flexibility within the policy.</p> <p>Concern was expressed over the inclusion of the concept plan from the Huntingdon West Area Action Plan (2011) and greater flexibility requested. The concept plan was therefore removed and the policy reworded to reflect a consistent approach to masterplanning being sought to that for other large or complex proposed allocations.</p>	<p>The amount of retail provided for within the allocated area was amended to reconcile with that contained within the Sainsbury's planning permission ref: 1001750FUL. The development guidance was updated to reflect the commencement of the link road. Requirements for remediation of contamination and archaeological investigation have been added to the development guidance. Additional flexibility was incorporated into the development guidance to set out the potential acceptability in the area of supported housing, residential institutions, hotel, leisure and other similar uses.</p>
<p>HU 20: Telephone Exchange, Huntingdon</p>	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Cambridgeshire County Council sought access onto the ring road according to Manual For Streets criteria; improved pedestrian facilities to St Johns Passage (St Johns Street to High Street); and improvement in width and street lighting. English Heritage (now Historic England) welcomed the requirement for development to address the site's location within Huntingdon Conservation Area, adjacent to a number of listed buildings.</p>	<p>Discounted: The availability of the site could not be confirmed due to a lack of response from the owners so the proposed allocation has not been taken forward to the Stage 3 Draft Local Plan.</p>
<p>HU 21: Former Hospital, Primrose Lane, Huntingdon</p>	
<p>The site already has planning permission for redevelopment; demolition was completed by December 2012 and construction is underway at the time of writing. It is therefore not necessary to allocate the site.</p>	
<p>HU 22: Chequers Court, Huntingdon</p>	
<p>Churchmanor Estates supported the promotion of Huntingdon town centre and the Council's desire to plan positively for its growth over the plan period. However, they considered that it must be recognised that Huntingdon town centre is the heart of the district and emerging policies should continue to support its vitality and viability. They expressed concern over the inclusion of small retail proposals within major development sites, the evidence for such requirements and the lack of consideration of the type of retail floorspace these involve.</p>	<p>The Retail Study 2013 has reviewed the overall quantity of floorspace required and the Council's own Retail Provision Paper responds to the study and further identifies how the Local Plan will provide for new retail. It is the Council's key retail priority to see the redevelopment of Chequers Court happen and the development guidance was amended for Stage 3 to emphasise this. The allocation boundaries were amended to include the existing Sainsbury's store and the floorspace altered to ensure that it is consistent with the approved redevelopment. The development guidance was also updated to reflect the recent planning permission and to incorporate guidance for any additional or alternative proposals should they be submitted.</p>
<p>HU 23: Fire Station, Huntingdon</p>	
<p>Cambridgeshire County Council requested that access via Nursery Road and Hartford Road should be designed in accordance with current standards and be suitable for the type and number of vehicle movements. English Heritage (now Historic England) requested that the policy recognises the site's location within the conservation area. It is considered that these matters were already covered in the draft allocation and development guidance. Stukeleys Parish Council suggested that employment use might be more appropriate given noise from the ring road. This is not considered necessary given the requirement for development to be set back from the ring road (to accommodate flood prevention measures for Barracks Brook).</p>	<p>A minor amendment was made to the policy to reflect the detailed guidance on access issues. This is also incorporated into the development guidance to acknowledge the possible retention of the one-way access from the ring road.</p>
<p>HU 24: Bus Station, Huntingdon</p>	

Issue raised	Response to issue
<p>Cambridgeshire County Council requested that access via Princes Street should be designed in accordance with current standards and be suitable for type and number of vehicle movements. English Heritage (now Historic England) supported the principle of redeveloping this site but requested that the policy ensure that a new scheme respect the conservation area.</p>	<p>Discounted: The deliverability of this site within the timeframe of the Local Plan could not be confirmed and therefore this was not taken forward as a proposed allocation.</p>
<p>HU 25: St Mary's Street, Huntingdon</p>	
<p>Cambridgeshire County Council considered this should be served by the existing access and suitable parking provided. English Heritage (now Historic England) sought that reference to heritage assets form part of the policy itself rather than just in the supporting development guidance.</p>	<p>Amendments were made to the draft allocation to acknowledge the importance of enhancing the character of the conservation area and ensuring a single point of access.</p>
<p>HU 26: Red Cross Site and Spiritualist Church, Huntingdon</p>	
<p>Cambridgeshire County Council commented that suitable access and visibility are necessary given the speed of traffic on the ring road and there should be sufficient parking and turning within the site. English Heritage (now Historic England) noted that this a sensitive site in terms of impacts on the historic environment as a small part overlaps with the Huntingdon Castle Scheduled Monument.</p>	<p>The draft allocation was amended to require an archaeological investigation prior to development. Reference to the conservation area was also added. Reference to access arrangements from Castle Moat Road (the ring road) and the need for turning and parking facilities within the site was added to the development guidance.</p>
<p>HU 27: Gas Depot, Mill Common, Huntingdon</p>	
<p>Cambridgeshire County Council sought suitable access and visibility with sufficient parking and turning within the site. They also noted that the site is adjacent to Sand and Gravel Mineral Safeguarding Area but no objection was raised.</p>	<p>The number of dwellings on the site was increased to 20 to reflect its potential suitability for redevelopment with flats. Details concerning suitable access arrangements have been added to the development guidance.</p>
<p>HU 28: Tyrell's Marina, Huntingdon</p>	
<p>The landowner confirmed the site's availability and noted that it has been marketed for A2, A3 and A4 uses without success. They suggested, given the complexity of the site, that an appropriate and viable design solution should not be pre-judged and the policy should be flexible over the quantity and combination of uses.</p>	<p>The proposed allocation was increased to include 15 new homes to enhance the viability of the site, no quantities are specified for other uses and the requirement for a vertical mix has been removed providing significant flexibility. Provision of a flood risk assessment was added which must demonstrate the proposals can be safely accommodated as the site is very sensitive in flooding terms.</p>
<p>HU 29: Alconbury Weald</p>	
<p>Just 12 representations were received on the Stage 2 draft allocation for Alconbury Weald despite high levels of publicity about this proposal and the outline planning</p>	<p>N/A</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>application also being consulted on. Support for the principle of redevelopment was expressed during the public exhibitions. None of the representations received objected to the principle of mixed use redevelopment of the site with many commending it as the best location for concentrating growth in the district. Many of the comments were informed by respondents' consideration of the concurrent outline planning application and hence related to detailed points not raised through the draft Local Plan</p>	
<p>A point of concern was the capacity of the A14 and uncertainty over the nature and timing of proposed improvement works. Some respondents thought that direct access onto the A1 would be required, a new railway station would be essential and extensive pedestrian and cycle routes to popular destinations should be provided.</p>	<p>Transport arrangements will be explored through a detailed transport assessment and travel plan. Cambridgeshire County Council are satisfied that phasing proposed highway mitigation works is appropriate as a mechanism to provide a flexible response to transport infrastructure requirements.</p>
<p>Cambridgeshire County Council advised that education provision should be sited centrally to the community to be served, and a comprehensive package of opportunities for indoor and outdoor sports should be required, including provision in conjunction with education facilities.</p>	<p>Detailed provision of community facilities will be considered through the preparation of a masterplan for the site.</p>
<p>Concern was expressed over the impact on water resources and the need to manage discharge from development.</p>	<p>Discussions are ongoing and detailed proposals will be required through the masterplan. Cambridgeshire County Council has advised that any development should refer their responsibility for flood management.</p>
<p>Cambridgeshire County Council also advised that the site is allocated as an area of search for waste recycling which should not be prejudiced by proposals.</p>	<p>A waste management strategy and audit will be required throughout the construction phase.</p>
<p>A supermarket operator sought that convenience stores be limited to 300m² gross so as not to compete with provision within Huntingdon town centre. The draft Stage 2 allocation did not indicate the amount of retail development.</p>	<p>Further to consideration of the Retail Study 2013 and the Council's Retail Provision paper, allowance is made for a significant amount of new retail in this area, although it must be complementary to the town centre and Huntingdon West proposals.</p>
<p>Robust separation of development from nearby rural communities was sought, particularly north and east of the Stukeleys.</p>	<p>The policy wording has been strengthened to reflect this.</p>
<p>Protection of heritage assets and their setting was supported by English Heritage (now Historic England) alongside the integration of development with the existing structure of the airfield</p>	<p>N/A</p>
<p>Urban&Civic sought removal of the specified percentage for self-build housing from the policy as they considered it to be too prescriptive.</p>	<p>The particular requirement was deleted from the draft allocation although policy LP 24 still indicates that large scale proposals such as this should seek to make a proportion of plots available for self-build homes.</p>

Issue raised	Response to issue
Overall Urban&Civic confirmed their support for the allocation of the area in their ownership. They also noted that designation of the Enterprise Zone as an established employment area in time will be beneficial in providing certainty for future investors.	N/A
HU 30: RAF Brampton	
The Defence Infrastructure Organisation (DIO) noted that the area of land to be released has been revised to 29ha. DIO objected to the requirement for a public master planning exercise as several phases of public consultation have already been completed and their outline planning application will contain an illustrative masterplan. An Urban Design Framework has been approved for this site that provides detailed guidance and the policy will be changed to reflect this. DIO also requested that the number of houses be qualified by 'at least' 400 and sought removal of the specified percentage for self-build housing from the policy. DIO also sought 600m ² of retail floorspace and expressed concern over the level of employment floorspace proposed although they accept the 3.2ha figure.	<p>The draft allocation was amended to reflect the revised area. The figure of 400 homes remained unchanged as the requested approach would be inconsistent with that taken to all other sites. However, the numbers are not prescriptive but are expected to reflect a sustainable design based solution.</p> <p>The requirement for 5% self-build plots was removed, although there is a general policy in support of self-build housing for all sites of over 200 homes (Policy LP 24).</p> <p>The proposed figure of 400m² gross retail floorspace is consistent with the UDF and reflects the Retail Study 2013 and Council's Retail Provision paper in response to the study. The proposed level of retail floorspace should provide a level of facilities complementary to Brampton High Street.</p> <p>The development guidance was amended to suggest around 10,000m² of employment floorspace within a 3.2ha area close to the current main entrance. It was also clarified that this excludes the Officers' Mess (Brampton Park House) which should retain flexibility of use appropriate to this historic building.</p>
English Heritage (now Historic England) requested that the policy be more explicit regarding protection of heritage assets.	Amendments were subsequently made to reflect the importance of heritage assets on the site.
Brampton Parish Council supported the proposed redevelopment subject the provision of infrastructure improvements as identified in the UDF. Sport England also supported the retention of playing fields.	N/A
Cambridgeshire County Council noted that reference will be needed to the Minerals and Waste Plan, in particular policies CS26,27 and 28.	Appropriate reference to these was added to the development guidance.
HU 31: Land south of RAF Brampton	
Cambridgeshire County Council noted that the site contains an economic mineral resource which would need to be appropriately developed before any other development proposals were implemented. Any proposals would also have to demonstrate compatibility with the nearby waste management uses protected through the Waste Consultation Area.	Discounted: Due to the economic mineral resources contained within this site and their anticipated requirement for use for improvements to the A14 it is not possible to determine the achievability of this site at present. The site is also constrained by the nearby waste management uses and would need to be compatible with these.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The site's owners confirmed the availability of the site and also promoted a much larger area for consideration to the west and north-west of the site for a mixed use scheme potentially extending beyond the plan period. Brampton Parish Council expressed concern about implications for traffic on the A1 and A14 as well as Brampton High Street commenting also on the extended proposals submitted by the owners which were not part of the consultation.</p> <p>Brampton Parish Council opposed development of the site due to the impact on local traffic congestion, the constrained access to the A1, lack of capacity for expansion at Brampton primary school (beyond that already proposed to accommodate demand from the redevelopment of RAF Brampton) and lack of provision for employment generating additional outward commuting.</p>	
<p>HU 32: Park View Garage, Brampton</p>	
<p>Comments on this proposed development site raised issues of access, its location within a Sand and Gravel Mineral Safeguarding Area, and questioned the site's suitability.</p>	<p>The draft allocation was slightly amended for Stage 3 to specify rationalisation to a single point of access to improve highway safety. The development guidance was amended to incorporate reference to the waste consultation area.</p>
<p>HU 33: The Gables, Earning Street, Godmanchester</p>	
<p>Specific comments on this proposed development site raised issues related to the width of access that would be required, the heritage assets on site, the site's location within a conservation area, the suitability of the site as an allocation and suggestions for amendments to remove the identified capacity for consideration at a later date.</p>	<p>Discounted: Due to the nature of site specific issues it is considered that it will not be possible to adequately address them through a Local Plan allocation and so this site will not be taken forward as a proposed development site.</p>
<p>HU 34: Bearscroft Farm, Godmanchester</p>	
<p>The most frequently occurring issue raised in comments on this proposed development site was traffic and transport infrastructure. Many of these comments were concerned with the impact and relationship with the A14 and its planned improvements. The A1198, including its suggested re-alignment to the east of the site and the impact of changes to the road, were also significant concerns. Of particular concern with regards to the A14 and A1198 was the impact on local roads both when there are incidents on these roads and at other times. Many also commented on the impact on the old stone bridge over the River Great Ouse between Godmanchester and Huntingdon with some suggesting a new crossing would be necessary. Comments also</p>	<p>A draft allocation of this land was retained in the Stage 3 Draft Local Plan recognising that it is the Council's position, established in the Core Strategy 2009, to allow for development in this area, and it remains reasonable to expect that Godmanchester will be expanded to accommodate a proportion of the District's housing need to 2036. The number of proposed homes was firmed up at 750 and preferred employment land confirmed at 5ha. The proposed neighbourhood centre was set out in more detail and a 2.3ha site confirmed for the primary school. The development guidance was amended to strengthen guidance on the A1198 and the need to facilitate integration with the existing built-up area of Godmanchester. Guidance on the</p>

Issue raised	Response to issue
<p>raised issues of safety for road users particularly pedestrians and cyclists. A number of related issues were also raised on car parking, public transport, noise and air pollution. Many of the consultees raising these traffic and transport concerns considered that analysis of impacts was inadequate, had been manipulated to understate impacts or that there would be reliance on mitigation measures that would be ineffective or have unintended adverse impacts.</p>	<p>shopping facilities and employment development was clarified. The requirement for archaeological investigation was incorporated in the development guidance. Reference to the public masterplanning process was removed from the development guidance in recognition of the amount of public consultation that had by then taken place and the advanced stage of the planning application.</p>
<p>Comments raised a wide range of other issues too. Many were concerned about how residents of the development would integrate with the existing community. Some questioned the principle of development with reference to the adopted Core Strategy. Another Core Strategy related issue was the timing of development with many believing that it had been agreed that development here could only take place after the A14 upgrading works. The scale of the development proposed was also questioned, particularly with regard to recent development in and around Godmanchester. Other proposed sites particularly 'HU 29: Alconbury Weald' were raised as part of comments on the need for development suggesting that this was an adequate alternative such that development at Bearscroft Farm was no longer necessary.</p>	
<p>Comments also raised the impact on the historic character of Godmanchester, the sustainability and suitability of Godmanchester as a location for this scale of development including with reference to the amount of development in recent years, the impact on biodiversity, the wider environment and the countryside. Several comments identified the fact that this is a greenfield site and the view was that brownfield sites should be used in preference. Linked to this view were objections to the loss of farm land. There was also concern that flood risk would be raised for nearby areas, along with concerns about drainage and sewerage. In terms of the mix of uses proposed for the site there was concern about the inclusion of employment uses and relationship with the Alconbury Enterprise Zone. There was also concern expressed that the density was too high, that the level of affordable housing would have detrimental impacts and that the development would lead to an unacceptable impact on quality of life. There was also some concern about the possibility of infiltration of landfill gas.</p>	
<p>Services and facilities were raised in many comments; both the impact on existing services and the need for new services, facilities and infrastructure, education</p>	

Appendix B: Stage 2 - detail

Issue raised	Response to issue
<p>provision particularly primary and secondary schools, doctors, dentists, places of worship, emergency services and sports pitches/ facilities. It was also suggested that facilities at Judith's Field, specifically the existing building, be enhanced.</p>	
<p>There was criticism of the handling of the planning application (1200685OUT) and plan production process. It was thought that consultation efforts had been ineffective and inadequate but that there was also consultation fatigue. It was also felt that little if any regard had been had to feedback received during the consultation processes.</p>	
<p>Cambridgeshire County Council raised a number of detailed issues in their comments. They stated that there were discussions currently underway with the applicant, that provision was required for heavy traffic and detailed design would be required to ensure roads are of a low speed to facilitate safe pedestrian connectivity with Godmanchester. They also stated that this site falls within the Waste Consultation Area for the Cow Lane Godmanchester Waste Management allocation and the existing Godmanchester landfill site (Policies W1G and W8M of the Minerals and Waste Site Specific Proposals Plan). With regards to the Waste Audit & Strategy it was noted that as a greenfield site it is not expected that there will be any significant demolition waste arising and the main inert waste arising is likely to be the removal of sub soils. It was also noted that any removal of waste materials should be to an authorised facility/ site. Various other requirements for waste were also noted.</p>	
<p>The Fairfield Partnership (TFP), owners of the site, also made detailed comments. These comments supported the inclusion of the site as a proposed development site, confirmed the site's availability and stated that they hoped, subject to gaining planning permission, to start developing in 2014. The concerns raised in comments were acknowledged. It was considered that the site boundary should be changed to that of their recent planning application (1200685OUT) with particular reference to the proposed sports pitches and informal play areas. A further area of land at the farmyard of Bearscroft Farm was also put forward for consideration as a possible extension for the development of 30 to 40 homes. This is considered below with the other new sites.</p>	
<p>With reference to the draft allocation several issues were raised by TFP. On the requirement for a master planning exercise they pointed out that they had carried</p>	

Issue raised	Response to issue
<p>out extensive public consultation as part of the recent planning application. Regarding the requirement to include plots for self-build properties the comments suggested that this should be removed as it was not supported by evidence and was therefore not justified.</p> <p>The FTP comments raised a number of detailed issues with the development guidance text. These were in respect of the specific wording regarding impact on the A14, objection to the inclusion of reference to re-aligning the A1198 and the requirement relating to a primary school and how large it needs to be.</p>	
HU 35: Wigmore Farm Buildings, Godmanchester	
<p>Issues raised in comments on this proposed development site were the cumulative impact on Godmanchester with other proposed development sites, access to services, queries and concerns about the proposed access to Silver Street and its suitability for the scale of development proposed.</p> <p>It was also identified that this site falls partially within a Sand and Gravel Mineral Safeguarding Area. However, the view was that given its size and location (close to existing residential development) it is unlikely to be worked and so no objection was raised on these grounds.</p>	<p>The draft allocation was amended to allow for approximately 15 homes to reflect a more efficient use of previously developed land. A requirement for upgrading of a short stretch of Silver Street was added to facilitate access. Landscaping requirements to protect the character of Silver Street were clarified. The development guidance was amended to reflect concerns over biodiversity issues and the requirement for biodiversity and ecology reports emphasised.</p>
HU 36: North of Clyde Farm, Godmanchester	
<p>Issues raised in comments on this proposed development site were the cumulative impact on Godmanchester with other proposed development sites and access to services. The suitability of access (both Cob Place and the alternative Fishers Way) was also raised as they were not considered suitable for the scale of development proposed; and cycle/pedestrian access to Silver Street as proposed would be damaging to the character of this rural lane.</p>	<p>The draft allocation was amended for Stage 3 to more closely reflect the developable area of the site put forward. The development guidance indicates that access will need to be handled sensitively.</p>

Huntingdon Additional sites submitted at Stage 2 recommended for allocation

Issue raised	Response to issue
Main Street, Hartford	
<p>This site was suggested through the Stage 2: Strategy and Policies consultation. A detailed statement was supplied indicating how the site could be developed,</p>	<p>This land is assessed further in the Environmental Capacity Study. Draft allocation HU 15 was included in the Stage 3 Draft Local Plan.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
confirming its availability and advocating its allocation for development for around 20 dwellings on 0.5ha of the 1.2ha site.	
Hinchingbrooke Hospital, Huntingdon	
This land was suggested during the Stage 2: Strategy and Policies consultation. No allocations were included for Hinchingbrooke Hospital in the 2011 Huntingdon West Area Action Plan due to the level of uncertainty over proposals. However, the representation submitted identified specific uses for four parcels of land within the hospital site and gave indicative timelines for their potential redevelopment.	Hinchingbrooke Hospital is a highly valued local facility; the Council aspires to help to provide certainty over its long term future. This land is assessed further in the Environmental Capacity Study. Draft allocation HU 16 was included in the Stage 3 Draft Local Plan.
Hinchingbrooke Country Park, Huntingdon	
This land was allocated in the 2011 Huntingdon West Area Action Plan, which expanded on a previous allocation from the 1995 Local Plan. Without an allocation in the new Local Plan, the previous allocations would eventually fall away as the old Plans would no longer be part of the Development Plan. Draft allocation HU 17 replicating the 2011 Huntingdon West Area Action Plan allocation was included in the Stage 3 Draft Local Plan.	
RGE Engineering, The Avenue, Godmanchester	
This land was suggested during the Stage 2: Strategy and Policies consultation. The site comprises an employment use which is looking to relocate and an existing public car park	This site is assessed further in the Environmental Capacity Study. Draft allocation HU 23 was included in the Stage 3 Draft Local Plan.

Huntingdon Additional sites submitted at Stage 2 not recommended for allocation

Issue raised	Response to issue
Lodge Farm, Huntingdon	
This land was proposed at the end of the Stage 2 consultation. The owners of the land north east of Hartford across the A141 lodged a comment indicating that some 204ha of land currently comprising Lodge Farm might be suitable for future urban expansion. The site is grade 2 agricultural land presently in arable use.	Discounted: This site is assessed further in the Environmental Capacity Study. This is an extensive site where the landscape flows into the wider countryside to the north and east providing the setting to the town. The A141 provides a clear edge to the town with landscaping belts on the built up side of the road softening the outskirts of built development. The landscape is elevated and visually prominent with a strong rural character. The area has relatively poor access to public transport and services and development would not be easy to integrate with the nearby built-up area. A sustainability appraisal has been completed of the site which indicates that although it may have some potential for development it is less sustainable than alternative options considered within the Huntingdon SPA. Given the large scale

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
	growth already proposed at Alconbury Weald it is not considered that a further large extension would be deliverable within the time period of the Local Plan to 2036
Brookfield Farm, Huntingdon	
This land was proposed during the Stage 2 consultation. It comprises 32ha of grade 2 arable farmland and was put forward for employment development.	Discounted: It comprises 32ha of grade 2 arable farmland and was put forward for employment development. The site is in close proximity to the Enterprise Zone, access arrangements are unclear and there is potential for significant intrusion into the open countryside as the site presently has no clear physical boundary. It is not considered suitable for development.
North west of Ermine Street	
This land was proposed during the Stage 2 consultation. It comprises 54.2ha of predominantly grade 3 arable farmland and was put forward for residential development as an extension to the proposed allocation South of Ermine Street.	Discounted: The site would lead to coalescence of Huntingdon with Great Stukeley and is not considered suitable for development.
Adjacent to Green End	
This land was proposed during the Stage 2 consultation. It comprises 7.9ha of predominantly grade 2 arable farmland and was put forward for residential development.	Discounted: The site would lead to coalescence of Huntingdon with Great Stukeley and is not considered suitable for development.
Adjacent to Alconbury Airfield	
This land was proposed during the Stage 2 consultation. It comprises 18.4ha of predominantly arable farmland (grade 3) and was put forward for employment development.	Discounted: The site is in close proximity to the Enterprise Zone, would intrude into the open countryside and is not considered suitable for development.
South of Thrapston Road, Brampton	
This land was proposed during the Stage 2: Strategy and Policies consultation.	Discounted: It is separated from Brampton by a large arable field. Development would be completely isolated therefore the land was not assessed further.
Thrapston Road, Brampton	
This land was proposed during the Stage 2 consultation.	Discounted: This site is assessed further in the Environmental Capacity Study. Only the eastern edge of the site is suitable for development as the remainder is liable to flooding. The developable area is below the 0.2ha/ 10 dwelling threshold so was not included in the Stage 3 Draft Local Plan.
Land adjacent to Pepys House, Brampton	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
This land was proposed during the Stage 2 consultation. It comprises 2.53ha of land, predominantly grassland, and was put forward for residential development.	Discounted: This site is assessed further in the Environmental Capacity Study. Development would have a significant impact on heritage assets. The site is not considered suitable for development.
Land at West End, Brampton	
This land was proposed during the Stage 2 consultation. It comprises 8.8ha of grade 2 agricultural land, currently in arable use, and was put forward for residential development.	Discounted: Over half of the site lies within the functional floodplain with the remainder lying in the 1:100 year flood zone, therefore the land was not assessed further.
South of Godmanchester	
This land was proposed during the Stage 2: Strategy and Policies consultation. It comprises 42.2ha of grade 2 arable farmland and was put forward for residential development after 2026.	Discounted: The site is very open and visually prominent. Development would have a significant impact on the countryside setting of Godmanchester.
Southwest of Godmanchester	
This land was proposed during the Stage 2: Strategy and Policies consultation. It comprises 6.9ha of grade 2 arable farmland and was put forward for residential development after 2026.	Discounted: The site is currently disconnected from Godmanchester and would be dependent on delivery in conjunction with the land south of Godmanchester considered above for which allocation is not recommended.
Extension to Bearscroft Farm, Godmanchester	
This land was proposed during the Stage 2: Strategy and Policies consultation. It comprises 1.7ha of farmyard and associated buildings and is situated beyond the eastern boundary of the proposed Bearscroft Farm site.	Discounted: This site is assessed in the Environmental Capacity Study. The site is currently disconnected from Godmanchester and redevelopment would add to intrusion in the countryside.

St Neots Spatial Planning Area

View summary: 'St Neots Spatial Planning Area'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'St Neots Spatial Planning Area sites'>

St Neots Potential Development Sites

Issue raised	Response to issue
SN 1: St Neots Eastern Expansion	
There were comments from both the owners confirming that development is deliverable, reflecting the fact that this land has been identified in the St Neots Urban Design Framework 2010 following its identification as a direction of growth in the Core Strategy 2009.	N/A
The owners of the land east of Loves Farm submitted a drawing to the Stage 2 consultation which shows a slightly amended boundary allowing for an area for drainage further east mirroring that in place for Loves Farm.	It is not necessary to amend the boundary of the draft allocation to reflect this. Amending the boundary could have unintended consequences if it gave the impression that housing development was expected in that area.
There was little opposition to the draft allocation evident from the comments received on the Stage 2 consultation. More consultation was carried out as part of the urban design framework process in 2010. Nevertheless, it is clear from the comments that the scale of development and its potential effects on the wider area need to be carefully addressed.	N/A
The owners of Wintringham Park objected to the proposal for approximately 3500 homes and advised that the number of houses provided for in the area should be based on the Environmental Impact Assessment work which has been published to date. The figure resulting from scoping opinions in November 2011 and July 2012 is 3800 homes.	On the basis of the Council's consideration to date of these scoping opinions, the draft policy was amended for Stage 3 to refer to 3700 homes as set out in the 2012 Annual Monitoring Report.
A district centre and a local centre are envisaged in the draft allocation. The owners of Wintringham Park objected to the retail floorspace limits in the Stage 2 draft which were 1600m ² for the district centre (including a supermarket of up to 1300m ²) and 300m ² for the local centre.	The retail study and retail provision background paper have addressed this. The retail floorspace limits increased from those at Stage 2.
The draft allocation envisages that the masterplan will address a decentralised low carbon energy network. This initiative has been progressed over successive years by the Council. However, it may be that it will not be viable and land owners have objected to this part of the draft.	The policy was amended for Stage 3 to recognise that decentralised energy will only occur if it is viable.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
The A428 was highlighted in the Stage 2 consultation documents as a potential constraint. This is clearly a major concern of those who have objected to the allocation.	Work has been progressed to assess traffic in discussion with the Highways Agency and County Highways Authority. An amendment was made to the development guidance for Stage 3 to indicate the up to date position.
A minor amendment was requested to the development guidance to refer to smaller employment areas as well as the business park.	This was amended as requested as it helps to better clarify the intention.
It is understood that the potential to underground the overhead electricity transmission lines has been investigated and rejected.	The sentence in the development guidance was therefore updated.
The County Council requested that Additional reference to waste minimisation, re-use and resource recovery be added to the development guidance.	This was amended as requested.
Objections were made to the specified percentage for self-build housing in the policy.	In common with elsewhere in the Local Plan, a requirement for self-build was removed following objections. However the policy continues to seek a proportion of plots be made available for self-build homes in Policy LP 24, with guidance on the size of the proportion in the supporting text.
SN 2: Loves Farm Reserved Site	
The owners of the site submitted the site with slightly amended boundaries excluding the service complex. This is identified by them as being 1.03ha rather than the 1.6ha in the draft allocation.	The boundaries were amended as suggested by the owner.
The owners sought that this land is allocated for 41 homes rather than the supported housing or community facility proposal with 30 homes to the rear suggested at Stage 2. An application for 41 homes was lodged in April 2013 (1300389OUT).	The draft allocation was amended to provide for this number of homes.
The County Council sought that access be taken from within Loves Farm with no new accesses onto Cambridge Road.	This is consistent with the draft policy; an error was corrected as the road is Dramsell Rise, not Dramsell Drive.
SN 3: Former Youth Centre, Priory Road, St Neots	
Planning permission was granted in April 2012 for 14 homes on this site (1100379OUT). English Heritage (now Historic England) supported addressing the site's location within the conservation area, and the County Council asked that access should be a minimum of 5m in width.	The draft policy is consistent with the permission (which requires an access of 5m in width). Some amendments were made to reflect the permission.
SN 4: Huntingdon Street, St Neots	

Issue raised	Response to issue
<p>One of the landowners responded to an Annual Monitoring Report request indicating that development is likely to be achievable within the Local Plan timeframe. Part of the site was marketed for sale during 2013.</p>	<p>At the time of writing contact had not been made with all owners but it was considered reasonable that the boundaries of the site as shown at Stage 2 remain as the draft allocation allows for part of the site to remain unchanged if that is what the owners wish.</p>
<p>English Heritage (now Historic England) lodged a comment due to the site being on an historic street adjacent to the conservation area.</p>	<p>These matters are already identified in the policy and the development guidance and no amendments are necessary.</p>
<p>The County Council asked that access be designed to cater for eventual use in accordance with Manual for Streets criteria.</p>	<p>An amendment was made to reflect the need for access to be re-arranged in accordance with current standards.</p>
<p>SN 5: Fire Station and Vacant Land</p>	
<p>The site was put forward by the Cambridgeshire and Peterborough Fire Service and the property manager for the Cambridgeshire Fire and Rescue Service has confirmed that the site is deliverable within the timeframe of the Local Plan.</p> <p>The site previously benefited from an outline planning permission in 2006 which envisaged 20 homes on the site. The expected capacity was identified as 14 homes as 20 homes would involve a much higher density than average and may not be able to be designed satisfactorily on the site.</p> <p>The County Council asked that access be designed to cater for eventual use in accordance with Manual for Streets criteria.</p>	<p>A minor amendment to the Development Guidance was made to refer to current street design standards.</p>
<p>SN 6: Regional College and Adjoining Land</p>	
<p>The 2006 Longsands College urban design framework identified this area for development and there have been planning applications for various development. Agents for one of the landowners responded to formally support the potential allocation during the consultation period. The other landowners are actively engaged in considering options for the land in the 'Making Assets Count' project.</p> <p>English Heritage (now Historic England) put in a supporting comment regarding the recognition of the conservation area.</p> <p>One person objected to allocating the site on the basis that it would be a great loss if the regional college land was used for housing development rather than re-used for further education facilities. The person considers that adjoining uses would make a housing estate</p>	<p>The draft allocation was amended as Huntingdonshire Regional College is no longer operating from the site. Although there are no firm proposals for the site, allocation of the land is appropriate, recognising that this land has previously been identified in SHLAA and an urban design framework.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>incongruous and access to the site is problematic. It is noted that a proposal some years ago included using part of Priory Park for access, although that is not proposed as part of the draft allocation.</p>	
<p>The County Council asked that suitable access be identified and a transport assessment required indicating any improvements to infrastructure.</p>	<p>Reference to the need for a transport assessment and the options for access was added to the draft development guidance.</p>
<p>SN 7: St Mary's Urban Village</p>	
<p>An urban design framework and masterplan was created for this site in 2006. The draft allocation was prepared having regard to this and circumstances up until the Stage 2 consultation including an outstanding application 0900411FUL. In October 2012 an application was lodged on the site to convert the former chapel to two residential dwellings (1201442FUL). Although there is more than one landowner, it is understood that there is a commitment to develop the site within the timeframe of the Local Plan.</p>	<p>N/A</p>
<p>The site is of particular interest to English Heritage (now Historic England) given the listed buildings and location within the conservation area.</p>	<p>No changes are needed as the draft allocation already acknowledges the sensitive nature of the site.</p>
<p>The County Council asked that access be designed to cater for eventual use in accordance with Manual for Streets criteria and that there be no access onto the High Street. The draft policy was amended to satisfy the County Council's concerns.</p>	<p>The draft policy already stated that there should be pedestrian access only to the High Street.</p>
<p>SN 8: Old Fire Station Site, St Neots</p>	
<p>Permission was granted in January 2012 for a mixed use scheme as envisaged in the draft allocation (1101319FUL). Conditions have been discharged and construction commenced in November 2012.</p>	<p>Development commenced: Therefore there is no need to allocate the site and it was not included the Stage 3 Draft Local Plan.</p>
<p>SN 9: TC Harrison Ford, St Neots</p>	
<p>The proposal for a mixed use of the site at Stage 2 with employment and residential resulted in few comments. There was no response from the landowners within the consultation period but after the period the landowners confirmed that they sought to retain the car dealership at the front and develop approximately 0.4ha for housing.</p>	<p>Discounted: It is considered that the land may not be best used simply for its existing use with some housing at the rear. The site could potentially support some alternative town centre uses. As the landowners have not indicated that the land is available and deliverable for anything else, it was decided that an allocation is not appropriate at this point in time. The site was not included in the Stage 3 Draft Local Plan.</p>
<p>SN 10: Kings Lane Garage, St Neots</p>	

Issue raised	Response to issue
<p>Very minor comments were made on this policy.</p>	<p>Development commenced: Permission was granted in April 2011 for a residential development as envisaged in the draft allocation (1100039REP). Conditions have been discharged and construction commenced in 2012. Therefore, there is no need to allocate the site and it was not included in the Stage 3 Draft Local Plan.</p>
<p>SN 11: Cromwell Road Car Park, St Neots</p>	
<p>Sealed Air Ltd has provided detailed comments on its landholdings along Cromwell Rd, discussed in more detail below for SN12. In respect of SN11, they support the proposal to allocate the site for approximately 20 homes.</p> <p>An outline application on the site (0901288OUT) was taken to the Development Management Committee on February 2010 and approval was delegated subject to completion of a Section 106 agreement and conditions. The approval is currently outstanding as Sealed Air Ltd has not wanted to progress the scheme to date. The application is for residential development of some 21 homes with a single access point.</p>	<p>N/A</p>
<p>The County Council asked that access be designed to cater for eventual use in accordance with Manual for Streets criteria.</p>	<p>An amendment was made to the development guidance to reflect this.</p>
<p>The County Council also noted that the site falls within a waste consultation area given the nearby recycling centre and depot.</p>	<p>Given nearby residential uses it is not considered that development of this site for residential purposes will prejudice the existing waste facilities. Reference to this was added to the development guidance.</p>
<p>SN 12: Cromwell Road, St Neots</p>	
<p>Sealed Air Ltd owns this 1.2ha site which is vacant and has never been developed. They opposed allocating the site for employment development as they consider that the site should be allocated for alternative uses in conjunction with two other sites in their ownership.</p> <p>The two other sites in the same ownership are immediately to the north. Sealed Air Ltd does not require them for its industrial purposes which are being consolidated on the eastern side of the road. The two sites are: 'Plant 1 car park' and 'Plant 3'. Sealed Air Ltd has advised that car parking currently taking place on the 0.6ha Plant 1 car park could be relocated within their landholdings. 'Plant 3' is a vacant industrial building on 0.8ha of land which has not been operational since the early 2000s, is surplus to requirements and has fallen into disrepair. Sealed Air Ltd submitted that this 2.6ha in their ownership could</p>	<p>The site immediately to the south is in an existing industrial use. The land immediately opposite on Cromwell Road is to continue in use for its packaging industrial use by Sealed Air Ltd. Land to the west and north is in residential use. Having regard to these adjoining uses employment use is likely to be the most suitable use, although a carefully designed residential or mixed use scheme could fit into the urban landscape.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>be suitable for residential development or a residential-led mixed-use development. They previously put this land forward at the time of the Strategic Housing Land Availability Assessment in 2009. The final SHLAA 2010 discounted this land on the basis that employment land needed to be safeguarded.</p> <p>Sealed Air Ltd has conducted an extensive marketing campaign (by Cushman & Wakefield) to find an occupier for Plant 3 and/ or purchaser for the landholding as an office/ industrial development site (the combined Plant 3, Plant 1 car park and spare land). The marketing campaign has failed to identify an occupier or purchaser.</p>	
<p>Sealed Air Ltd commented that the Stage 2 consultation provides for an additional 25ha of employment land in St Neots East and 150ha at Alconbury and therefore the loss of some 2.6ha in this location will not be significant. There is a need for both additional residential land and employment land in the district therefore need for employment land is not an overriding factor.</p>	<p>A key issue is the floodplain which covers most of the spare land, all of the Plant 1 car park and some of Plant 3. This reflects a culverted brook which runs through the spare land. This floodplain has been assessed in the Huntingdonshire Strategic Flood Risk Assessment as being a 1 in 100 year flood extent. This is mirrored in the most up to date Environment Agency flood maps which indicate that the land is Flood Zone 3a. An exception test is required for more vulnerable uses within this flood zone. More vulnerable uses includes residential dwellings. Employment uses are classed as less vulnerable and can be suitable in this zone.</p>
<p>The only other comment received in relation to the site is from the County Council which asked that access be designed to cater for eventual use in accordance with Manual for Streets criteria.</p>	<p>N/A as site was not included in Stage 3 Draft Local Plan.</p>
<p>A related issue dependent on the decision regarding allocation of this site is the identification of the Established Employment Area in the Development Management Policies. The three sites were all within the draft Established Employment Area shown on Map 14.</p>	<p>The Established Employment Area on this west side of Cromwell Road was removed in accordance with the request from Sealed Air Ltd.</p>
<p>Further discussion with the landowners after the consultation period has not resulted in detailed information about the potential use of this site.</p>	<p>As a result the site was not included in the Stage 3 Draft Local Plan.</p>
<p>SN 13: Alpha Drive, St Neots</p>	
<p>Permission was granted in October 2012 for a new warehouse including workshop plus office over two floors on this last site in Alpha Drive (1201001FUL). At the time of writing conditions had not been discharged and construction not yet commenced.</p>	<p>Discounted: The site is within an Established Employment Area identified in policy LP19 and in common with other sites so identified will not be taken forward as a proposed allocation and it was therefore not included in the Stage 3 consultation documents.</p>

Issue raised	Response to issue
SN 14: Bydand Lane, Little Paxton	
Permission was granted in April 2012 for residential development of this site as envisaged in the draft allocation (1002018REP). Conditions have been discharged and construction commenced in 2012.	Discounted: Given that construction has commenced there is no need to allocate the site and it was not included in the Stage 3 consultation documents.

Additional sites submitted at Stage 2 recommended for allocation

B.11 No new sites were added in the St Neots Spatial Planning Area.

St Neots Additional sites submitted at Stage 2 not recommended for allocation

Issue raised	Response to issue
Potton Road	
The owners of a 4.4 ha triangular parcel of land between Potton Road, the A428 and the railway line lodged a comment seeking that their land be allocated as part of SN1: Eastern Expansion.	<p>Discounted: The land was considered in the draft Environmental Capacity Study following earlier consideration in the Strategic Housing Land Availability Assessment 2010. The reasons for not including it set out in the study refer to the significant constraints on the site, that it has not been included in the 2010 Urban Design Framework, and it is likely that development should be post 2036. The owners' belief that their site is already identified for residential development following the Core Strategy 2009 direction of growth and therefore should be 'saved' is not accepted. No additional reasons have been put forward by the owners for including this site.</p> <p>It is clear that development of this land should not precede that within SN1, and that instead development should be phased from Cambridge Road. As the site was not considered in the Urban Design Framework the capacity of the land and the type of use it should accommodate has not been identified. The use of this land may depend on whether access can be achieved from the A428 in future, or whether access will be limited only to a suitable point on Potton Road. The use of the land will be constrained given the overhead transmission lines. At this stage it is anticipated that the most likely use is for employment, and it is expected that there is no need to provide for this additional site within the plan period to 2036. The site was therefore not included as a proposed allocation.</p>
Tithe Farm	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The owners of the land east of SN1 on the north side of Cambridge Road lodged a comment indicating that land further east might be suitable for future urban expansion.</p>	<p>Discounted: It is considered that such a further large extension to St Neots would not be deliverable within the time period of the Local Plan to 2036 given the large scale growth already proposed in St Neots East. This site is therefore not included in the Environmental Capacity Study.</p>
<p>Peppercorns Lane, Eaton Socon</p>	
<p>A 4.9ha site was put forward for the development of up to 6 dwellings in the south-western corner in conjunction with securing public access benefits to the remainder of the land which is in recreational use but privately owned. Part of the recreational land is used as a cricket pitch and club house. It is noted that consent was granted to extend the cricket pitch pavilion in 2009 (0900854FUL).</p>	<p>Discounted: The land was discounted as a possible market housing site in the SHLAA 2010 on the basis that it was not within a direction of growth of the Core Strategy 2009 and has an important role in contributing to the attractive river landscape setting of the town. It comprised part of the designated open space within St Neots as set out in the 1995 Local Plan.</p> <p>An assessment is included in the Environmental Capacity Study. The site does not meet the threshold for inclusion in the Draft Local Plan as it proposes less than 10 houses.</p>
<p>Crosshall Road, St Neots</p>	
<p>Approximately 1.5ha adjacent to Crosshall Manor between Crosshall Road, the A1 and the St Neots Golf Course was put forward as a potential residential allocation.</p>	<p>Discounted: This site is assessed in the Environmental Capacity Study. The site does not meet the threshold for inclusion in the Draft Local Plan as it proposes less than 10 houses.</p>
<p>Pitt Farm, Little Paxton</p>	
<p>Approximately 0.6ha in an irregular shape was put forward as a potential employment allocation. The land comprises buildings, hardstanding areas and landscape bunds associated with the established recycling business.</p>	<p>Discounted: Given that the site is previously developed land, it is considered that if a proposal for a new use came forward it would be considered on its merits and it is not appropriate to allocate the land. In view of the serious concerns of Natural England and possible issues with access the site has not been considered in the Environmental Capacity Study.</p>

St Ives Spatial Planning Area

View summary: 'St Ives Spatial Planning Area'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'St Ives Spatial Planning Area sites'>

St Ives Potential Development Sites

Issue raised	Response to issue
SI 1: St Ives West	
There were 14 specific comments in total on this site but many of the comments on St Ives as a whole raised issues relevant to this site.	<p>The Stage 3 Local Plan identifies a need for 21,000 homes by 2036 and it is considered that 500 homes should be added to St Ives in this location to meet a small part of that need. No other proposed extensions to St Ives have been found to be as suitable as this one. Most of the need for new homes (some 60%) will however be met in the three strategic expansion locations of Alconbury Weald, St Neots East and Wyton on the Hill.</p> <p>The draft allocation for St Ives West was amended to remove reference to the St Ives Urban Design Framework given that it has been quashed. At the time of writing, the Council has not appealed the High Court decision. Instead, development would be expected to meet the requirements of the Local Plan policy.</p> <p>Amendments were made to the draft allocation for Stage 3, for example highlighting the issue of access as requested by the County Council. The need for a transport assessment and measures to address any identified inadequacies in the surrounding road network were added to the policy.</p> <p>It is considered that many of the other issues raised in comments are addressed within the policy, for example the need to recognise green infrastructure, reinforce the landscape backdrop and link the site with the town</p>
A few comments supported the proposed allocation and the identification of heritage assets within the policy. Cambridgeshire County Council comments were limited to matters regarding access, a transport assessment and the possible need for a temporary waste recycling facility during construction.	
However, the identification of St Ives West as an area for growth is a matter that raised considerable objection. The St Ives West Urban Design Framework, which was referenced in the Stage 2 documents, was opposed by the group, Stop Houghton East Development (SHED). A judicial review of the St Ives West Urban Design Framework (UDF) determined that although the UDF did not constitute an allocation it should have been prepared as a supplementary planning document which resulted in the High Court's decision in May 2013 to quash the St Ives West UDF.	
A further process has started as Houghton and Wyton Parish Council has formed a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. The Area, which covers the whole parish, was approved on 19th December 2012. The proposed Neighbourhood Area was subject to public consultation for 6 weeks between Monday 8th October and Monday 19th November 2012, in accordance with Regulation 6 of the Neighbourhood Planning Regulations 2012.	
General comments on the Stage 2 documents queried the extent of the St Ives West draft allocation in relation to the identified direction of growth in the Core Strategy 2009. Some comments sought that alternatives be found to accommodate the need for growth instead of providing for growth in this location.	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Objections on the Stage 2 draft allocation were raised relating to the impact on traffic, the impact on the local economy, the impact on views, particularly from the south, the perceived merging of St Ives and Houghton, unnecessary development with need being met by development elsewhere, adverse impact on character of St Ives and Houghton and insufficient consideration given to infrastructure.</p>	
<p>Concern was expressed about the effectiveness of protection of the gap between Houghton Grange and the main body of Houghton village, access to school provision, whether sports facility provision had been assessed, flood risk, sewerage, and surface water flooding. Protection of the Ouse Meadows for their landscape value was sought.</p> <p>Comments also suggested development should be limited to Houghton Grange only at lower density and that land east of Houghton Grange be identified as strategic green space or as a local green space.</p>	
<p>Comments were also made on the Draft Environmental Capacity Study which contained a draft sustainability appraisal of the St Ives West site and all other sites. One comment noted that St Ives West is currently beyond the 400m threshold distance from local shops.</p>	<p>The indicator on this, which was identified as being neutral given that a proposal for a local shop was identified in the St Ives West Urban Design Framework and the draft allocation, was amended for Stage 3 to indicate that there is no shop within the threshold at present.</p>
<p>SI 2: Bank Road, St Ives</p>	
<p>Comments on this site raised issues relating to access, its location within the St Ives Waste Water Treatment Works Safeguarding Area and the consequential requirements of development proposals and its planning status.</p>	<p>Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it was decided it is not necessary to allocate the land.</p>
<p>SI 3: Caxton Road, St Ives</p>	
<p>The issue of access was raised in relation to this site.</p>	<p>Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it was decided it is not necessary to allocate the land.</p>
<p>SI 4: Compass Point, St Ives</p>	
<p>The issue of access was raised in relation to this site.</p>	<p>Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.</p>
<p>SI 5: South of New Road, St Ives</p>	

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Comments on this site raised issues relating to access, the location of the site within the St Ives Conservation Area and its planning and development status.	Development commenced: The site has the benefit of planning permissions for redevelopment of 14 homes which has started and for office development. Consequently it is not necessary to take forward the residential part of the site as a proposed allocation. The part of the site with planning permission for office development is smaller than the 0.2ha threshold. It has therefore been decided that it is not appropriate to allocate the land.
SI 6: Former Car Showroom, London Road, St Ives	
Comments on this site raised issues relating to access, the location of the site within the St Ives Conservation Area and that approximately half the site lies within the Sand and Gravel Minerals Safeguarding Area	Amendments were made to the proposed allocation for Stage 3 to ensure that the conservation area is addressed. The Development Guidance was amended to refer to the Sand and Gravels Minerals Safeguarding Area.
SI 7: Former St Ives Motel, London Road, St Ives	
Comments on this site raised issues relating to access, the location of the site within the St Ives Conservation Area and its planning and development status.	Development commenced: The site has the benefit of planning permissions for redevelopment which has been commenced. Consequently it is not necessary to take forward the site as a proposed allocation.

St Ives Additional sites submitted at Stage 2 recommended for allocation

Issue raised	Response to issue
Giffords Farm, St Ives (in Holywell-cum-Needlingworth parish)	
This land was proposed for allocation in response to the Stage 2: Strategy and Policies consultation. It would provide for additional employment development in the east of St Ives. Evidence was submitted that the land and buildings in and around St Ives is dominated by office space and this land could provide for light industrial uses.	This land is assessed further in the Environmental Capacity Study where it is noted that a flood risk assessment will be required. Draft employment allocation SI 3 was added to the Stage 3 Draft Local Plan.
Vindis Car Showroom, Low Road, St Ives (in Fenstanton parish)	
This land was suggested for allocation following information that the Volkswagen dealership is relocating to Huntingdon. A development brief may be prepared for the site.	The site is assessed further in the Environmental Capacity Study. A housing allocation SI 4 was added to the Stage 3 Draft Local Plan.
St Ives Football Club	
This site was previously identified in the 2010 SHLAA as being potentially available, suitable and deliverable on the basis that appropriate alternative facilities would be provided. The site	The site is assessed further in the Environmental Capacity Study. The site is in a relatively sustainable location close to services and facilities. Although not strictly

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>was not included at Stage 2 on the understanding that the site was not available, but it is now understood that it is the intention of St Ives Football Club to move from this site.</p>	<p>speaking a brownfield site, as it has been in use as a football pitch, the site is not greenfield in the sense that it has not been in previous use. A housing allocation SI 5 was added to the Stage 3 Draft Local Plan but development of the site will first require appropriate alternative provision being made.</p>

St Ives Additional sites submitted at Stage 2 not recommended for allocation

Issue raised	Response to issue
Land to the rear of Two Marks, St Ives (in Hemingford Grey parish)	
<p>This land was proposed for allocation in response to the Stage 2: Strategy and Policies consultation.</p>	<p>Discounted: The land was not considered suitable for further assessment as virtually all of the site is within flood zone 3a with climate change allowance and there is a lack of clear means of suitable access.</p>
East of Old Ramsey Road, St Ives	
<p>This land was proposed for allocation in response to the Stage 2: Strategy and Policies consultation. It would provide for additional residential development to the north of St Ives.</p>	<p>Discounted: This land is assessed further in the Environmental Capacity Study. The land was not considered suitable as it is distant from the centre of St Ives and it is considered more sustainable to have large scale development at Wyton on the Hill rather than in this greenfield location.</p>
Adjacent Harrison Way, St Ives	
<p>This land was proposed for allocation in response to the Stage 2: Strategy and Policies consultation.</p>	<p>Discounted: The land was not considered suitable for further assessment as virtually all of the site is within the functional flood plain, flood zone 3a or flood zone 3a with climate change allowance and a significant proportion of the land is designated as a County Wildlife Site.</p>

Ramsey Spatial Planning Area

View summary: 'Ramsey Spatial Planning Area'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Ramsey Spatial Planning Area sites'>

Ramsey Potential Development Sites

Issue raised	Response to issue
RA 1: South of the Foundry, Factory Bank, Ramsey	
The site's owner responded to the Stage 2 consultation supporting its allocation, but suggesting B1a office use in addition to industrial/ storage uses;	Office use is not considered appropriate due to highways constraints. Office use would potentially mean more vehicles accessing the site than is appropriate.
Cambridgeshire County Council stated that access to the site should be via the existing roundabout on St Mary's Road and a transport assessment should be provided to ensure highway network suitability. The policy and Development Guidance were amended for Stage 3 to satisfy the County Council's concerns. The County Council wished reference to be made to the Waste Water Treatment Work Safeguarding Area (WwTWSA).	The Development Guidance was amended to make reference to the WwTWSA and the need for an odour assessment. Similarly, reference was made to the Waste Consultation Area.
Middle Level Commissioners (MLC) stated that the Council has failed to consider the impact on the usable area and viability of the site of the 20 metre wide maintenance access strip alongside High Lode. No change is considered necessary as the developable area was assessed taking this into account. They wished it to be noted that MLC will not permit new 'ribbon' development along their watercourses under their bye-laws. MLC confirmed that a drainage strategy and flood risk assessment would be required. They also raised issues of volumes and rates of flow into High Lode, and made reference to ongoing discussions with Anglian Water on discharges. The Development Guidance was updated to reflect these points. MLC also noted that the site is unlikely to be suitable for soakaways or other infiltration devices. The Sustainability Appraisal in the Environmental Capacity Study was amended accordingly. After a request for more information, MLC reiterated that they consider this site inappropriate and feel that further use should be discouraged. They will not consent to a 'permanent' road along the embankment.	The Development Guidance was updated to state that improvements to Factory Bank should satisfy MLC.
One respondent had concerns that the land is not suited to storage/ distribution due to highways issues.	No further change to the policy is considered necessary as the policy requires improvements to be made to the road network sufficient to serve the site.
RA 2: Ramsey Gateway	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Cambridgeshire County Council stated that access to the site should be via the existing roundabout on St Mary's Road.	No change to the draft policy is considered necessary as this is already stated.
English Heritage (now Historic England) requested reference to the site's location in the Conservation Area within the policy.	This was amended accordingly.
One respondent questioned the site's achievability/ viability given that it was previously allocated but remains undeveloped.	No change is considered necessary; the site's owners confirmed its availability for development in the Annual Monitoring Report survey in November 2012, and that it can be delivered during the Local Plan period.
The Middle Level Commissioners (MLC) confirmed that a drainage strategy and flood risk assessment would be required. They also commented on issues of volumes and rates of flow into High Lode, and made reference to ongoing discussions with Anglian Water on discharges.	The development guidance was updated to reflect these points. MLC stated that the use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Sustainability Appraisal in the Environmental Capacity Study was amended accordingly.
RA 3: Ramsey Gateway (High Lode)	
The site owners responded to the Stage 2 consultation supporting the site's allocation but claiming that during discussion relating to the outline planning application on the site, agreement was reached that there is no longer a requirement for a footbridge over High Lode.	The Council has come to no such agreement, and the policy wording was not changed.
Cambridgeshire County Council stated that access to the site should be via the existing roundabout on St Mary's Road with appropriate transport assessment provision to ensure the highway network is suitable. The draft policy and Development Guidance were amended to address this. The County Council noted the site currently includes a scrapyard and suggested a 250 metre buffer.	No change to draft policy considered necessary as the policy already makes provision for noise protection from the scrapyard.
The Middle Level Commissioners (MLC) confirmed that a drainage strategy and flood risk assessment would be required. They also stated that navigation related improvements to the Ramsey Basin must form part of development proposals. MLC commented on issues of volumes and rates of flow into High Lode, and made reference to ongoing discussions with Anglian Water on discharges.	The policy and Development Guidance were updated to reflect these points. MLC stated that the use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Sustainability Appraisal in the Environmental Capacity Study was amended accordingly.
One respondent objected to the site's allocation for residential development on grounds of suitability, viability and deliverability due to the presence of the scrapyard, requirement for a footbridge, MLC access strip, and adjacent employment uses. The objector suggested the site be identified for employment and to allocate elsewhere for dwellings, such as their site.	No change to draft policy considered necessary as the policy reflects the fact that the site already has the benefit of outline planning permission for residential development as part of a larger mixed-use site incorporating the already constructed superstore and community centre.

Issue raised	Response to issue
One respondent asked that the site should also incorporate car parking space for the adjacent community centre.	A change to the policy is not considered necessary as the planning permission for the community centre set out that parking would be shared with the neighbouring health centre.
RA 4: Stocking Fen Road, Ramsey	
Comments on this proposed development site raised issues relating to access, Waste Water Treatment Works Safeguarding and drainage.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
RA 5: Whytefield Road, Ramsey	
The site's owner confirmed the site's availability during the Stage 2 consultation, and stated that it can be delivered in the Local Plan period.	N/A
Cambridgeshire County Council stated that suitable access should be provided, designed to cater for the eventual usage of the site.	The policy was amended accordingly.
English Heritage (now Historic England) asked for reference to be made to the site's location within Ramsey Conservation Area.	The policy was amended accordingly.
The Middle Level Commissioners (MLC) confirmed that a drainage strategy and flood risk assessment would be required. They also commented on issues of volumes and rates of flow into High Lode, and made reference to ongoing discussions with Anglian Water on discharges. The Development Guidance was updated to reflect these points. MLC stated that the use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal	The Sustainability Appraisal in the Environmental Capacity Study was amended accordingly.
RA 6: Adjacent Unit 5 Bury Road, Ramsey	
Permission was granted in October 2010 for residential development as envisaged in the draft allocation (0900068REM). Conditions have been discharged and construction commenced in September 2012.	Development commenced: Due to the commencement of construction there is no need to allocate the site and it has been removed.
RA 7: RAF Upwood and Upwood Hill House	
The site owners responded to the Stage 2 consultation stating that the site has long been identified for potential development, however they are of the view that partial redevelopment of the site on this scale is not viable and will not, therefore, be implemented. They consider the proposed housing growth options for the Ramsey SPA are too low to meet need, and the site's capacity should be higher to deliver the growth required. Warboys Parish Council objected to proposed	Although it is recognised that there are differing views on the most appropriate future for this area, the strategy as set out in the Stage 2 documents was continued to Stage 3 in recognition that there has been no change in the Council's position since the last Planning Inspectorate decision.

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
development at RAF Upwood due to the inadequacy of B1040 to support additional housing growth. One respondent suggested RAF Upwood be considered for development of a new town of mixed use.	
Cambridgeshire County Council stated that suitable access will be required with a transport assessment indicating that the surrounding network is adequate and with required improvements to infrastructure, details of any road improvements supplied, and access to be designed to cater for the eventual usage of the site. No change to the policy is considered necessary as the policy already states that a master planning exercise will be required, which will cover these points. The County Council have also indicated that they will require a waste management strategy and audit throughout the construction phase.	The development guidance was amended accordingly.
The Middle Level Commissioners (MLC) confirmed that a drainage strategy would be required. The policy already includes this. MLC commented on issues of volumes and rates of flow into High Lode, and made reference to ongoing discussions with Anglian Water on discharges, and the Development.	Guidance has been updated to reflect these points.

Ramsey Additional sites submitted at Stage 2 recommended for allocation

Issue raised	Response to issue
Field Road, Ramsey	
This site was proposed for allocation during the Stage 2: Strategy and Policies consultation.	It would provide residential development in a sustainable location close to the services and facilities of Ramsey. The site is further assessed in the Environmental Capacity Study. Draft allocation RA 4 is included in the Stage 3 Draft Local Plan.

Ramsey Additional sites submitted at Stage 2 not recommended for allocation

Issue raised	Response to issue
East of Valiant Square, Bury	
This site was put forward for allocation through the Stage 2: Strategy and Policies consultation.	Discounted: The site was assessed in the Environmental Capacity Study but was not considered suitable for allocation due to its visual prominence in the countryside and difficulties in achieving suitable access.
West of Upwood Road, Bury	

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
This site was put forward for allocation through the Stage 2: Strategy and Policies consultation.	Discounted: The site was assessed in the Environmental Capacity Study but was not considered suitable for allocation due to its visual prominence and role in forming a landscape gap between Bury and Ramsey.
Land at Stocking Fen Road	
This site was put forward for allocation through the Stage 2: Strategy and Policies consultation.	Discounted: The site was not considered suitable for further assessment due to its proximity to a sewage works and flooding issues.
Land opposite 27 Bury Road, Ramsey	
This site was proposed for development through the Stage 2: Strategy and Policies consultation.	Discounted: The site was considered to have a capacity of less than 10 dwellings and therefore did not fulfil the criteria for allocation.
Land South of the High Street, Ramsey	
This site was put forward for allocation through the Stage 1: Issues and Options consultation. In January 2013 the site's former agent advised they were no longer acting for the landowner.	Discounted: As the site's availability is unknown it has not been taken further. More than half the site lies in the flood plain.

Appendix B: Stage 2 - detail

Key Service Centres

View summary: 'Key Service Centres and Small Settlements'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Key Service Centre sites'>

Buckden

Buckden sites

Issue raised	Response to issue
New site: East of A1, Buckden (incorporating Land off Mayfield)	
Part of this site was assessed in the first draft of the Environmental Capacity Study (Land off Mayfield) and was considered currently unachievable due to the difficulty in achieving access. A wider site including additional land to the south was put forward in response to the Stage 2: Strategy and Policies consultation.	Discounted: The wider site is assessed in the Environmental Capacity Study but not considered suitable for allocation due to issues of coalescence with Stirtloe, over-dominance of scale for the village as well as the already identified difficulty in achieving suitable access.
New site: Land south of Vineyard Way, Buckden	
The site was put forward in response to the Stage 2: Strategy and Policies consultation.	Discounted: The site was not considered suitable for further assessment due to its proximity to the sewage works, impact on landscape and issues with access.
New site: Land off Lucks Lane, Buckden	
The site was put forward in response to the Stage 2: Strategy and Policies consultation.	Discounted: The site was not considered suitable for further assessment due to its proximity to the sewage works and potential for coalescence of Buckden with Stirtloe.

Fenstanton

Fenstanton Sites

Issue raised	Response to issue
FS 1: Cambridge Rd, Fenstanton	
The landowners responded to the Stage 2 consultation supporting the allocation of this site. The site has been identified in the SHLAA and allocation is consistent with the previously identified direction of growth in the Core Strategy. Further information was received from the landowners in February 2013 indicating that they are interested in preparing a planning application.	N/A
An objector pointed out that development of the land was refused on appeal in 1987. The concerns of the inspector related to the rural setting of Fenstanton. The same objector is generally concerned with growth in Fenstanton.	The draft development guidance refers to the need for setbacks, landscaping and other measures designed to reduce the visual impact of the development, such that the total amount of developable area is only some 50% of the site. As a key service centre where growth was identified in the Core Strategy it is reasonable to allow for some growth.
The County Council indicated concern that minerals should be extracted before development if they are of economic value.	Further advice was sought from the County Council who indicated that in this case mineral extraction was unlikely to be economically viable.
Fenstanton Parish Council requested reference to air pollution in the introduction to the site.	The introduction was removed from the Stage 3 consultation so the change is no longer relevant.
FS 2: Ivy Nursery, Fenstanton	
The landowner responded to the Stage 2 consultation supporting allocation of this site. Fenstanton Parish Council noted that a planning application had been made for a larger number of homes than is proposed in the allocation.	The planning application was revised in April 2013 (1200590OUT).
FS 3: Lakeside Technology Park, Fenstanton	
This 8.8ha site is undeveloped apart from road access but it has a long history of planning permissions.	Discounted: The site is an Established Employment Area identified in Policy LP19 and in common with all such sites it was decided it is not necessary to allocate the land.
New site: Former Dairy Factory, Fenstanton	
Dairy Crest closed its 3.2ha site at Fenstanton in 2013 and commenced marketing for sale. The Council has discussed the potential future development of the site with the landowners and interested parties.	Draft allocation FS 3 was prepared recognising that this is previously developed land in a good location within the village.
New site: Allotments and Land to East, Fenstanton	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The owner of a 2.4ha site to the east of the bridge over the A14 submitted a request during the Stage 2 consultation that the site be allocated for residential development and allotments. 40 homes was suggested, which compares to the 65 homes proposed on the 3.9ha FS1 site to the west as about the same density of 16 homes per hectare. The proposed density reflects the need for setbacks from the A14 and land to be set aside for allotments on this site and open space on the FS1 site. The site is affected by noise and air pollution from the A14. It is also constrained by large drains.</p>	<p>Discounted: The site was considered, along with the FS1 site, as an area with potential capacity in the draft environmental capacity study. However the potential capacity identified was that to the west on the FS1 site. The site has been included in the Environmental Capacity Study. It is considered that the amount of residential development already proposed for Fenstanton on sites FS1, FS2 and the Dairy Crest site is appropriate for the size of Fenstanton within the timeframe of the Local Plan and that it is not appropriate to allocate this site.</p>
<p>New site: West End</p>	
<p>Approximately 7ha in two parcels either side of Hilton Road and with frontage to West End Road were put forward as a potential site for allocation by the owner during the Stage 2 consultation. The proposal was for 80-100 houses together with recreational facilities. A playing field and car park were suggested, together with the possibility of a village hall.</p>	<p>Discounted: Overall it is considered that this site is not well connected to Fenstanton and therefore inappropriate for the development suggested.</p> <p>Part of of the site was considered as 'D' in the draft environmental capacity study as an area of landscape importance. The draft noted that this area is unsuitable for development as it is perceived as an integral part of the wider agricultural landscape. The location beyond the A14 would also prevent effective integration of the new development with the village of Fenstanton.</p> <p>The Council's consistent position on development of this site reflected in the SHLAAs to date has been to indicate that development is not suitable. The site has therefore not been included in the revised Environmental Capacity Study.</p>

Kimbolton

Kimbolton Sites

Issue raised	Response to issue
KB 1: Harvard Industrial Estate, Kimbolton	
Comments on this proposed development site raised issues relating to access and transport infrastructure.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.
KB 2: West of Station Road, Kimbolton	
The site's agent has confirmed its immediate availability.	The policy was amended to reflect County Council comments.
Cambridgeshire County Council commented that access should be in accordance with the speed of the road, and designed to cater for the eventual usage of the site. The County Council also stated a pedestrian link should be provided into Kimbolton; however no change is considered necessary as this is already in the draft policy. The County Council noted that the site is within a Sand and Gravel Mineral Safeguarding Area but given the size/ location of the site it is unlikely to be worked. However, should workable mineral be extracted as part of future development, it must be put to a sustainable use either on/off site.	The site boundary was amended for Stage 3 to exclude the western portion of the site, and the capacity increased slightly on the advice of the Council's Urban Design officer to restrict development to the north eastern side and reflect a more appropriate density. The development guidance was updated to reflect the mineral safeguarding area.
Kimbolton & Stonely Parish Council had no objection to the site as an exceptions site; however, the site has not been limited to affordable housing as is often the case with exceptions sites. One other respondent supported the site as a sensible option which will make a more coherent link between Montagu Gardens and the rest of Kimbolton.	
New Site: Land adjacent Bicton Industrial Estate	
This site was proposed for development through the Stage 2: Strategy and Policies consultation.	It would provide for an extension to the adjacent successful industrial estate and would provide additional employment opportunities within the area. This land is assessed further in the Environmental Capacity Study. As new employment land draft allocation KB 2 is included in the Stage 3 Draft Local Plan.
New site: Land at Kimbolton School	
This site was proposed for development through the Stage 2: Strategy and Policies consultation.	Discounted: No details were supplied of proposed boundaries or uses. The site was not considered suitable for further assessment due to issues with flooding and trees.
New site: North of London Road	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
This site was proposed for development through the Stage 2: Strategy and Policies consultation.	Discounted: The site is approximately 2.5ha in size and is predominantly comprised of a single large field currently uncultivated grassland. Due to flooding issues the developable area would be disconnected from the existing built-up area of the village where it would have greatest impact on the landscape. The site may be suitable for further exploration with Kimbolton Parish Council for potential use for a rural exceptions site.

Sawtry

Sawtry Sites

Issue raised	Response to issue
SY 1: North of Tort Hill, Sawtry (later named East of Brookside)	
<p>Two respondents supported the site's allocation for employment uses, one of whom requested that additional land is included in the allocation. The respondent stated that access is achievable at two points along the industrial estate's eastern edge and potentially via Tort Hill with improvements to the highway, and disagreed that integration with Sawtry would be difficult. Sawtry Parish Council objected due to poor vehicular access. Cambridgeshire County Council confirmed that access could be gained into the wider site, incorporating the extra land put forward, via Brookside.</p>	<p>The site boundary was amended to incorporate the additional land put forward in order that access may potentially be achieved from Brookside. Additionally, land to the east was removed from the site boundary as development is only deemed suitable in the western part immediately adjacent the existing industrial area. Further assessment by Council officers has concluded that access for employment uses could only be via the existing industrial estate access road (Brookside) and Glatton Road - Tort Hill would not be suitable for industrial usage and upgrading would not be appropriate because of the impact on existing residential properties.</p>
<p>Cambridgeshire County Council pointed out the site falls within the Brickclay Mineral Safeguarding area, although this is unlikely to be worked so no objections were raised.</p>	<p>The development guidance was amended to incorporate reference to the mineral safeguarding area</p>
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required. They also stated that a 9 metre wide maintenance access strip for the open watercourse that bisects the site would be required. They expressed concern that the effect the access strip would have on the developable area of the site did not seem to have been considered. The MLC also expressed concern about the effect of surface water run off on Catchwater Drain and stated that it should be restricted to greenfield rates. The MLC noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	<p>The development guidance was amended to incorporate reference to the requirements for a drainage strip and flood risk assessment and provide guidance on the impacts of surface water run-off.</p> <p>The Sustainability Appraisal in the Environmental Capacity Study was amended to reflect MLC comments.</p>
SY 2: East of Glebe Farm, Sawtry	
<p>Linden Homes has indicated support for the site's allocation. Nearby residents pointed out that the site is prone to flooding, particularly the corner bordering Sawtry Brook. Sawtry Parish Council supported the site, saying access must only be via Gidding Road, and consideration should be given to flooding issues.</p>	<p>The development guidance was amended to incorporate reference to the requirements for a drainage strip and flood risk assessment and provide guidance on the impacts of surface water run-off.</p> <p>The Sustainability Appraisal in the Environmental Capacity Study was amended to reflect MLC comments.</p>
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required. They also stated that a 9 metre wide maintenance access strip for the open watercourse that forms the northern boundary of the site would be required. They expressed concern that the effect the access strip would have on the developable area of the site did not seem to have been</p>	<p>Guidance on access arrangements has been clarified and reference to the mineral safeguarding area incorporated.</p> <p>No change to the capacity of the site is considered necessary, as allowance was made for flood risk and environmental protection.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>considered. The MLC also expressed concern about the effect of surface water run off on Catchwater Drain and stated that it should be restricted to greenfield rates. The MLC also noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	
<p>Cambridgeshire County Council stated that suitable access will be required with a transport assessment indicating the surrounding network is adequate with required improvements to infrastructure and details of any road improvements to be supplied. They also stated the existing Gidding Road width to the proposed access should be increased and suitable pedestrian links provided into Sawtry. The County Council also pointed out that the site falls within the Brickclay Mineral Safeguarding Area although it is unlikely to be worked so no objections were raised.</p>	
<p>David Wilson Homes & Kier Developments objected to the suggested capacity due to the site's rural nature and location on the edge of Sawtry. They stated that it should be reduced to allow protection of environmental assets reflecting the transitional character from village to countryside.</p>	
<p>SY 3: Chapel End, Sawtry (later named West of St Andrew's Way)</p>	
<p>David Wilson Homes & Kier Developments responded in support of the allocation but objecting to the suggested density, saying it was too low. The response suggested that the site could be developed at 20-25dph without causing harm to heritage assets, delivering 46-58 dwellings. The owner of land to the east suggested their land could be considered together with this site and could potentially provide access.</p>	<p>The allocation was renamed, amended and the site boundary redrawn to encompass the additional land to the east, with a higher capacity and substantial open space to the north of the site.</p>
<p>Sawtry Parish Council objected, stating the site should not be built upon due to the difficulty of providing access and the site's rural aspect which forms the entrance to the village. Another respondent objected stating development would adversely impact on the character of the area and village as a whole.</p>	
<p>Cambridgeshire County Council stated that suitable access is required from St Andrews Way only. Access via Chapel End is very poor in relation to the existing highway width. Details of any road improvements are to be supplied. The County Council also pointed out that the site falls within the Brickclay Mineral Safeguarding Area although it is unlikely to be worked so no objections were raised.</p>	<p>The development guidance was amended to include reference to the mineral safeguarding area.</p>

Issue raised	Response to issue
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required. They also expressed concern about the effect of surface water runoff and stated that it should be restricted to greenfield rates. They noted that the site is unlikely to be suitable for soakaways or other infiltration devices</p>	<p>The draft allocation and development guidance were amended to reflect concerns over flooding issues, including the requirement for a flood risk assessment and restrictions on surface water run-off. The Sustainability Appraisal in the Environmental Capacity Study was amended to reflect MLC comments.</p>
<p>SY 4: South of St Andrew's Way, Sawtry</p>	
<p>The site's owner has supported the site's allocation. Marrons also support the site's allocation, although they state that development should not be restricted to B uses, but allocated for all forms of commercial and allied forms of development.</p>	<p>After re-assessment by the Council the proposed allocation was amended to one for a limited amount of residential development Amendments were made to reflect the need for a transport assessment and suitable access</p>
<p>Sawtry Parish Council objected, stating that access from St Andrews Way would be dangerous due to the volume and speed of traffic.</p>	<p>The development guidance has been amended to reflect the minerals safeguarding area, requirements for flood risk assessment and restrictions on surface water run-off.</p>
<p>Cambridgeshire County Council stated that suitable access will be required and a transport assessment is needed to identify any required improvements to infrastructure. The County Council also pointed out that the site falls within the Brickclay Mineral Safeguarding Area although it is unlikely to be worked so no objections were raised.</p>	
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required. They also expressed concern about the effect of surface water runoff and stated that it should be restricted to greenfield rates. The County Council noted that the site is unlikely to be suitable for soakaways or other infiltration devices</p>	<p>The Sustainability Appraisal in the Environmental Capacity Study was amended to reflect MLC comments.</p>
<p>SY 5: Gidding Road, Sawtry</p>	
<p>Permission was granted in June 2012 for a residential scheme as envisaged in the draft allocation (1100722REM). Conditions have been discharged and construction commenced in January 2013.</p>	<p>Development commenced. Due to construction starting there is no need to allocate the site and it was removed.</p>
<p>SY 6: Old Great North Road, Sawtry</p>	
<p>Comments on this proposed development site raised issues relating to access and transport infrastructure, the Brickclay Safeguarding Area and drainage.</p>	<p>Discounted: The site is an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.</p>
<p>SY 7: Bill Hall Way, Sawtry</p>	

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The owner of the northern part of the site suggested it is suitable and available for residential development, and considered 35 dwellings achievable from year 16 of the Local Plan onwards.</p>	<p>The boundary of the site was amended to show the northern part only to reflect access constraints. The site is not considered to be suitable for residential development due to issues of flooding, lack of connectivity with the village and problems with achieving suitable access for residential use. The development guidance was amended to reflect requirements for flood risk assessment and restrictions on surface water run-off.</p>
<p>Sawtry Parish Council stated that it rents the southern half of the site from the Sawtry Internal Drainage Board. It was identified as a site for flood alleviation and in their view is totally unsuitable for any development. MLC confirmed that they lease the southern field to the parish council. It forms part of the Board's infrastructure and could be used as a flood storage area.</p>	
<p>The owner of nearby land objected to this site's development for employment use due to its proximity to housing and issues with access and flooding.</p>	
<p>MLC confirmed that a drainage strategy and flood risk assessment would be required along with a 9 metre wide maintenance access strip for the open watercourses bisecting the site. They expressed concern that the effect the access strip would have on the developable area of the site did not seem to have been considered. MLC also expressed concern about the effect of surface water runoff and stated that it should be restricted to greenfield rates. MLC noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	<p>The Sustainability Appraisal in the Environmental Capacity Study was amended to reflect MLC comments.</p>
<p>Cambridgeshire County Council stated that suitable access is required and a transport assessment should indicate required improvements to infrastructure. After further discussions with the County Council on the northern part of the site only, the County Council has stated that access for employment use should be via Bill Hall Way only. Access via Stanch Hill Road would not be appropriate for employment uses.</p>	<p>The policy was amended accordingly.</p>
<p>New Site: North of Black Horse Industrial Estate, Sawtry</p>	
<p>This site was proposed for allocation through the Stage 2: Strategy and Policies consultation. It comprises 1.6ha of agricultural land.</p>	<p>It would provide for an extension to the adjacent successful industrial estate and would provide additional employment opportunities within the area. The site was assessed in the Environmental Capacity Study and found to be suitable. As this is to be new employment land draft allocation SY 5 is added to the Stage 3 Draft Local Plan.</p>
<p>New Site: South of Gidding Road, Sawtry</p>	
<p>This site was proposed for allocation through the Stage 2: Strategy and Policies consultation</p>	<p>Discounted: The site was assessed in the Environmental Capacity Study but was considered unsuitable for development due to lack of connectivity</p>

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
	and visual impact. There was also a later submission for a small portion of the larger site. This smaller site was considered to have a capacity of less than 10 dwellings and therefore did not fulfil the criteria for allocation.
New Site: Land west of Glatton Road, Sawtry	
This site was proposed for allocation through the Stage 2: Strategy and Policies consultation.	Discounted: The site was not considered suitable for further assessment due to its visually prominent location in open landscape and poor access to services.

Appendix B: Stage 2 - detail

Somersham

Somersham Sites

Issue raised	Response to issue
SM 1: Newlands, St Ives Road, Somersham	
<p>The site's owner supported its allocation, but requested it be made clear that the suggested site capacity is notional at this stage. Application 1101361OUT for a two storey care home on approximately 0.8ha of the site was approved in January 2012. Somersham Parish Council recognised this in their comments and also stated that the area was allocated for employment in the previous Local Plan and wished to see some of the site retained for employment use to encourage/sustain local small businesses. Councillor S Criswell reiterated these comments.</p>	<p>The draft allocation was amended for Stage 3 to require improved drainage. The site was allocated for employment in the 1995 Local Plan but has never been taken up for employment since then. The approved care home is expected to generate around 60 new jobs.</p>
<p>Further letters received in April 2013 raised concerns about development following flooding of properties to the south caused by a drains alongside and to the front of the site not operating properly.</p>	
<p>Cambridgeshire County Council stated that access should be in accordance with Manual for Streets criteria, with access designed to cater for the eventual usage of the site. Suitable pedestrian links should be provided connecting to the village centre. A pedestrian footpath into the village is required as a condition of the 1101361OUT consent.</p>	
SM 2: Rectory Lane, Somersham	
<p>The site's owner supported its allocation and confirmed its immediate availability and also put forward the adjacent land off The Pasture for allocation.</p>	<p>The site boundary was extended to incorporate the adjacent land in the same ownership, together with the area of land which will be required for access from The Pasture. The capacity of the part of the site accessed off Rectory Lane was reduced to approximately 5 dwellings, which will help address nearby residents' concerns. The Council's Transport Planning Officer has assessed the site and concludes that although Rectory Lane Lane is narrow, it is adequate for the limited amount of residential development proposed. The rest of the site (approximately 15 dwellings) will be accessed from The Pasture only. The draft allocation was amended to include production of a Design Brief to ensure an appropriate form of development is achieved on the site, in keeping with its sensitive location.</p>
<p>Cambridgeshire County Council stated that access should be in accordance with Manual for Streets criteria, with access designed to cater for the eventual usage of the site; Rectory Lane is limited in width, and improvements will be required.</p>	
New Site: Somersham Town Football Ground and Pond Closes	
<p>The site's owner has put forward this site with a proposal for housing on some of the land.</p>	<p>This area was identified within the 'C' area contained in the draft Environmental Capacity Study consulted on at Stage 2. Development of the wider area would</p>

Issue raised	Response to issue
	<p>adversely affect the open, rural character of the southern edge of Somersham, but limited development of the football club close to the road could be accommodated within the landscape.</p> <p>Draft allocation SM 3 was prepared which provides for housing on the football ground subject to this sports field use being appropriately relocated. A site was identified for the relocation.</p> <p>The draft allocation makes no provision for housing on the area identified as Pond Closes (a fishpond associated with the Medieval Magnate's moated residence (the Bishop of Ely's Palace)) part of the site, but improvements to the existing footpath may be required.</p>
New Site: Chatteris Road	
<p>As part of the Somersham Town Football Club proposal for housing on its existing site, the agent for the football club has confirmed that the owner of a 5ha site on Chatteris Road wishes to have this land allocated for open space to enable the football club to relocate.</p> <p>A plan has been prepared showing the three pitches together with a clubroom and covered stand for the main pitch and floodlighting on the main pitch and all weather pitch.</p>	<p>The site is assessed within the Environmental Capacity Study.</p> <p>The site is sufficiently large for a main pitch, a reserve pitch and an all weather pitch.</p> <p>Draft allocation SM 4 was prepared for Stage 3 noting that flooding will need to be addressed and buildings and floodlighting sensitively designed.</p>
New Site: North of The Bank	
<p>The site's owner has put forward 2.1ha for housing.</p>	<p>A smaller part of the same site was considered in the 2008 SHLAA but was considered to be too distant from the village centre. The site is currently vacant and could be brought forward for development immediately.</p> <p>The site is assessed within the Environmental Capacity Study.</p> <p>Despite the distance from the centre, draft allocation SM 5 was prepared for Stage 3 as the site is relatively free of constraints and only a limited number of other sites have been identified for future housing development in this key service centre.</p> <p>It is expected that any development proposal will identify enhancements to the local rights of way network, access to the Local Nature Reserve to the northwest and cycleway improvements.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Warboys

Warboys Sites

Issue raised	Response to issue
WB 1: Woodlands, Warboys	
Comments on this site raised issues relating to access and availability.	Discounted: As part of the site has been confirmed as no longer being available and the remaining parts are below the 0.2ha threshold for allocations this site has not been taken forward as a proposed allocation.
WB 2: South of Farrier's Way, Warboys	
<p>There were representations of both support and objection to this proposed site during the Stage 2 consultation. There were several comments that suggested development of the site should include higher capacity, variously up to 126 dwellings in total. Objections were made to the proposed pedestrian link to the adjacent sports ground. Cambridgeshire County Council commented that access should be limited to Farriers Way only due to the restrictive width of Bencroft Lane. There were also suggestions that development of the site make specific contributions to further sports provision.</p> <p>A representation was submitted for a small parcel of land adjacent to the site requesting it also be incorporated, this has been added for the Stage 3 consultation. It has also been noted that there were errors in the Stage 2 documentation concerning the site boundary of this site.</p>	The site has been amended to include the additional land along the eastern boundary.
New site: West of Ramsey Road, Warboys	
Two partially overlapping submissions were proposed during the Stage 2 consultation. The land currently comprises 1.7ha of grassland and trees.	The site is assessed further in the Environmental Capacity Study. Draft allocation WB 2 has been added for the Stage 3 Draft Local Plan.
New site: Rear of 64 High Street, Warboys	
This land was proposed through the Stage 2 consultation. It comprises 0.4ha of previously developed land and was put forward for residential development.	This site is assessed further in the Environmental Capacity Study. Draft allocation WB 3 has been added for the Stage 3 Draft Local Plan.
New site: West of Station Road, Warboys	
This land was proposed for allocation through the Stage 2 consultation.	Discounted: It comprises 12.5ha of predominantly arable farmland and was put forward for residential development. The land forms part of the wider countryside and contributes to the character and rural setting of the village; it is unclear how access could be

Issue raised	Response to issue
WB 1: Woodlands, Warboys	
	obtained for this scale of development given the existing configuration of roads and buildings around the site boundary.
New site: Manor Farm buildings, Warboys	
This land was proposed for development through the Stage 2 consultation. It comprises 0.6ha of land currently used for workshops and agricultural buildings and was put forward for residential development.	Discounted: The site is not classified as previously developed land as the buildings are agricultural. The potential developable area is small given the sensitivity of surrounding uses so the number of dwellings falls below the threshold for allocation.
New Site: West of Warboys	
This land was proposed for allocation through the Stage 2 consultation. It comprises in the region of 125ha of predominantly arable farmland plus an additional area identified for further potential development of approximately 22ha. The land was put forward for a mixture of residential development with public open space, a bypass and some employment land. The supporting documentation suggests phasing of development with an initial 300 homes adjacent to the south west of the village with land for around another 500 homes north of this to be enclosed by a western bypass with employment uses to the south west of this.	Discounted: The proposal is considered to be out of scale with the character of Warboys and is not recommended for allocation.
New site: Land around Airfield Industrial Estate, Warboys	
This land was proposed for employment development through the Stage 2 consultation.	Discounted: The land was not considered suitable for further assessment due to its unsustainable location in open countryside.
New site: Former Pepper Kitchens, Warboys	
This land was proposed for development through the Stage 2 consultation.	Discounted: The land was not considered suitable for further assessment as although it comprises previously developed land it is not well related to the existing built-up area.

Appendix B: Stage 2 - detail

Yaxley

Yaxley Sites

Issue raised	Response to issue
YX 1: Askew's Lane, Yaxley	
<p>Cambridgeshire County Council expressed concerns about Askew's Lane for access identifying that it would need to be widened. They also expressed concern about the junction with High Street for visibility and consequently being unsuitable for intensification of use. They also noted that the site is within the Brickclay Mineral Safeguarding Area but did not raise an objection in this respect.</p>	<p>The capacity of the site has been reduced to approximately 15 in response to the County Council's concerns over intensifying use of the junction.</p>
<p>There were observations with regard to the form development would take in relation to this part of Yaxley. It was proposed that a better form of development would be achieved if the site included land to the west of Askew's Lane.</p>	<p>Considered under new sites below.</p>
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required along with a 20 metre wide maintenance access strip for Yards End Dyke, which forms the southern boundary of the site. They expressed concern that the effect the access strip would have on the developable area of the site did not seem to have been considered. They also noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	<p>Requirement for a flood risk assessment and drainage strategy have been added to the draft allocation to address the MLC's concerns.</p>
YX 2: Land including Snowcap Mushrooms, Mere View, Yaxley	
<p>Comments on this site raised issues in relation to access. There was also concern regarding the relationship with surrounding uses specifically employment uses, but also the railway line to the east and also the impact on those existing uses. The site's availability was also questioned.</p>	<p>The draft allocation has been increased to an approximate capacity of 60 from the 40 included in the Stage 2 consultation to acknowledge the potential for a relatively high density scheme within this previously developed site.</p>
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required for the site. They expressed concern about the affect of surface water run off due to the effect on Pig Water and that it should therefore be limited to green field rates. They also noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	
<p>Comments from the owners' agent raised issues relating to the pre-application processes that taken place and the recent planning application. A planning application 1201352OUT for residential development had been submitted but was withdrawn in February 2013.</p>	

Issue raised	Response to issue
YX 3: Yax Pax, Yaxley	
<p>Cambridgeshire County Council responded to the Stage 2 consultation seeking suitable access designed to cater for the eventual usage of the site along with a transport assessment. They also noted that the site is within the Brickclay Mineral Safeguarding Area but did not raise an objection in this respect.</p>	<p>No changes were necessary.</p>
<p>The MLC confirmed that a drainage strategy and flood risk assessment would be required. They also require run-off rates to be limited to greenfield rates due to capacity issues with surface water disposal to Pig Water. They also noted that the site is unlikely to be suitable for soakaways or other infiltration devices.</p>	
<p>There was also support from the landowner for development of this site.</p>	
New site: West of Askew's Lane, Yaxley	
<p>This site was proposed during the Stage 2 consultation. It would provide for additional residential development in Yaxley.</p>	<p>Discounted: This site has been assessed further in the Environmental Capacity Study. However as only 8 homes were proposed the site falls below the threshold for proposed allocation and so is not considered appropriate for inclusion in the Stage 3 Draft Local Plan.</p>
New site: West of Holme Road, Yaxley	
<p>This site was proposed during through the Stage 2 consultation. It would provide for additional residential development in Yaxley.</p>	<p>Discounted: This site has been assessed further in the Environmental Capacity Study. Due to the proposal being for less than 10 houses it falls below the threshold for inclusion in the Local Plan.</p>
New site: East of Holme Road, Yaxley	
<p>This site was proposed during the Stage 2 consultation. It would provide for additional residential development in Yaxley.</p>	<p>Discounted: This site has been assessed further in the Environmental Capacity Study. The site is considered unsuitable and has therefore not been included in the Stage 3 Draft Local Plan.</p>
New site: South of Main Street, Yaxley	
<p>This site was proposed during the Stage 2 consultation.</p>	<p>Discounted: The site was not considered suitable for further assessment due to it being an important space in the built-up area identified in the Yaxley Conservation Area. It is also located within the landscape and visual setting of the Great Fen where development of this land is considered to be visually prominent and would potentially undermine the aims of the Great Fen to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
New site: South of the Weeks, Yaxley	
This site was proposed during the Stage 2 consultation	Discounted: The site was not considered suitable for further assessment due to it representing a visually prominent intrusion into countryside within the landscape and visual setting of the Great Fen that would potentially undermine the aims of the Great Fen to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.
New site: The Weeks, Yaxley	
This site was proposed during the Stage 2 consultation.	Discounted: The site was not considered suitable for further assessment as it comprises a parcel of land separated from the existing built-up area by a significant amount of open land. It would form a visually prominent intrusion into countryside within the landscape and visual setting of the Great Fen that would potentially undermine the aims of the Great Fen to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

Small Settlements

View summary: 'Key Service Centres and Small Settlements'	
<To 'Stage 1 - Responses to Consultation'	To Stage 3: 'Small Settlements'>

Little Staughton Site

Issue raised	Response to issue
LS 1: Little Staughton Airfield	
The issue of access was raised in relation to this site.	Discounted: The site is within an Established Employment Area identified in Policy LP19 and in common with all such sites it has been decided it is not necessary to allocate the land.

Wyton Airfield and Wyton-on-the-Hill

Issue raised	Response to issue
WT1: Wyton Airfield and Wyton-on-the-Hill	
Just 6 representations were received specifically on the Stage 2 draft allocation for Wyton airfield/ Wyton on the Hill. There was some support for the redevelopment in principle with the parish council keen to participate in any future masterplanning of the area and keen to positively address integration aspects between the existing Wyton on the Hill community and the proposed development through introduction of a joint community hub.	<p>The site was a relatively late inclusion into the stage 2 consultation material and its future availability was uncertain. At the time 3 potential parcels of land were included with suggestions of potential capacity of between 870 and 1765 new dwellings, 80 ha of employment land and associated community facilities. Recent discussions with the Defence Infrastructure Organisation have confirmed that the land identified in the stage 2 consultation as area 2 (north of Sawtry Way) will be retained for MOD purposes.</p> <p>Preliminary discussions have been held with the Defence infrastructure Organisation and the Homes and Communities Agency regarding the release of this land for redevelopment since the stage 2 consultation. These have provided greater certainty over the site's availability; the exact site area is still uncertain but it is clear that a substantial area of land to the north of Wyton on the Hill will become available. It is anticipated that the Homes and Communities Agency will progress redevelopment plans with a view to preparing the site for development after 2015. The site boundary and draft allocation have been substantially revised for the Stage 3 draft Local Plan with the number of homes increased to approximately 3750 alongside provision of a new secondary school.</p>

Appendix B: Stage 2 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Other sites in small settlements

B.12 A number of sites were put forward in small settlements in response to the Stage 1 and Stage 2 consultations. These were not assessed further as the strategy is to concentrate development in the larger settlements that offer the best provision of services and facilities and to seek to protect the character of smaller settlements and the countryside. Individual development proposals will be treated on their merits in accordance with applicable policies.

Site	Comment ID
West of Harbins Lane, Abbotsley	KSC+SS-PA38
Fen End, Gransden Rd, Abbotsley	KSC+SS-PA155
Wheatsheaf Road, Alconbury Weston	Siteinfo1
Bluntisham Road, Colne	KSC+SS-PA97
East Street, Colne	HLPio106
Hogs Styne Corner, Colne	HLPio106
Land off Cross Street, Covington	KSC+SS-PA16
Land north of Vermuyden, Earith	Late rep.
Adjacent to Field Terrace, Farcet	KSC+SS-PA127
South of Main Street, Farcet	HLPio46
West Street, Great Gransden	KSC+SS-PA23
Sand Road, Great Gransden	KSC+SS-PA95
Adjacent to A1, Haddon	KSC+SS-PA72
New England, Hilton	KSC+SS-PA26
Off Church End, Hilton	KSC+SS-PA39
Off Station Road, Holme	KSC+SS-PA73
Off Church Street, Holme	KSC+SS-PA110
North of Station Road, Holme	KSC+SS-PA84
North of High Street, Needingworth	KSC+SS-PA83
New Road, Offord Cluny	KSC+SS-PA87
Whitwell Farmyard, Offord Cluny	KSC+SS-PA126
Paxton Road Farm, Offord D'Arcy	KSC+SS-PA99
Lane End Farm, Pidley	KSC+SS-PA125
Rear of Free Church, Spaldwick	1KSC+SS-PA115

Stage 2 - detail Appendix B:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Comment ID
East of Ivy Way, Spaldwick	KSC+SS-PA116
North of Thrapston Road, Spaldwick	KSC+SS-PA114
South of High Street, Spaldwick	KSC+SS-PA117
Bury's Field, Spaldwick	KSC+SS-PA118
Rear of Manor Farmyard, Spaldwick	KSC+SS-PA119
Off Fen Street, Stilton	KSC+SS-PA74
Rear of Stilton Cheese Inn, Stilton	HLPio83
Rookery Farm, Stow Longa	KSC+SS-PA71
North of Station Road, Tilbrook	KSC+SS-PA3
Land owned by Kimbolton School, South of Station Rd, Tilbrook	KSC+SS-PA12

Appendix C: Stage 3 - detail

Appendix C: Stage 3 - detail

Consultation process

View Summary: 'Stage 3 - Consultation Process'	
<To Stage 2: 'Consultation process'	To Stage 4: 'Consultation process'>

Engagement November 2012 to May 2013 - between Stage 2 and 3

- C.1** After the close of the Stage 2 consultation period, there continued to be a number of meetings and discussions with interested parties.
- C.2** Where matters raised in comments were unclear, staff sought to clarify them through discussions with those who had made them. In respect of sites, confirmation was sought on whether all sites were available and deliverable within the timeframe of the Local Plan.
- C.3** Members of staff attended some Parish Council meetings, for example Somersham Parish Council on 16 April 2013 and Upwood Parish Council on 18 April 2013, where there was discussion on the sites put forward in comments at Stage 2.
- C.4** An overlapping process was the judicial review of the St Ives West Urban Design Framework which involved a number of meetings. The High Court ruled on 2 May 2013 that the Urban Design Framework, although not constituting an allocation, should have been prepared as a supplementary planning document and so ordered that it be quashed with immediate effect.
- C.5** A series of developers and agents forums were held between March and April 2013 to discuss and develop the approach to the viability testing of the Local Plan. This resulted in an Interim Local Plan Viability Testing Report in June 2013. The report contained a section about the responses from the forums. Information about this is available on the Council's website: [Local Plan to 2036](#).
- C.6** The Draft Local Plan to 2036 Stage 3 consultation took place between 31 May 2013 and 26 July 2013. The consultation period was 8 weeks.

Event	Local Plan Infrastructure Forum
Dates held & locations	5 June 2013 - Pathfinder House, Huntingdon
Attendees	All Huntingdonshire District Council Members and Cambridgeshire County Council Councillors for Huntingdonshire were invited; 25 attended
Event content	Presentation and discussion about Local Plan infrastructure issues. Presentation included details of the arrangements for the Stage 3 consultation.

Event	Public drop-in sessions
Dates held & locations	<ul style="list-style-type: none"> • 3.30pm-8pm, 18 June 2013 - Queen's Park Pavilion, Yaxley • 3.30pm-8pm, 18 June 2013 - Community Room, Primary School, Wyton-on-the-Hill • 2pm-8pm, 20 June 2013 - Ramsey Community Centre, Ramsey • 2pm-8pm, 24 June 2013 - The Cloisters, The Priory Centre, St Neots • 2pm-8pm, 25 June 2013 - Civic Suite, Pathfinder House, Huntingdon

Stage 3 - detail Appendix C:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Public drop-in sessions
	<ul style="list-style-type: none"> • 2pm-8pm, 26 June - Main Hall, Sawtry Old School, Sawtry • 2pm-8pm, 2 July 2013 - Foyer, Burgess Hall, St Ives • 3.30pm-8pm, 3 July 2013 - Great Stukeley Village Hall, Great Stukeley
Attendees	<ul style="list-style-type: none"> • Yaxley - 20 • Wyton-on-the-Hill - 44 • Ramsey - 58 • St Neots - 62 • Huntingdon - 90 • Sawtry - 120+ • St Ives - 82 • Great Stukeley - 43 • Total - 519+ <p>N.B. Numbers are approximate, particularly at Sawtry between 2pm and 3pm</p>
Event content	A series of public drop-in sessions were run where planning staff were available to explain proposals, answer questions and discuss the consultation documents. The drop-in sessions attracted people who were interested in particular matters and a number of people used the events to engage in in-depth discussions with Council staff. The attendance was higher than corresponding events during the Stage 2 consultation.

Event	Meetings for Town and Parish Councils
Dates held & locations	<ul style="list-style-type: none"> • 12 June (town and parish councils invited where they were located in the development management east area) • 18 June (town and parish councils invited where they were located in the development management central area) • 3 July (town and parish councils invited where they were located in the development management south area) <p>All meetings held in the Civic Suite, Pathfinder House, Huntingdon</p>
Attendees	<p>Representatives from some 25 Town and Parish Councils attended one of the seminars as follows. In many cases there was more than one representative from each of the councils.</p> <ol style="list-style-type: none"> 1. Alconbury Weston Parish Council 2. Bluntisham Parish Council 3. Brampton Parish Council 4. Broughton Parish Council 5. Buckden Parish Council 6. Catworth Parish Council 7. Fenstanton Parish Council 8. Godmanchester Town Council 9. Great Gransden Parish Council 10. Great Staughton Parish Council 11. Hamerton and Steeple Gidding Village Meeting 12. Holme Parish Council 13. Holywell-cum-Needingworth Parish Council 14. Huntingdon Town Council 15. Kimbolton Parish Council 16. Little Paxton Parish Council 17. The Offords Parish Councils

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Event	Meetings for Town and Parish Councils
	<ol style="list-style-type: none"> 18. Perry Parish Council 19. Pidley Parish Council 20. Sawtry Parish Council 21. St Ives Town Council 22. Stukeleys Parish Council 23. Warboys Parish Council 24. Wyton-on-the-Hill Parish Council 25. Yaxley Parish Council
Event content	All of the meetings followed the same format; they started with an introduction to changes to permitted development rights that had recently been introduced nationally by Huntingdonshire's Planning Service Manager (Development Management). This was followed by a presentation on the Stage 3 consultation by Huntingdonshire's Planning Service Manager (Policy). The meetings concluded with a presentation by Huntingdonshire's Implementation Team Leader on the infrastructure planning, including information about the Community Infrastructure Levy and the 'meaningful proportion'.

Event	Meeting for Business and Environmental Groups
Dates held & locations	9 July - Civic Suite, Pathfinder House, Huntingdon
Attendees	<p>Representatives from some 25 Town and Parish Councils attended one of the seminars as 10 groups were represented at the meeting:</p> <ol style="list-style-type: none"> 1. BID Huntingdon 2. Bletsoes 3. Bloor Homes South Midlands 4. CPRE 5. D H Barford & Co 6. Environment Agency 7. Great Ouse AONB Working Group 8. Huntingdonshire Forum of Voluntary Organisations 9. Police Architectural Liaison 10. Savills
Event content	The meeting started with a presentation by Huntingdonshire's Planning Service Manager (Policy) identifying the key matters contained in the Stage 3 consultation, the engagement activity undertaken to date and some of the key issues emerging from discussions at drop-in sessions and in comments submitted (approximately 210 comments at that point).

Event	Duty to Cooperate Meeting
Dates held & locations	10 July - Civic Suite, Pathfinder House, Huntingdon
Attendees	A slightly wider list was invited to this meeting than had been invited previously; invitations were sent to the Local Economic Partnership and Local Nature Partnership reflecting their status as Duty to Cooperate bodies following provisions in the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012 that came into effect on 12 November 2012. Staff from 11 organisations attended the event:

Event	Duty to Cooperate Meeting
	<ol style="list-style-type: none"> 1. Cambridge City Council 2. Cambridgeshire and Peterborough Joint Strategic Planning Unit (JSPU) 3. Cambridgeshire County Council 4. Central Bedfordshire Council 5. East Northamptonshire District Council 6. English Heritage (now Historic England) 7. Fenland District Council 8. Highways Agency 9. National Rail 10. North Northamptonshire Joint Planning Unit 11. Peterborough City Council
Event content	<p>The meeting started with a presentation by David Abbott of the Highways Agency introducing the new Route-based Strategies programme that had been introduced. This was followed by a verbal up date by John Williamson on the work of the JSPU. Finally there was a presentation by Huntingdonshire's Planning Service Manager (Policy) identifying the key matters contained in the Stage 3 consultation, the engagement activity undertake to date and some the key issues emerging from discussions at drop-in sessions and in comments submitted (there were approximately 220 comments at that point).</p>

Developers and Agents Forums: Local Plan Viability Testing

C.7 A series of developers and agents forums have been held to discuss and develop the approach to the viability testing of the emerging Local Plan. These took place on 6 March 2013, 25 March 2013, 12 April 2013 and 22 April 2013. The Forums focused on deliverability and taking a collaborative approach to assist with the development of Local Plan policies. The opinions of developers and agents were sought on value and cost assumptions, base land value assumptions, affordable housing levels, developer's profit margins and a viability cushion. Responses were concentrated on residential aspects with comments on key inputs and additional inputs sought. Initial conclusions were discussed in the later forums along with the potential outcomes of sensitivity testing of affordable housing in terms of percentage of provision sought and variations to tenure and the appraisal methodology for sustainable urban extensions.

Gypsy and Traveller Issues

C.8 We sent emails to all known Gypsy and Traveller representative organisations on 6 June 2013, forwarding the emails sent the previous year and advising about the Draft Local Plan consultation. Specific advice was given on where to find the Gypsy and Traveller site provision policy and a direct dial telephone line to the officer dealing with the policy was provided should the organisation wish for any further information.

C.9 In order to complete an updated report about the pitch target, contact was also informally made with existing pitch owners. The updated report was prepared in September 2013 and uploaded to the Council's website.

Organised Groups

C.10 A new group, Sawtry Land Watch, was established during the Stage 3 consultation. The group established a website to encourage objection to all proposed housing developments in Sawtry. Members of the group attended the 'drop in' session in Sawtry and handed out leaflets.

C.11 Protest was also organised in respect of the new St Ives Football Club proposal for housing redevelopment. The Local Plan consultation coincided with a planning application.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

- C.12** Ongoing protest was organised by GRAB (Godmanchester Residents Against Bearscroft). The Bearscroft Farm application 1200685OUT received in April 2012 reached the point of being considered by the Development Management Panel in July 2013 before the end of the Stage 3 consultation period. It was approved subject to the completion of a S106 agreement.
- C.13** Ongoing protest was also organised by SHED (Stop Houghton East Development). This group protested against proposals for development within the area proposed for allocation at St Ives West.

Data on consultation

Comments received

Consultation	Number of comments received	Number of Consultees making comments
Stage 3 Draft Local Plan	1,487	428
Stage 3 Environmental Capacity Study	31	17
Stage 3 Sustainability Report	7	7
Total	1525	431 ⁽¹⁾

1. Total number of consultees who commented is not cumulative

- C.14** The majority of comments were received towards the end of the consultation period with just over two thirds (68.5%) of comments received in the last week, about half (50.6%) in the last two days and with just over a third (35.4%) received on the last day.

Visits to the consultation website during the consultation period⁽¹⁾

Number of visits	Number of unique visitors	Number of page views	Average number of pages visited	Average length of visit (minutes:seconds)
7,512	4,185	49,302	6.56	6:21

1. Information from Google Analytics

Highest number of unique visitors/ date	Longest average length of visit (minutes:seconds)/ date
326 on Friday 31 May 2012	14:25 on Friday 26 July

Online Mapping Consultation - June to July 2013

- C.15** An opportunity was also provided for informal comments to be made about the online mapping for the Local Plan. The webpage provided information on all the Local Plan proposals as well as additional layers for reference such as tree preservation orders and strategic flood risk categories.

Open Meeting St Ives September 2013

- C.16** The Planning Policy Manager explained progress on the Local Plan at an open meeting held at the Free Church in St Ives on 23 September 2013. Approximately 30 local residents attended and questions were raised about issues such as the overall strategy, housing numbers, infrastructure, development at RAF Wyton and around St Ives.

Publicity materials

May 2013 - Newspaper coverage

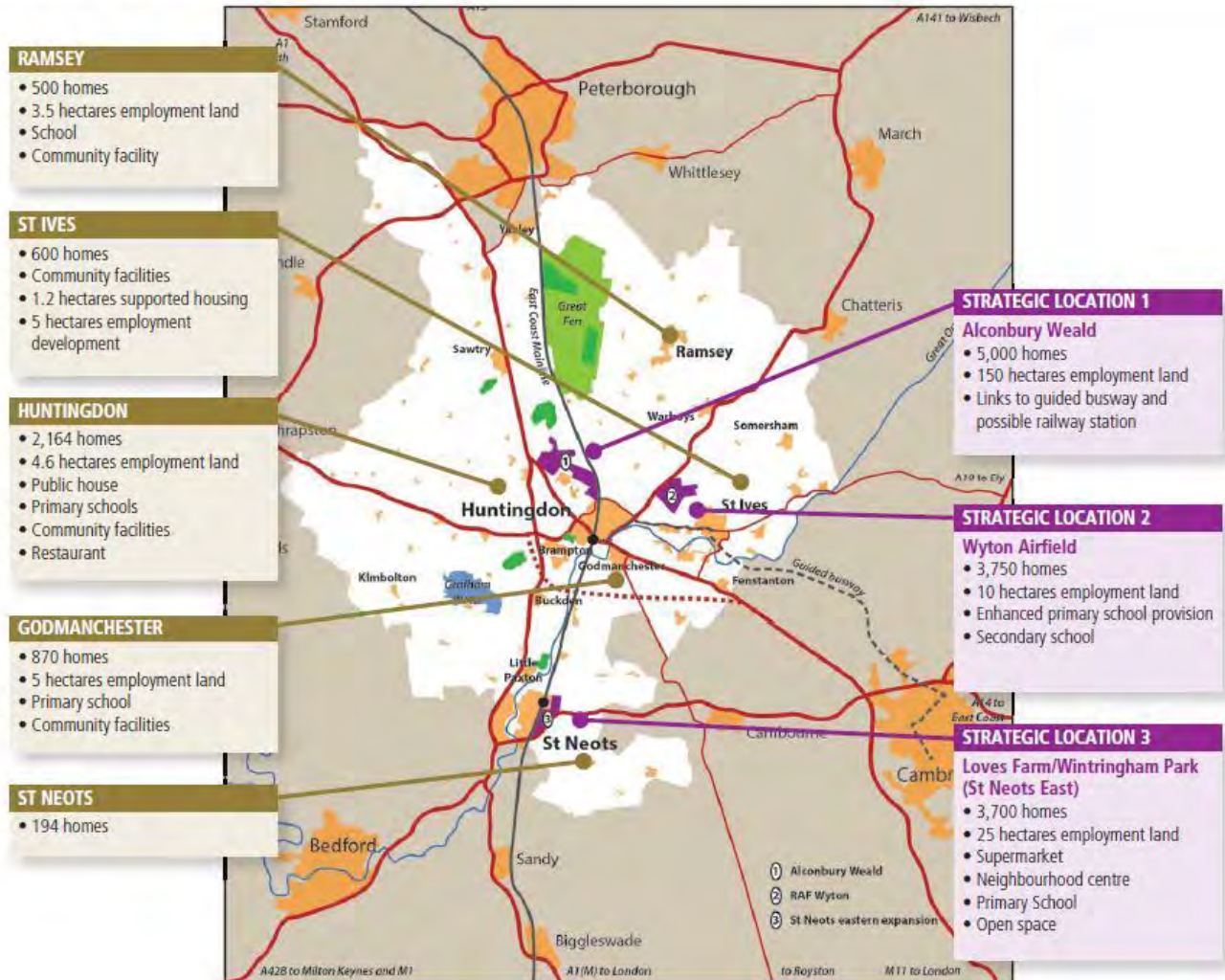
- C.17** A press release was issued in May 2013 resulting in press coverage in; the Hunts Post on 22 May 2013 "Take your brick... Foundations for district's future" and on 26 June 2013 "Planning blueprint"; and in the News and Crier on 23 May 2013 "Wyton airfield could make way for 3,750 homes" as follows:

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

4 The Hunts Post - Wednesday, May 22, 2013

Postspecial report



Going on the road

AS well opportunities to view the draft Local Plan online, Huntingdonshire District Council has arranged for its planning officers to attend a series of drop-in sessions around the district at:

Wyton-on-the-Hill
Wyton-on-the-Hill Primary School community room
Wednesday, June 19, 3.30-8pm.

Ramsey
Ramsey Community Centre Main Hall
Thursday, June 20, 2-8pm.

St Neots
Priory Centre
Monday, June 24, 2-8pm.

Huntingdon
Pathfinder House Civic Suite
Tuesday, June 25, 2-8pm.

Sawtry
Sawtry Old School main hall
Wednesday, June 26, 2-8pm.

St Ives
Burgess Hall
Tuesday, July 2, 2pm-8pm.

Great Stukeley
Great Stukeley Village Hall
Wednesday, July 3, 3.30-8pm.

Take your brick ...

Chance to have say on draft plan

ABOUT 21,000 homes need to be built in Huntingdonshire by 2036.

Fortunately for the area, plans for half have already been submitted for approval or committed – outlined in Huntingdonshire District Council's Core Strategy in 2009 – and land for the rest has been identified.

Planners at HDC last week revealed the draft Huntingdonshire Local Plan to 2036 – a document that indicates where housing and business can be built over the next 23 years.

The plan includes three well-known strategic expansion locations – Alconbury Weald, St Neots East and Wyton Airfield (excluding the RAF base) – as well as other plots of land outlined for developments of 10 or more homes.

Assistant director Steve Ingram said the Local Plan was an important document for Huntingdonshire and the inclusion of three major development sites protected further mass expansion of towns and villages.

The latest draft Local Plan, which gives the council the power to refuse planning permission to developments on sites not included in the document, was started last March after the regional planning policies and targets were scrapped and replaced by neighbourhood planning.

The document is an update of the 2009 Core Strategy, which was part of the regional planning policy, and now includes Alconbury Weald and the Enterprise Zone, which was announced in August 2011.

The Local Plan process is at the third stage of eight on its way to becoming adopted by HDC. This is the time residents can voice concerns and when landowners can put forward land for inclusion for development.

About 75,000 Huntingdonshire residents will receive a leaflet on May 31 at the start of the consultation period, which closes on July 26.

Mr Ingram said that last time there

were more than 1,200 representations – a number he expected to increase, with hundreds of landowners offering their land as alternatives.

It means that planning permission for houses at Alconbury Weald will not be granted until at least August, after the consultation ends, as someone in Huntingdonshire could put forward land that could not only accommodate more than 5,000 homes but is in a more suitable location, he added.

"Alconbury Weald was a game-changer for Huntingdonshire," Mr Ingram said. "It meant that we didn't have to find another 5,000 homes and business space elsewhere in the district."

"There should be no surprises in this, some already have applied for planning permission or have already been committed. Wyton Airfield is the latest addition after the Homes and Communities Association announced that it would be making it available."

"The consultation starts on May 31 and we will see if there are any sustainable alternatives or acceptable additions. This is the time for people to get involved as afterwards it will be too late."

Paul Bland, HDC planning services manager, said the developments included in the draft Local Plan covered a 25-year period starting from 2011 "meaning residents weren't going to see them all pop up tomorrow".

Any development at Wyton Airfield was likely to be one of the longer-term projects.

The addition to the housing stock

will also include homes that are more affordable. Mr Bland said that developments of 10 homes and more will have to include 40 per cent affordable housing – a mix of social housing and other affordable housing schemes.

The character of the district was also an important feature in the plan. Mr Ingram said: "We are committed to protecting green space for people who live and will live in Huntingdonshire."

Mr Bland added: "It's not all about development. Where we have seen that a primary school, an area of open space or community facilities are needed, we have included that into each area as a suggestion."

After the consultation ends, planners will work towards the formal publication of the draft Local Plan in January or February next year. In April, councillors will then get a chance to make changes, should they wish, before the document is submitted to the Planning Inspectorate in a year's time.

The council will receive recommendations from the inspector next November and it should be ready for adoption a month later.

Mr Ingram said that HDC was at a similar stage in the construction of its Local Plan as the rest of the districts in Cambridgeshire, though Huntingdonshire was looking in better shape than Cambridge – it has to find space for most of its 40,000 homes in and around the city.

INFORMATION: To view the draft Local Plan, visit <http://consult.huntingdonshire.co.uk/portal>



How YOU can get involved

RESIDENTS or developers can get involved in the Local Plan process by:

- Visiting the consultation website <http://consult.huntingdonshire.co.uk/portal>
- E-mailing comments to localplan@huntingdonshire.gov.uk

huntingdonshire.gov.uk

- Writing to Local Plan Consultation, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN.

All comments will be made public on the consultation website.

Foundations for future: P6/7



6 The Hunts Post - Wednesday, May 22, 2013

Postspecial report



Development in Huntingdon will be around Ermine Street.

Foundations

HUNTINGDON

IN Huntingdon there is space highlighted for more than 2,160 houses – the majority south of Ermine Street.

More than 30 hectares of land north of Ermine Street is allocated for mixed use development and includes plans for 400 homes, which means land owner St John's College, part of Cambridge University, has the choice of carrying on with its Washingley Farm Business Park proposal or, in the future, coming forward with a mixed-use development.

On the other side of Ermine Street, a development of 1,050 homes, 1,000 sq m of retail space, a pub or restaurant, a primary school and community facilities is included in the plan.

The plan also features a further 210 houses in California Road, 55 homes and a primary school or early years facility at the former forensic science laboratory site in Hinchingsbrooke, 70 homes south of Fern Court, in Stukeley Road, about 45 properties on the Cambridgeshire police headquarters' playing field, and 200 homes as well as shops and a long stay car park between George Street and Ermine Street.

There is also room allocated for 20 houses at the fire station site in Hartford Road subject to the station being relocated, 14 homes at HDC's Pathfinder House headquarters' car park, 10 homes at the Red Cross and Spiritualist Church next to the ring road, and 20 homes at the former gas depot in Mill Common.

The Local Plan will shape our district for the next two decades, but with a limited impact on towns and villages thanks to the use of land at former RAF bases. Here is what is included in the draft document where you live.

Plans for a mixed-use development at Tyrell's Marina, in Bridge Place, has space for 15 homes and commercial uses, with an extra 25 dwellings off Main Street, Hartford, and another with 50 homes at the back of Hinchingsbrooke Hospital, are also included in the document.

ST NEOTS

AS well as Wintringham Park and Loves Farm East, St Neots is set for almost 200 further homes.

Land at the Loves Farm Reserved Site, between the railway line and the current homes, has been highlighted as space for 41 homes, the former Youth Centre in Priory Road has room for approximately 14 houses, and land in Huntingdon Street for 125 homes.

A 0.25 hectares site for employment and space for 14 homes on the fire station site and neighbouring vacant land is also included.

Any development of the fire station would not begin before details of an alternative fire station site has been agreed with HDC. Land at the former Huntingdonshire

Regional College site, next to Longsands Academy, has space for 50 homes and half a hectare of land for supported housing, a community facility or employment space.

There are also allocated spaces for a mixed-use development (40 homes and retail space) at St Mary's Urban Village – between High Street and Brook Street – and 20 homes on the Sealed Air Corporation car park in Cromwell Road.

No land in Little Paxton has been included.

ST IVES

THE St Ives West development remains a possibility, making up 500 of the 600 homes outlined for St Ives.

The town will also see 1.2 hectares of land allocated to supported housing at a former Vauxhall car showroom, in London Road, as well as five hectares of land for employment development at Giffords Farm off Somersham Road.



The Hunts Post - Wednesday, May 22, 2013 7

www.huntspost24.co.uk

Newsdesk: 01480 411481

for district's future

Further potential housing development spaces have been highlighted at the Vindis car showroom (50 homes) on the edge of St Ives and St Ives Football Club (50 homes) in Westwood Road.

GODMANCHESTER

THE Fairfield Partnership's 750-home development Bearscoft Farm, in Godmanchester, forms part of the plan, having been identified in 2009.

Godmanchester could also have 120 more houses on Wignmore Farm, Silver Street, as well as 35 on land north of Clyde Farm, again off Silver Street, and 70 homes at the RGE Engineering site in The Avenue, although part of the car park will have to be retained as a public parking space.



space for 90 homes and just under a hectare of land in Whytefield Road, next to Ramsey Community Junior School, has been identified for 35 homes.

RAF Upwood has been included with space for 160 homes and two hectares set aside for employment land with a clause that any development "enables the character of the historic RAF use to be maintained".

BRAMPTON

THE RAF base development for 400 homes, 3.2 hectares of employment land, 400 sq m of retail space and community facilities remains the main focus for development in this village.

Land at Park View Garage, Buckden Road, is allocated for light industrial use.



The nearby land off Cambridge Road, north of the current A14, could be used for a village hall or community facility as well as 65 homes.

Ivy Nursery, Cambridge Road, is seen as an appropriate location for 30 houses.

KIMBOLTON

LAND west of Station Road is allocated for 20 houses and land adjacent to Bicton Industrial Estate is included for extension of the site.



SAWTRY

NEARLY four hectares of land east of Globe Farm, in Gidding Road, is included for approximately 75 homes, land west of St Andrew's Way is allocated for 50 homes, with a further 20 houses included south of St Andrew's Way.

Employment land has been allocated at land east of Brookside, north of Black Horse Industrial Estate and at Bill Hill Way.



SOMERSHAM

THE village football club's site has been included as a mixed-use development for 50 homes on the pitch and surrounding site, with public open space on the Pond Close part of the site.

The development would be subject to the club moving to Chatteris Road, with a clubhouse and covered stands for the main ground.

Elsewhere The Pasture could be used for 20 homes and land north of the Bank has been highlighted for 50 homes.



WARBOYS

ABOUT 70 homes could be built on land south of Farrier's Way with another 45 homes west of Ramsey Road, south of Longsands Close, and 14 homes on land south of 64 High Street.



YAXLEY

LAND at Askew's Lane is considered suitable for 15 homes while 2.3 hectares of land on the former Snowcap Mushrooms site in Mere View is seen as a possibility for around 60 homes.

Yax Pax, in Broadway, is allocated for employment development.



RAMSEY

RAMSEY Gateway, near St Mary's Road, is allocated for approximately 90 homes, with a further 125 houses at the High Lode site.

Land in Field Road has been put forward as



FENSTANTON

THE former Dairy Crest site is highlighted for about 90 houses, 0.5 hectares of employment land, a village hall or other community facility and open space.



4 The Hunts Post - Wednesday, June 26, 2013
NEWS

Planning blueprint

WANT to find out more about what is being built and where in Huntingdonshire up to 2036? The district council's programme of public exhibitions for its draft Local Plan, including proposals for more than 20,000 homes, continues this week.

Today (Wednesday), HDC staff will be at Old School, Sawtry (PE28 5UX) from 2-8pm. The exhibition moves to the Burgess Hall, St Ives from 2-8pm on Tuesday (July 2). And the following day (July 3), it will be held at Great Stukeley Village Hall (PE28 4AQ) from 3.30-8pm.

INFORMATION: A full version of the planning blueprint is available online via www.huntingdonshire.gov.uk

NEWS&CRIER

Wyton airfield could make way for 3,750 homes

A MASSIVE new development of 3,750 homes could be built on the former RAF Wyton airfield.

The proposal, included in Huntingdonshire District Council's Draft Local Plan, which guides development to 2036, is double the size originally envisioned for the site and will create a whole new community.

Huntingdonshire has to find space for 21,000 new homes over the period, but already has more than half in the pipeline and has identified sites for most of the rest.

Five thousand houses or more could be built on the former Alconbury airfield, known as Alconbury Weald, and a further 3,750 or more on the parts of RAF Wyton which are surplus to military requirements and are set to be disposed of.

nate position in having brownfield sites available.

Expansion east of St Neots, where the already substantial Loves Farm development is being built, will total around 3,700 homes, although that could increase.

The proposed new housing at RAF Wyton would be comparable in scale to the St Neots site.

Ownership of the Wyton land has passed from the Ministry of Defence to the Government's Homes and Communities Agency, which is understood to be keen to realise the value of the site.

Steve Ingram, assistant director environment growth and planning at the council, said the authority's current development plan had to be updated for a number of reasons, including the Alconbury Weald scheme, which would also create

employment land we need."

Mr Ingram said Huntingdonshire was fortunate in having sites suitable for development: "We are very well placed in that 50 per cent of our need is already catered for."

He said the plan also contained substantial areas of open space.

The council is about to start consultations on its proposals, in which 75,000 leaflets will be delivered across the district, and it is expecting more than a 1,000 responses - including those from landowners who want their sites to be included.

The authority will also be holding a series of drop-in sessions across the district during the summer. Views will then be included in a final draft plan which will go out for consultation early next year before it is consid-



Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

June 2013 - Leaflet to households

C.18 A leaflet was prepared and sent by Royal Mail to all households in the Huntingdonshire in the week commencing 3 June 2013. A copy of the leaflet follows:

How to get involved...

You can find the Draft Local Plan, sustainability appraisal and supporting technical evidence on our website at: <http://consult.huntingdonshire.gov.uk/portal> or use the QR code opposite to go straight to the consultation.

You can comment on the consultation documents up to Friday 26th July 2013

- Through our consultation website: <http://consult.huntingdonshire.gov.uk/portal>
- By email: localplan@huntingdonshire.gov.uk
- In writing to:
Local Plan Consultation,
Huntingdonshire District Council,
Pathfinder House, St Mary's Street,
Huntingdon PE29 3TN

All comments, once processed, will be publicly viewable through the consultation website.

We will be holding eight public 'drop in' sessions where you can look at the consultation documents and ask questions:

Yaxley - Tuesday 18 June (3:30pm - 8pm)
Queen's Park Pavilion, Yaxley PE7 3AU

Wyton-on-the-Hill - Wednesday 19 June (3:30pm - 8pm)
Wyton-on-the-Hill Primary School (Community Room) PE28 2JB

Ramsey - Thursday 20 June (2pm - 8pm)
Ramsey Community Centre (Main Hall) PE26 1SA

St Neots - Monday 24 June (2pm - 8pm)
Priority Centre, St Neots (The Cloisters) PE19 2BH

Huntingdon - Tuesday 25 June (2pm - 8:00pm)
Pathfinder House, Huntingdon (Civic Suite) PE29 3TN

Sawtry - Wednesday 26 June (2pm - 8pm)
Sawtry Old School (Main Hall) PE28 5UX

St Ives - Tuesday 2 July (2pm - 8pm)
Burgess Hall, St Ives (Foyer) PE27 6WU

Great Stukeley - Wednesday 3 July (3:30pm - 8pm)
Great Stukeley Village Hall (Main Hall) PE28 4AQ

Your Town or Parish Council will be considering the consultation documents so you may also wish to contact them.



Have any questions?

You can speak to a member of the Development Plans Team on 01480 388424



have your say...

Huntingdonshire's Draft Local Plan to 2036

Here's your chance to have your say on...

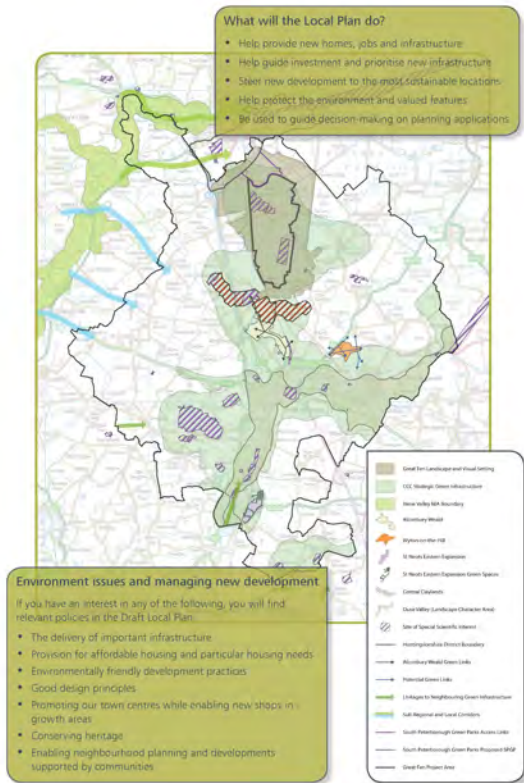
- The draft strategy for sustainable development in Huntingdonshire
- How much new development we are planning for
- Sites identified for potential development
- Policies to be used in assessing planning applications

Consultation is open between **31 May & 26 July 2013**.

Please see the back of the leaflet for ways to get involved.

Stage 3 - detail Appendix C:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017



The diagram shows the three strategic expansion locations proposed in Huntingdonshire.

We estimate that we will need around 21,000 new homes from 2011 to 2036, equivalent to 840 a year.

We expect 60% of these to be provided in the strategic expansion locations:

- Alconbury Weald 5,000 homes or more
- St Neots eastern expansion 3,700 homes
- Wyton-on-the-Hill 3,750 homes or more

Other homes, jobs, shops and infrastructure are proposed around the District. The Draft Local Plan has details and maps of where these are proposed.



C.19 In addition to being advertised in the leaflet sent to households, a number of town and parish councils advertised the drop-in events using posters made for the purpose, the following being an example of one:



Drop in Opportunity...

Huntingdonshire's Draft Local Plan to 2036

Here's your chance to have your say on...

- The draft strategy for sustainable development in Huntingdonshire
- How much new development we are planning for
- Sites identified for potential development
- Policies to be used in assessing planning applications

Council Planning staff will be available to discuss the current consultation documents.

Venue: The Priory Centre, The Priory, St Neots, PE19 2BH
Date: 24th June 2013, 2pm - 8pm

C.20 A poster in the Huntingdon public library advertised all the eight 'drop in' sessions as follows:



have your say...

Huntingdonshire's Draft Local Plan to 2036

Here's your chance to have your say on...

- The draft strategy for sustainable development in Huntingdonshire
- How much new development we are planning for
- Sites identified for potential development
- Policies to be used in assessing planning applications

Consultation is open between **31 May** and **26 July 2013**

Documents are available to view at this library

We will be holding eight public 'drop in' sessions where you can look at the consultation documents and ask questions:

Yaxley - Tuesday 18 June (3:30pm - 8pm)
Wyton-on-the-Hill - Wednesday 19 June (3:30pm - 8pm)
Ramsey - Thursday 20 June (2pm - 8pm)
St Neots - Monday 24 June (2pm - 8pm)
Huntingdon - Tuesday 25 June (2pm - 8:00pm)
Sawtry - Wednesday 26 June (2pm - 8pm)
St Ives - Tuesday 2 July (2pm - 8pm)
Great Stukeley - Wednesday 3 July (3:30pm - 8pm)

Queen's Park Pavilion, Yaxley PE7 3AU
Wyton-on-the-Hill Primary School (Community Room) PE28 2JB
Ramsey Community Centre (Main Hall) PE26 1SA
Priory Centre, St Neots (The Cloisters) PE19 2BH
Pathfinder House, Huntingdon (Civic Suite) PE29 3TN
Sawtry Old School (Main Hall) PE28 5UX
Burgess Hall, St Ives (Foyer) PE27 6WU
Great Stukeley Village Hall (Main Hall) PE28 4AQ

Your Town or Parish Council will be considering the consultation documents so you may also wish to contact them.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

June 2013 - Hunts Post and the News and Crier advertisement

C.21 The consultation was advertised in the Hunts Post and the News and Crier on 13 June 2013 with the following advertisement:

have your say...

Huntingdonshire's Draft Local Plan to 2036

Here's your chance to have your say on...

- The draft strategy for sustainable development in Huntingdonshire
- How much new development we are planning for
- Sites identified for potential development
- Policies to be used in assessing planning applications

Documents are available to view at libraries around the district


How to get involved...

You can find the Draft Local Plan, sustainability appraisal and supporting technical evidence on our website at:
<http://consult.huntingdonshire.gov.uk/portal> or use the QR code opposite to go straight to the consultation.


You can comment on the consultation documents up to Friday 26th July 2013

- Through our consultation website:
<http://consult.huntingdonshire.gov.uk/portal>
- By email: localplan@huntingdonshire.gov.uk
- In writing to:
Local Plan Consultation,
Huntingdonshire District Council, Pathfinder House,
St Mary's Street, Huntingdon PE29 3TN

All comments, once processed, will be publicly viewable through the consultation website.



Have any questions?
You can speak to a member of the Development Plans Team on 01480 388424



We will be holding eight public 'drop in' sessions where you can look at the consultation documents and ask questions:

- Yaxley** - Tuesday 18 June (3:30pm - 8pm) Queen's Park Pavilion, Yaxley PE7 3AU
- Wyton-on-the-Hill** - Wednesday 19 June (3:30pm - 8pm)
Wyton-on-the-Hill Primary School (Community Room) PE28 2JB
- Ramsey** - Thursday 20 June (2pm - 8pm)
Ramsey Community Centre (Main Hall) PE26 1SA
- St Neots** - Monday 24 June (2pm - 8pm)
Priory Centre, St Neots (The Cloisters) PE19 2BH
- Huntingdon** - Tuesday 25 June (2pm - 8:00pm)
Pathfinder House, Huntingdon (Civic Suite) PE29 3TN
- Sawtry** - Wednesday 26 June (2pm - 8pm)
Sawtry Old School (Main Hall) PE28 5UX
- St Ives** - Tuesday 2 July (2pm - 8pm) Burgess Hall, St Ives (Foyer) PE27 6WU
- Great Stukeley** - Wednesday 3 July (3:30pm - 8pm)
Great Stukeley Village Hall (Main Hall) PE28 4AQ

Your Town or Parish Council will be considering the consultation documents so you may also wish to contact them.

C.22 At each of the drop-in sessions nine exhibition banners were displayed:



Development and growth

- Offering attractive homes, jobs and a high quality of life
- Growth focused close to Huntingdon, St Neots, Alconbury Enterprise Zone and Wyton-on-the-Hill

Infrastructure

- Benefiting from integrated transport networks, including an improved A14, frequent high quality public transport between main centres and an enhanced east coast mainline railway
- Opportunities to use community and social facilities

Housing

- Providing enough housing to meet the needs of all sectors of the community
- Communities empowered to deliver housing schemes to meet local needs

Economic development

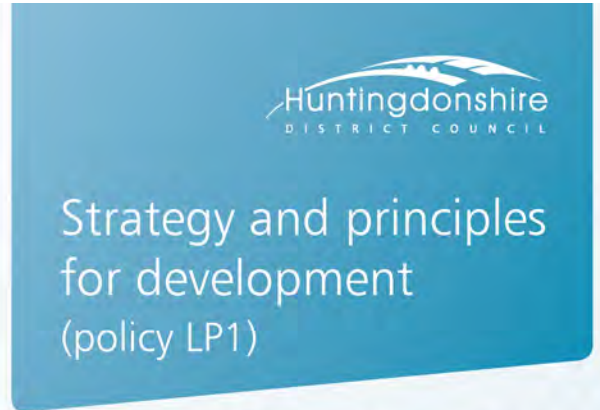
- Home to a successful Enterprise Zone and other business areas, supported by superfast broadband
- A flexible and skilled workforce realising the district's economic potential
- Thriving, distinctive town centres
- Countryside blending agriculture, strategic green space, rural businesses and tourism

Environment

- Conserved and enhanced historic environments and distinctive landscapes including the Great Fen, Ouse valley, Grafham Water and ancient woodlands
- Residents contributing to low carbon living, efficient use of resources and green infrastructure
- Development responsive to climate changes



Cambridgeshire County Council is preparing a long term transport strategy to 2050. The map illustrates Huntingdonshire District Council's Suggested Transport Interventions for draft Cambridge Long Term Transport Strategy



The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:

- 3 strategic expansion locations will make provision for approximately 12,450 new homes giving a range of accommodation to meet the needs of all sectors of the community and to facilitate growth of the local economy, in particular through the designated enterprise zone at Alconbury Weald
- market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity
- the Ouse valley, Great Fen, Grafham Water/ Brampton Woods area and the Nene valley will be priority areas for strategic green infrastructure enhancement of public access

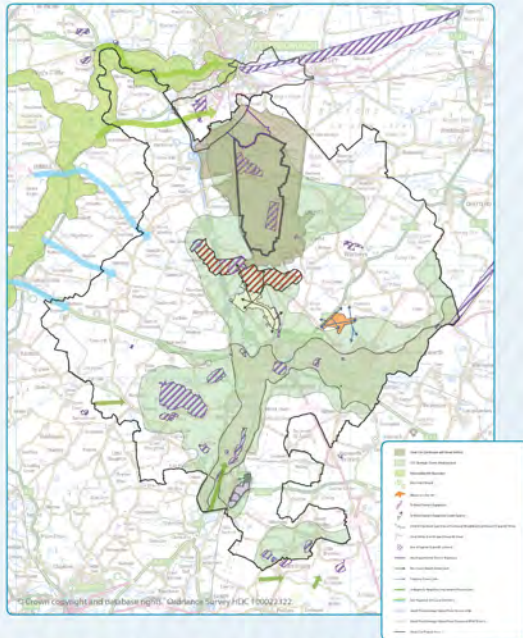


Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017



Strategic Green Infrastructure Enhancement



Policy LP7 addresses Strategic Green Infrastructure Enhancement. The Council will work with partners to safeguard, enhance and facilitate provision of and access to strategic green space. Proposals will be supported where they help to achieve the targets of the Cambridgeshire Green Infrastructure Strategy 2011 or help to:

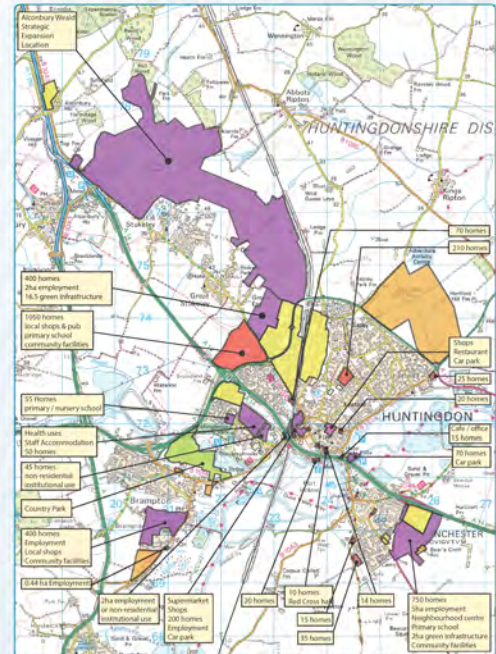
- protect, manage or enhance existing green infrastructure
- create new green infrastructure
- strengthen links between areas of green infrastructure shown on the map above

The following priority areas are defined which have potential to consolidate and link important habitats and facilitate access improvements:

- The Great Fen
- Grafham Water/ Brampton Woods
- Nene Valley area
- Great Ouse valley



Huntingdon Spatial Planning Area



Alconbury Weald Strategic Expansion Location (Proposed allocation SEL 1)

Approximately 575ha of is allocated for a mix of uses. The details are still to be finalised, but development could include:

- approximately 5000 homes (with potential for some more homes in the longer term)
- 150ha of employment land
- approximately 4200m² gross retail floorspace (Class A1) with a maximum of 1500m² in one store and other stores with a maximum of 500m² each, all contained within centres to be identified in the master plan
- services (A2), restaurants (A3), and takeaways (A5) appropriate to the scale of development within centres to be identified in the master plan
- educational and community facilities appropriate to the scale of development
- strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the scale of development
- transport infrastructure improvements appropriate to the scale of development including potential linkages to the Busway and the possible provision of a railway station

An outline planning application has been submitted which involved a public masterplanning process.

Appendix C: Stage 3 - detail

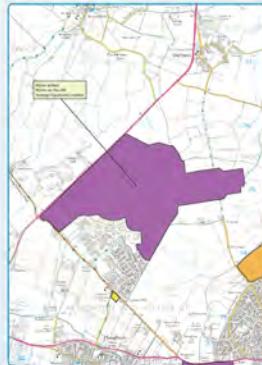


Wyton Airfield and Wyton-on-the-Hill

Wyton Airfield and Wyton-on-the-Hill Strategic Expansion Location (Proposed allocation SEL 3)

285ha of land is allocated for mixed use development to include:

- approximately 3750 homes (with potential for some more homes in the longer term)
- approximately 10ha of employment land
- approximately 3000m² gross retail floorspace (Class A1) with a maximum of 2000m² in one store
- services (A2), restaurants (A3) and takeaways (A5) within a defined centre
- enhanced primary school provision
- secondary school provision
- strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the agreed scale of development
- upgraded community facilities to meet needs arising from development and to serve the needs of the current community

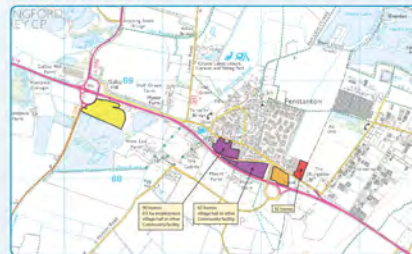


Key Service Centres

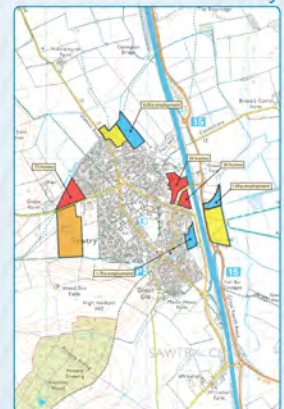
Buckden



Fenstanton



Sawtry



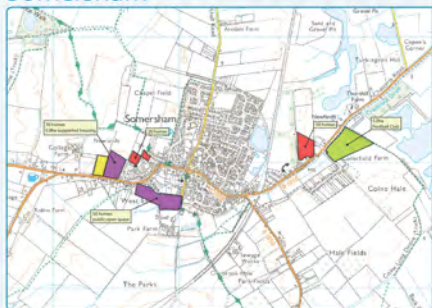
Kimbolton



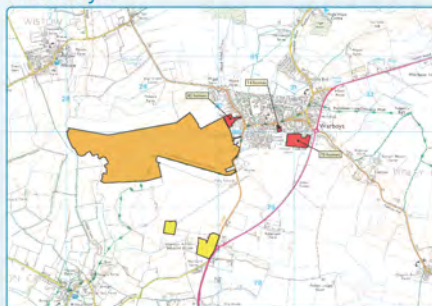


Key Service Centres

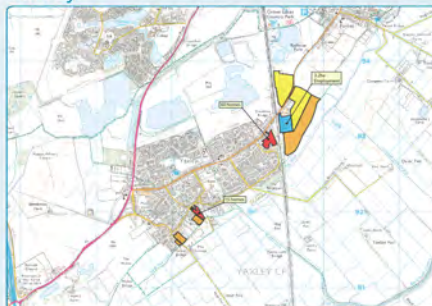
Somersham



Warboys



Yaxley



Appendix C: Stage 3 - detail

Response to consultation

Full draft Local Plan

- C.23** Between the end of the Stage 2 consultation in November 2012 and the publication of the Stage 3 Draft Local Plan in May 2013, considerable further work was undertaken, not only to respond to the issues raised in comments but also to further research particular issues and to take account of additional evidence that has become available.
- C.24** At Stage 2 draft policies were provided, but the amount of development needed was identified as a series of options. Crucial additional work included the development of an updated Strategic Housing Market Assessment, a population and housing technical report and a Cambridgeshire and Peterborough Memorandum of Cooperation. These were reflected in the Stage 3 Draft Local Plan.
- C.25** Part 2 of the Huntingdonshire Water Cycle Study was also completed in 2013. This further advised on how to deal with water issues in the district.
- C.26** The Huntingdonshire Retail Study 2013 was completed in May 2013. A paper produced by the Council was appended to the Retail Study and detailed how the recommendations of the Retail Study were included in the Stage 3 Draft Local Plan.
- C.27** Policy references in this section are those contained in the consultation document 'Huntingdonshire's Draft Local Plan to 2036: Stage 3'.

Introduction and Context

View summary: 'Policies'	
<To Stage 2: 'Introduction'	To Stage 4: 'Section A: Introduction'>

- C.28** A wide range of comments that were submitted did not specify a specific section of the plan and were therefore attributed to the draft plan as a whole. Similarly, the Introduction and Context chapter only attracted a small number of representations of which some addressed general issues that were not directly relevant to its content. In most cases these comments identified a number of issues that individually could be attributed to a particular section of the plan. Where issues raised relate to the local plan as a whole they are dealt with here. Issues that are more applicable to other sections of the local plan are dealt with in the relevant section. Issues broadly fell into five groups:

- infrastructure provision
- green infrastructure
- the development strategy
- growth levels
- flood risk
- the National Planning Policy Framework and Sustainable Development,
- consultation process, and
- other general issues

Issues raised that apply to the draft Local Plan as a whole, and issues raised in the Introduction and Context section

Issue raised	Response to issue
Infrastructure provision	

Issue raised	Response to issue
<p>Many comments focused on the need for adequate infrastructure provision alongside growth or for restricting growth levels within the capacity of existing infrastructure. There was concern expressed that the plan did not address how existing infrastructure deficits would be overcome. There was widespread consensus that a comprehensive upgrade to the area's transport networks is required to both overcome existing problems and meet the needs generated by future growth. Some scepticism was expressed about delivery of the anticipated A14 upgrade and concern that additional growth should be delayed until after road improvements are completed. Individual comments also raised concerns over the need for greater promotion of cycle routes both as a means of transport and to promote health and promotion and improvement of the rail network. Concern was expressed over traffic congestion leading to increased potential for rat-running in particular locations especially around St Ives and through Broughton.</p>	<p>Infrastructure provision is addressed primarily in two parts of the draft Local Plan to 2036: Targeted Consultation. Within chapter 3: Huntingdonshire to 2036 details are now provided of specific projects and programmes targeting infrastructure provision during the plan period. In particular, details of Cambridgeshire County Council's Long Term Transport Strategy have been added since the previous consultation document. This has been prepared to identify and prioritise transport improvements, including roads and cycle routes, required to help deliver development allocations in local plans across the county. This will be complemented by Highways Agency projects for trunk roads including the forthcoming route based strategies which are also reflected in chapter 3 and should help address many of the concerns raised over road infrastructure. In chapter 6: Infrastructure and Delivery specific reference is now made to the Infrastructure Business Plan 2015/16. This sets out a list of all anticipated infrastructure projects needed to accompany proposed site allocations including indicative costs and potential funding sources. This will consider provision of education facilities; several proposed allocations also specify requirements for new school provision including two new secondary schools for the district. Infrastructure is also categorised as critical, essential, policy - high priority or desirable to recognise the importance of specific projects to delivering new growth in acknowledgement of the limited funding resources available for infrastructure. Substantial amendments have been made to policies on renewable and low carbon energy, flood risk and surface water management and waste water management.</p>
<p>Although transport infrastructure dominated comments on the plan as a whole a good number of respondents were also concerned over provision of other infrastructure, particularly education, health care and community facilities to ensure that communities and residents flourish. A couple of respondents sought provision of an Infrastructure Business Plan to accompany the Local Plan setting out all the required infrastructure and indicating when and how it would be provided and how it would be funded. Two respondents considered that the need for renewable power had not been reflected and insufficient support was set out for the role of renewable and low carbon energy in supporting sustainable development. One respondent sought recognition of the need for a foul and surface water drainage strategy in each proposed allocation.</p>	
<p>Green Infrastructure</p>	
<p>The CPRE expressed support for the overall approach to green infrastructure but was concerned that funding constraints will inhibit delivery. Several respondents promoted recognition of the Great Ouse Valley as a holistic entity with acknowledgement sought for the bid to have the area designated as an area of outstanding natural beauty, including the suggestion that this should be added to the objectives of the plan. One respondent considered insufficient attention was paid to wildlife and the natural environment as a whole.</p>	<p>In the draft Local Plan: Targeted Consultation</p> <p>Policy LP 7: Green infrastructure has been amended as identified in the section below. Information has been added to chapter 2: Huntingdonshire in 2015 identifying landscape character areas and designated areas of nature conservation value.</p>
<p>Development Strategy</p>	

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<p>One respondent expressed concern about the over-reliance on strategic expansion locations for delivery of growth suggesting the non-delivery of any one of them would jeopardise the whole plan. Along with a few other respondents it was suggested that more growth should be directed to key service centres and some small settlements to help sustain them as thriving communities, to support a growing rural economy and to ensure a continuing 5 year supply of sites</p>	<p>Planning applications on two of the three strategic expansion locations have made good progress since the previous consultation period with outline planning permission being granted and in principle agreements to their development made and substantial work ongoing to agree detailed proposals. The disposal of RAF Wyton's airfield has been confirmed and a development partner appointed by the Defence Infrastructure Organisation. In the draft Local Plan: Targeted Consultation Policy LP 9: Neighbourhood and Community Planning has been added to facilitate development of locally supported development projects within towns and parishes to support communities and policy LP 12: Exceptions Housing has been separated out and amended to provide clearer and more detailed guidance on provision of affordable housing to meet local needs, again with the aim of supporting local communities to flourish.</p>
<p>Growth Levels</p>	
<p>Concern was expressed over the change in the target for housing growth compared to the figures put forward in the Stage 2 consultation material and the increase since the Core Strategy in 2009. The compatibility of the suggested growth level with the rural character of the district was questioned. One respondent sought reassurance that the growth targets had been independently and objectively assessed. Another sought evidence that central government has set such targets for housing growth and that local targets should take account of infrastructure constraints. Another respondent believed that the housing target did not constitute objectively assessed need as the affordable housing percentage required would not be viable. The balance between housing provision and jobs growth was also questioned with concern expressed that high levels of housing growth are predicated on job creation targets which might not be reached and could result in increased long distance commuting.</p>	<p>The growth target has been retained at 21,000 as this was prepared jointly between all districts within Cambridgeshire and incorporated evidence from the 2011 Census and was based on consideration of both economic and demographic based forecasts. The outcomes are presented in the JSPU's Technical Report and the Cambridgeshire Strategic Housing Market Assessment. The amount of affordable housing required is within this target; viability of provision is a separate issue. Policies LP 9 and LP 12 identified above are expected to help increase delivery of affordable housing to complement that provided within allocated development sites.</p>
<p>One respondent expressed the concern that the scale of growth put forward in the plan could not be described as sustainable as it could give rise to a 25% growth in the district's population between 2011 and 2036 which they did not consider could be achieved without a severe impact on local communities, infrastructure and loss of agricultural land. They considered major road improvements would be required and the plan did not adequately explain what would be done. Two others questioned the need for more homes and jobs as a matter of principle. In contrast, one respondent</p>	<p>The scale of growth reflects the objectively assessed need and takes into account decreasing household size as well as population growth. Substantial work has been done to identify the transport improvements required to cope with this level of growth; they are primarily presented in chapter 3 of the draft Local Plan: Targeted Consultation.</p>

Issue raised	Response to issue
<p>supported the level of growth but sought more emphasis on co-location of homes, jobs and services to reduce the need to travel.</p>	
<p>The implications of the long plan period on the accuracy of technical evidence, particularly regarding housing requirements was questioned and a revised end date of 2031 was suggested.</p>	<p>The end date of the plan is set to coincide with the end date of the enterprise zone designation to provide a co-ordinated strategic approach.</p>
<p>Flood risk</p>	
<p>There was a wide ranging comment from the Environment Agency on allocations in the Stage 3 plan as a whole.</p> <ul style="list-style-type: none"> • It supported application of the flood risk sequential test. • It suggests that level 2 SFRA is needed for brownfield sites in flood zones 2 & 3. • It expressed concern that flood risk is a significant issue for some sites and exception test is not possible without more details, making reference to the NPPF. • It was considered that Sustainable Drainage Systems (SuDS) should be required, to be secured by S106 and include a mechanism to rectify any problems. • It was suggested that surface water attenuation areas should not be considered as dual use areas. • The comment identified requirements for abstraction source protection zones. It also identified sites in source protection zones which are environmentally sensitive. • The comment set out the agency's approach such that in some areas and for some uses they will take a more precautionary stance on risks to ground water. • Making reference to NPPF paragraphs 120 and 121 the comment suggests that possible impacts from pollution and contamination are considered for allocation sites. • It also identified circumstances relating to land fill where EA would object to development. The comment sought requirements for developers to make reference to 'Groundwater Protection: Principles and Practice' in design of SuDS and inclusion of its requirements for sensitive water environments/ locations within relevant policies. • Requirements for PDL with regards to contamination were identified. 	<p>Most of these issues have been dealt with through amendments to local plan policies and with the inclusion of the new policy LP 37: Ground Contamination and Pollution. Allocations have been amended where necessary.</p>

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<ul style="list-style-type: none"> The comment also identified requirements to notify the agency of any proposals to 'de-water' sites where there is shallow ground water. Additionally the comment identified the requirement for the Council to have a local register of private water supplies. Requirements for mineral washing and excavation proposals were also identified. The comment also included encouragement for the use of SuDS, but stated requirements regarding contaminated land and deep soakaway systems. 	
The National Planning Policy Framework and Sustainable Development	
<p>One respondent acknowledged that the NPPF paragraph 14 sets out sustainable development as the 'golden thread' but points out the importance of protecting heritage assets and that this should override the presumption in favour of sustainable development.</p>	<p>In the draft Local Plan: Targeted Consultation Policy LP 14: Heritage Strategy has been added since the previous consultation document to increase the emphasis on protection of heritage assets complemented by policy LP 34: Heritage Assets and Their Settings giving detailed guidance for protection of heritage assets through development management. The policies will be applied in conjunction with the heritage related consent regimes applicable under the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
<p>Objections were made to several proposed developments which objectors considered should be seen as an exception to the the NPPF's presumption in favour of sustainable development. In contrast, support was also expressed for the Local Plan taking a positive approach to secure development that improves the economic and environmental conditions in the area.</p>	<p>Comments on individual sites have been considered under the relevant proposed allocation.</p>
Consultation process	
<p>One respondent requested the requirements on developers to consult be strengthened.</p>	<p>The formal requirements are determined nationally and are outside the scope of the plan.</p>
<p>A few comments were received on the consultation process itself both supporting and criticising the quality of the documents and consultation arrangements with some finding the exhibitions particularly helpful and others concerned that the publicity flyer was easy to miss.</p>	<p>The consultation arrangements were in accordance with the adopted Statement of Community Involvement (2012) and gained widespread coverage in local newspapers as well as the Council's own consultation material. The Council is always keen to identify cost effective consultation methods to help improve community engagement in planning.</p>
<p>The suggestion was made that the Council's consideration of representations received should be subject to independent scrutiny.</p>	<p>The Council is required to identify a summary of the main issues raised by those making representations, and how those main issues have been addressed in</p>

Issue raised	Response to issue
	the local plan. Plan preparation is an iterative process with independent scrutiny of both the plan and how it was drawn up ultimately carried out through the examination process.
Other general issues	
Detailed guidance was given by the Environment Agency on air and water pollution control and on contaminated land and landfill gas risks. More consideration was sought of climate change issues in both the plan and its accompanying sustainability appraisal to take better account of national guidance including Climate UK/TCPA 2012 production: 'Planning for climate change'.	Substantial revisions have been made reflecting on the concerns of the Environment Agency, in particular in policies LP 36: Renewable and Low Carbon Energy, LP 37: Ground Contamination and Pollution and LP 21: Sustainable Use of Energy And Water.
One respondent was concerned that the individual identity of villages should be protected.	The strategy aspires to this through focusing development away from small settlements and in the definition of the built-up area that seeks to protect loose-knit edges of settlements.
Godmanchester Town Council sought recognition of Godmanchester's status as a town throughout the plan.	This has been done wherever appropriate.
Another respondent expressed concerned specifically about meeting housing needs of older people.	In the draft Local Plan: Targeted Consultation this is identified in the Spatial Vision and Objectives and policy LP 20: Housing Mix has been fundamentally rewritten and now contains specific guidance on meeting the housing needs of older people. The housing target element of chapter 3: Huntingdonshire in 2036 has been expanded to set out information on supported housing and residential institutions again to help focus on how to meet the differing housing needs of older people.
Support was expressed from several town/ parish councils for the idea of neighbourhood plans; the Local Plan was urged to take note of what is emerging from these.	In the draft Local Plan: Targeted Consultation a new policy LP 9: Neighbourhood and Community Planning has been added to help guide those wishing to produce a neighbourhood plan.
One developer raised concerns over whether the Council had sufficiently discharged its Duty to Cooperate and suggested that it is failing to meet its true objectively assessed needs, let alone helping to meet the unmet needs of any of the neighbouring authorities.	Explanation of how the Council has worked with others to discharge its duty to cooperate is set out in the Duty to Cooperate chapter of this document.

Appendix C: Stage 3 - detail

The Spatial Portrait

View summary: 'Policies'	
<To Stage 2: 'Spatial Portrait, Vision and Objectives'	To Stage 4: 'Huntingdonshire in 2015'>
Issue raised	Response to issue
The comments received on the Spatial Portrait were all of a relatively specific nature, mostly seeking wording changes to specific paragraphs and recognition of additional features.	In the draft Local Plan: Targeted Consultation the Spatial Portrait has been renamed 'Huntingdonshire in 2015' to better reflect its role in setting out the current position in the district.
Under the Economy heading recognition was sought that out-commuting levels are unsustainable and need to be addressed. The Environment Agency (EA) supported the recognition of the Great Ouse and Grafham Water as major economic resources in the district and proposed additional wording concerning the value of flooded quarry pits for nature reserves. The EA also sought addition of a section on Water Issues to recognise the Great Ouse as an important water resource, referencing the Anglian River Basin Management Plan and reflecting on potential implications of climate change on the Ouse Washes.	In the draft Local Plan: Targeted Consultation the topic specific sections have been amended and reorganised under the headings of population and housing, local economy and natural environment. The latter, in particular, contains far more information than in the previous version with maps of landscape character areas, agricultural land classification and nature conservation sites. This now precedes the built environment section which leads into much more detailed portraits of the main settlements.
A more holistic approach to environmental issues was urged to ensure appropriate linkages are made between smaller areas of biodiversity value, with particular reference to the Ouse Valley. Natural England welcomed the section and recognition of the Great Fen and Cambridgeshire Green Infrastructure Strategy. They suggested inclusion of recognition of European sites within the district such as the SACs at Portholme and the Ouse Washes given the need to protect and enhance these through the planning system. Enhanced reference to Paxton Pits was also suggested. The Environment Agency urged recognition of the economic aspects of flooding and suggested flooding issues either be moved to the Economy section or included within an new heading on Climate Change.	
The Community Facilities section attracted very little comment other than additional recognition of use of facilities outside the district for education and health care and the likelihood of future need for additional provision for special educational needs; reference to libraries was also sought.	
Under the Transport heading concerns were expressed that improvements to the A1 south of Brampton Hut were not included. The need for a transport strategy to link with the Local Plan was put forward. Design improvements to the A14 were also suggested. More	In the draft Local Plan: Targeted Consultation the transport section has been incorporated into the sub-regional influences part of chapter 3; Huntingdonshire in 2036. This sets out details of the range of strategies and projects ongoing to improve

Issue raised	Response to issue
<p>consideration was urged for encouragement of public transport, cycling and walking particularly regarding rural areas and community transport. Specific concerns were raised over the impact of additional traffic on the historic environment of Godmanchester.</p>	<p>the transport situation in the district and response to the needs generated by the proposed development in the Local Plan.</p>
<p>Within the paragraphs describing the four market towns comments were minor with requests to add references to the A1, St Ives bridge and the constraints and opportunities arising from historic growth patterns. The most detailed comments concerned Ramsey and its level of sustainability, and sought additional reference to the fenland landscape and the role of the Great Fen project in promoting understanding of it. English Heritage (now Historic England) welcomed the references to the historic environment given for the market towns and requested a similar approach be taken for each key service centre and that more recognition be given to the historic environment within the environmental issues section.</p>	<p>In the draft Local Plan: Targeted Consultation descriptions of each of the main settlements where growth is proposed have been added to this section (relocated from the Development Strategy chapter). These have been elaborated to give a more comprehensive picture of the current situation in the district. Fuller settlement portraits have been included to help set the context for the development strategy. In response to English Heritage's concern references to the historic environment have been incorporated within these. Buckden still retains sufficient facilities and services to maintain its designation as a key service centre. Brampton and Godmanchester are described as separate settlements within this section.</p>
<p>Buckden Parish Council requested reconsideration of their status as a key service centre due to a reduction in public transport since this was first designated in the Core Strategy. Recognition of Brampton and Godmanchester as independent key service centres was also sought.</p>	

Appendix C: Stage 3 - detail

The Spatial Strategy

View summary: 'Policies'	
<To Stage 2: 'Growth Options for consultation'	To Stage 4: 'Section B: The Strategy for Sustainable Development'>

Influences on the Strategy

Issue raised	Response to issue
Duty to Cooperate	
Central Bedfordshire Council raised the possibility of Huntingdonshire being called on to help meet unmet housing need from Luton subject to their own capacity assessments. No similar comments were received from any other adjoining authority. The North Northamptonshire Joint Planning Unit noted that Huntingdonshire was providing for its own needs.	Subsequent discussions with local planning authorities in Bedfordshire have confirmed that Luton is likely to need to cascade housing need to adjoining districts, however, Huntingdonshire has no direct relationship with Luton and plan review work is being carried out in Bedfordshire to assess how the anticipated level of need can be met there.
Corporate vision	
Comments were made on the Corporate Vision	These are noted but it is outside the scope of the Local Plan to rewrite this. This has been revised since the Stage 3 document and up-to-date elements added.
Housing requirement	
Comments were made on the approach to determining housing targets post-RSS with both support and objection to the use of the JSPU to co-ordinate housing targets. Several respondents commented on the production and methodology used in the JSPU's Technical Report with concerns expressed over the number of people per household and likely age composition of the future population. One respondent urged use of 2031 as the end of the plan period to tie in with other districts in the housing market area. The approach to windfalls was both supported and objected to.	The evidence used to establish the required housing numbers at Stage 3 remains relevant and continued to be used for the draft Local Plan: Targeted Consultation. Further detail has been incorporated setting out the housing and employment targets to provide clearer information on how they have arisen.
One developer provided an in-depth summary of how objectively assessed need should be determined with reference to the NPPF and SHMA but did not say whether they thought the procedure had been followed correctly. In contrast another respondent considered the housing target to be appropriate and in line with neighbouring areas and supported the approach to growth through the Strategic Expansion Locations and the approach to windfalls. Houghton and Wyton Parish Council suggested a lower housing requirement based on their suggested redistribution of growth between districts in Cambridgeshire. They also urged that account should be taken of windfalls. They suggested	

Issue raised	Response to issue
<p>that because of an increase in the elderly population the Sustainability Appraisal criteria should be different and employment growth should be lower than predicted.</p>	
<p>Further consideration of how the SHMA, Local Plan and the Economic Growth Strategy interrelate was suggested to ensure that they agree about how population will change and how many jobs will be created.</p>	
Transport influences	
<p>Cambridgeshire County Council urged that the Local Plan make reference to the Cambridgeshire Local Transport Plan, the draft Cambridgeshire and Peterborough Long Term Transport Strategy, and the Market Town Transport Strategies for St Neots, St Ives, Ramsey, and Huntingdon and Godmanchester.</p>	<p>The Long Term Transport Strategy is critical to delivery of the development strategy; it was finalised in October 2014 and updated information incorporated into the draft Local Plan: Targeted Consultation along with details of the Cambridgeshire Local Transport Plan and the Market Town Transport Strategies.</p>
Economic influences	
<p>There were several comments on the economic growth plan which was then in draft form, and the forthcoming employment land study. It was identified that it was important for these to be finalised. A number of comments were made that there needs to be jobs growth across the district and that a focus on the Alconbury enterprise zone was not sufficient. There was scepticism expressed that 8,000 jobs could be achieved at the enterprise zone given the current economic climate and concern over vacancy rates of existing units. It was noted that unlike the housing target, there was no specific jobs target, and that this should be included.</p>	<p>The Economic Strategy and Employment Land Study have both been finalised and details added. The development strategy reflects the desire to distribute employment development across the district to boost sustainability. New commitments have now been made for development within the enterprise zone. The jobs target of 19,000 has been incorporated into policy LP 1: Strategy for development.</p>
Environmental influences	
<p>Environmental influences generated a range of comments mainly around flood risk and water management with some on nature conservation issues. The Environment Agency requested that the Anglian River Basin Management Plan is identified.</p>	<p>This has been added.</p>
<p>The Marine Management Organisation suggested the Marine and Coastal Access Act 2009 be referenced and the implications for the marine area are noted. They also identified that Huntingdonshire is part of the East Inshore Marine Plan Area and suggested reference is made to this, the Marine Policy Statement and draft East Inshore and Offshore Marine Plans.</p>	<p>These have been incorporated within the list of plans and projects reviewed for the Sustainability Appraisal as their influence on the Local Plan is not considered significant enough to warrant being identified in the Local Plan itself.</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The description of the Water Cycle Study 2012 also attracted comment, and it was noted that this too needed to be updated to address all final site allocations in the Local Plan. A particular concern was raised about wastewater treatment at St Ives, given the proposal for a Great Ouse Area of Outstanding Natural Beauty. Further detail was sought in the text about what upgrades to sewerage infrastructure are planned, and one comment queried whether anyone would be held to account if water quality outcomes were not achieved. The Environment Agency raised particular concerns in respect of the capacity of sewerage infrastructure and considered that the updated Water Cycle Study would need to further address this matter.</p>	<p>The Updated Water Cycle Study was published alongside the Targeted Consultation, and has informed the allocations in</p>
<p>The description of the Strategic Flood Risk Assessment 2010 attracted little comment.</p>	<p>In response to a query raised, it is noted that each site allocation has been considered in relation to the Strategic Flood Risk Assessment as well as the strategy as a whole.</p>
<p>Concern was expressed over the impact of proposals on wildlife and nature conservation.</p>	<p>The Cambridgeshire Green Infrastructure Strategy 2011 has a particular significance in helping form the spatial strategy. However, as noted in comments, it is not the only relevant green infrastructure document and this is further described in the relevant section within the Local Plan. Additional information has been incorporated on projects such as the Great Fen which aspire to provide positive reinforcement for nature conservation.</p>
<p>A comment on the heritage assets registers sought an additional reference to conservation area appraisals and Cambridgeshire County Council's Historic Environment Record.</p>	<p>This has been added.</p>
<p>A few comments supported the recognition of the need for a Habitats Regulations Assessment.</p>	<p>These paragraphs have been amended following completion of the initial assessment.</p>

The Spatial Strategy for Huntingdonshire to 2036

Issue raised	Response to issue
<p>The spatial vision and objectives attracted a number of comments in support, particularly over environmental protection. There were also comments proposing a range of minor amendments which in most cases have been made, for example inclusion of education within the list of identified infrastructure. There were a couple of comments querying whether there was sufficient detail or whether these were simply 'loose' statements, however that is difficult to resolve in a vision and objectives such as set out in the Local Plan. Other</p>	<p>An additional objective has been added reflecting the need to protect the best and most versatile agricultural land from built development in response to concerns over food sustainability and protection of the rural economy. A new policy LP 10: Health and Well-being has been incorporated to address related concerns.</p>

Issue raised	Response to issue
<p>comments suggested objectives that are outside the scope of the Local Plan, particularly relating to promoting cycling and improvements to exercise opportunities.</p>	
<p>It was noted that the vision involves meeting the 'full objectively assessed need' for housing.</p>	<p>The use of this phrase is a type of jargon and further explanation of it has been added in the earlier paragraphs about the National Planning Policy Framework and the later explanation of the development target.</p>

Policy LP 1: Strategy and principles for development

Issue raised	Response to issue
<p>Wide ranging responses were received on this policy but they were dominated by one key theme – the need for flexibility in the strategy to ensure continuing housing delivery should any of the three strategic expansion locations be delayed or unable to deliver, particularly given the infrastructure challenges each faces. Many respondents sought provision of additional sites, particularly smaller ones, to allow for increased flexibility, early delivery and potentially lower infrastructure demands. The principle of re-use of redundant airfields was widely supported.</p>	<p>The substance of the strategy was considered to be robust, and remained unchanged. In the draft Local Plan: Targeted Consultation the Stage 3 policy LP 1: Strategy and principles for development has been split into two. The first part is retained as policy LP1: Strategy for Development, which has been amended to include more detail on the overall strategy. The second part has become policy LP 8: Sustainable Development Principles (see below).</p> <p>In the draft Local Plan: Targeted Consultation these issues are addressed within the new policy LP 10: Health and Wellbeing as well as the quality of design and amenity policies.</p>
<p>Suggestions were put forward that greater emphasis should be placed on Key Service Centres and Small Settlements to allow for allocation of additional land both within and outside the existing built-up area of settlements. Concern was expressed by a few over the lack of provision for small-scale development in rural areas.</p>	
<p>Other concerns expressed by respondents included: concern about the emphasis on public access to strategic green infrastructure, concerns that the overall target is both too high and too low and deliverability of affordable housing.</p>	
<p>Urban&Civic supported the spatial strategy, the growth targets that take account of the enterprise zone and the co-location of homes and jobs at Alconbury Weald. They also supported the policy and the approach to identifying Alconbury Weald as a Strategic Expansion Location.</p>	
<p>One respondent sought more emphasis on improving health and fitness and enabling accessibility.</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Infrastructure and Delivery

View summary: 'Policies'	
<To Stage 2: 'Ensuring appropriate infrastructure provision'	To Stage 4: 'Infrastructure and Delivery'>

Policy LP 2 Contributing to Infrastructure Delivery

Issue raised	Response to issue
<p>Comments raised issues concerned with the viability, timing and justification of contributions to infrastructure delivery mainly from developers, landowners and their agents. Related comments welcomed the identification of viability being taken into account. Some also welcomed the potential for phasing of delivery/ payments. Concern was expressed about the use of the Developer Contributions SPD now that there is an adopted Community Infrastructure Levy (CIL) charging schedule. Concern was also expressed about how CIL would be administered for strategic sites. There were suggestions for changes and that subdivision of sites to avoid contribution thresholds should be limited to apply to allocated sites only.</p>	<p>The policy has been amended to clarify the nature of CIL; as a levy, applicable developments are required to pay and as such there is no mechanism for viability or other considerations to be taken into account as is the case with section 106 agreements.</p>
<p>Other comments raised issues concerned with the need for different types of infrastructure and how and when it might be delivered. Support was expressed for the approach to securing necessary infrastructure, although there was also concern that funding would be insufficient for infrastructure needed. Comments also sought a commitment that infrastructure would be funded through CIL in the areas that generated the CIL receipts and identified current and expected needs for infrastructure improvements in St Neots. Other comments identified specific wording changes. Concern was also expressed about the need for infrastructure for strategic sites and the role CIL and section 106 would play in meeting these needs.</p>	

Policy LP 3 Communications Infrastructure

Issue raised	Response to issue
<p>A few comments were made, identifying support given that the policy would reduce the need to travel as a result of home working; raised a query regarding the effect of the policy with reference to Building Regulations and monitoring compliance; and suggested a wording change regarding fibre to the home.</p>	<p>The policy was amended to simplify it and included within the amenity policy in order to reflect the fact that a good internet connection is now seen as an essential utility in much the same way as electricity and water supply are.</p>

Issue raised	Response to issue
One comment suggested a new telecommunications policy was not accepted as it is considered that the NPPF adequately deals with planning issues that will arise with telecommunications proposals and that there was no locally specific issue that needed to be addressed.	

Policy LP 4 Enabled Exceptions

Issue raised	Response to issue
Respondents were generally supportive of the Stage 3 policy or provided observations. Some also identified sites that they would like to develop under this policy.	N/A
Two respondents called for further qualification of what would demonstrate clear support from the community, so the wording 'identifiable community benefit' was added to the policy. Another respondent highlighted the need to find a way to encourage participation of general public. One respondent questioned the representativeness of a parish council.	No amendment has been made to the policy as it refers to support from the local community not specifically a parish council.
Restriction of affordable housing to locations with suitable existing infrastructure rather than need was questioned.	It is explained in the reasoning that this is to reduce the need to travel for basic services appropriate to the use of the development.
English Heritage (now Historic England) requested explicit acknowledgement of heritage assets.	The policy has been amended to include this.
One respondent suggested that the policy should allow for the development of market housing within villages in order to bring intangible benefits such as aesthetic and visual improvement.	It is considered that amending this policy along these lines could encourage unsustainable development.
A respondent requested clearer direction to consider flood risk in terms of long-term sustainability of a settlement.	This has not been taken up on the basis that individual proposals will be assessed in respect to flood risk with regard to policy LP 16: Flood Risk and Surface Water.
One respondent called for community benefits from a development to be delivered first.	The policy does not need to be amended, but appropriate conditions could be placed on planning proposals on a case by case basis.

Policy LP 5 Renewable and Low Carbon Energy

Issue raised	Response to issue
There were a small number of highly detailed comments on this policy. These comments stated NPPF requirements. They considered the test of acceptability was not clear in the policy. There was also concern that the policy was unclear with reference to harm to heritage assets in criterion 'b' and the need	The policy has been rewritten taking account of the comments such that it is now clear that impacts may be acceptable as they are, without the need to avoid or otherwise address them. The policy has also been amended to reflect recent heritage related issues in respect to the special regard that will be had to the

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<p>to assess harm against public benefit. In criterion 'c' they considered requirements regarding biodiversity to be too broad and in need of qualification with the addition of 'of national or regional importance'. They considered the policy unsound as it does not identify any areas as being suitable for renewable or low carbon energy development and there is no positive strategy to support such developments. A potential ambiguity in the supporting text for this policy and for LP14 regarding the Cambridgeshire Renewable Infrastructure Framework was also identified.</p>	<p>desirability of sustaining and enhancing their significance.</p>
<p>Other comments supported the policy. Others sought requirements for developments to be monitored in terms of effects on biodiversity, that biomass production has no harmful impacts on biodiversity and that proposed developments prove they are a reliable and economically positive contribution to the local economy. There were also objections raised stating that they thought there should be no more wind turbine or solar farm developments or that there should be a caution about further wind turbine development due to concern over how they might impact on property values.</p>	
<p>English Nature commented that they supported the policy particularly the requirements for enhancement or compensatory measures.</p>	
<p>English Heritage (now Historic England) said they supported the inclusion of impact on heritage assets in the policy.</p>	

Policy LP 6 Flood Risk and Water Management

Issue raised	Response to issue
<p>The main issues raised in comments on this section identified concerns about wastewater, particularly relating to uncertainty over how and where wastewater from the Strategic Expansion Location at Wyton Airfield would be treated with several consultees assuming that it would go to the St Ives Waste water Treatment Works (WwTW) which would consequently be overloaded. Several of these comments also expressed concern about surface water drainage and how that might affect sewers and waste water treatment.</p>	<p>This policy has been clarified to be more specific about the application of the sequential and exceptions test for flood risk and be more specific about the requirement for the use of SuDS.</p> <p>An updated Water Cycle Study was published alongside the draft Local Plan: Targeted Consultation.</p> <p>In the draft Local Plan: Targeted Consultation, Policy LP 17: Waste Water Management was a new policy that has been added so that more detail can be given to the requirements for development in different locations depending on the waste water treatment works that they would feed to.</p>
<p>There were many comments that raised concerns about surface water drainage for proposed development on green field sites and the effect development would have on run-off, with most assuming that development would increase run-off. The opinion was expressed that much flood risk is due to poor maintenance and there has</p>	

Issue raised	Response to issue
<p>been a transfer of responsibility for risk to property owners.</p>	
<p>A number of comments made reference to the Water Cycle Study (WCS). These comments raised various issues: concern about proposed allocation sites that had not been assessed in the study at Stage 3; concerns that problems with surface water drainage had not been identified or were considered to be more significant than reported in the study; that there are unanswered questions from the study; and that the study indicates a need to look to other locations, other than St Ives, for development.</p>	
<p>A comment suggested that there should be support for development where a detailed flood risk assessment shows that the Council's Strategic Flood Risk Assessment or the Environment Agency's flood risk information is not accurate.</p>	
<p>Anglian Water commented suggesting that development should be required to contribute to an overall flood risk reduction and that there should be reference in a policy to the WCS regarding flood risk. They sought a strengthening of requirement for Sustainable Drainage Systems (SuDS). They considered it necessary to have direct references to adaptation to climate change. They identified that they are required to produce Water Resource Management Plans and that they are currently working on a new plan. They also sought more and clearer links between water efficiency in Objective 20, policy LP1 and this policy. They thought that a requirement for pre-development enquiries with Anglian Water should be extended to apply to all development in Huntingdonshire</p>	
<p>The Marine Management Organisation suggested that there should be reference to the need for a licence from them for development within the tidal influence of tidal rivers.</p>	
<p>Cambridgeshire County Council stated their commitment to investigate reports of flooding. They also stated that the Cambridge City SuDS design guide and adoption manual was useful and advised that reference should be made to the Construction Industry Research and Information Association (CIRIA) documentation.</p>	
<p>English Nature commented supporting the requirements for SuDS and the update to the WCS.</p>	

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<p>The Environment Agency commented expressing their support for the approach to the sequential test, mitigation and on addressing risks to others. They did however, consider the policy to be less precise than the NPPF. They suggested that supporting text be moved to the policy and identified additions to the policy relating to SuDS, climate change, flooding and rapid inundation, safety, flood risk assessments specifically on validation requirements, pre-application advice, sequential testing of unallocated sites, surface water management, streamlining for low risk uses and pollution and flood risk. They welcomed reference to the Water Framework Directive but sought recognition of the need to prevent deterioration. They supported the identification of requirement in relation to specific WwTWs but thought that Alconbury Weald, Wyton and Somersham should be added along with possible other locations. They also sought a change in emphasis from the capacity of the particular WwTW to capacity of the receiving water course. They suggested that the Water Cycle Study should look at cumulative effects on water quality. They also suggested a way forward with the overall approach and additions to sustainability appraisal. Additionally they sought links with regards to water supply between this policy and LP16: Minimising Carbon Dioxide Emissions.</p>	
<p>The Middle Level Commissioners (MLC) commented on this policy. They Identified a series of documents that they thought should be referred to including Surface Water Management Plans and catchment studies. They sought a requirement for a drainage strategy and adequate water management for all relevant development proposals, although they did not specify what they considered to qualify as 'relevant'. With reference to the Water Framework Directive they sought a specific requirement for surface water discharge to help improve water quality. They also sought a requirement that development demonstrate consideration of site suitability and constraints including flood risk and infiltration rates as well as demonstrating regard to guidance and bylaws of the Environment Agency and any Internal Drainage Board (IDB). A related comment from another consultee reported that the Sawtry IDB catchwater drain is at capacity. This was not confirmed by the MLC.</p>	
<p>There was also a comment of general support for the policy.</p>	

Policy LP 7 Strategic Green Infrastructure Enhancement

Issue raised	Response to issue
Comments were generally supportive of this policy and its supporting text and diagram. However there were several comments suggesting amendments and additions.	N/A
The range of comments reflected a degree of confusion over what the policy was intended to achieve.	It is acknowledged that it was not sufficiently clear that the associated diagram should be seen as an amalgam of available information identifying particular areas and projects referred to in the policy. Similarly it was not sufficiently clear that the diagram does not mean that development is prevented in the areas identified.
The reference to the Great Ouse Valley generated the most comments. The Ouse Valley Landscape Character Area was shown on the green infrastructure diagram, and the area was covered as part of the Cambridgeshire Green Infrastructure Strategy strategic network. However, it was apparent from the comments that a different or additional reference to the Great Ouse Valley, or parts of it, was sought. Additional text highlighting the importance of the area was sought, particularly for landscape, wildlife, cultural and historical value. One suggestion was that the Ouse Valley could be promoted like the Great Fen project. An interest group has proposed to Natural England that an Area of Outstanding Natural Beauty (AONB) designation be made for some of the valley. Several comments sought support in the plan for the AONB proposal.	The Ouse Valley Landscape Character Area has been retained on the diagram as it has currently not been decided whether the AONB proposal will be designated. Reference to the Great Ouse Valley was widened to refer to the Ouse Valley Landscape Character Area.
Additional information was supplied on Paxton Pits. While Paxton Pits was included in the draft policy at Stage 3 there was little supporting text.	Using the information provided on Paxton Pits the policy and text have been revised and the area highlighted on the diagram.
English Heritage (now Historic England) sought reference to heritage in the policy. In the widest sense, protection of important green infrastructure can help to protect a sense of an area's identity and heritage, which was noted in other comments made on the Great Ouse Valley.	This change was not made- this suggestion was considered to be not wholly relevant to the policy's main purpose.
Support was received from the relevant bodies in respect of the identification of the Nene Valley Nature Improvement Area.	Amendments to the text have been made in accordance with updated information supplied.
The Wildlife Trust requested that the West Cambridgeshire Hundreds be specifically mentioned.	The relevant area was included in the Stage 3 diagram as part of the Cambridgeshire green infrastructure strategy network, and this has been replicated in the Targeted Consultation version of the diagram with reference in the text added.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Amendments to the text concerning Grafham Water were sought such that it focused on ecological and landscape linkages.	Amendments have been made.
One objection concerned the inclusion of identified 'green spaces' in the St Neots Eastern Expansion area.	This was taken from the St Neots Eastern Expansion Urban Design Framework and is acknowledged as being indicative only. These links to green infrastructure have been removed for all of the Strategic Expansion Areas.
Information was received on the proposal for a Godmanchester Neolithic Country Park. The supporting text noted that areas such as Hinchingsbrooke Country Park were not specifically identified.	This has been amended with reference to the possibility of new proposals coming forward. Reference to a possible Supplementary Planning Document to identify Local Green Spaces has been removed as there is no current programme for the preparation of such a document.
The Royal Society for the Protection of Birds requested that the policy be amended so that only 'appropriate' access to strategic green space be facilitated.	This requested addition has been made.
The Environment Agency requested that a further criteria should be added to the policy such that proposals should contribute to the re-naturalisation of water bodies such as rivers and lakes.	This requested addition has been made.

Development Strategy

View summary: 'Policies'	
<To Stage 2: 'Spatial Planning Areas'	To Stage 4: 'The Development Strategy'>

Policy LP 8 Development in the Spatial Planning Areas

Issue raised	Response to issue
A reasonable level of support was expressed for this policy although often with a caveat regarding deliverability of potential developments.	N/A
A small number of respondents sought clarification over whether committed and allocated sites were deemed to form part of the spatial planning area immediately or only once completed. The policy has been amended and together with the amendments to policy LP 2 identified above it is considered that this issues has been addressed. The promoters of a series of sites sought greater flexibility within the policy to allow for development on non-allocated sites on the edge of settlements.	This has not been incorporated as sufficient land is proposed for allocation to meet the objectively assessed need for growth.
Inclusion of a statement regarding preference being given to previously developed land was put forward.	In the draft Local Plan: Targeted Consultation this is included in policy LP 8: Sustainable Development Principles.
English Heritage (now Historic England) sought inclusion of a reference to considering the impact of proposals on the character of settlements and their surroundings.	No amendment has been made as it is considered that this is adequately addressed in the draft Local Plan: Targeted Consultation policy LP 17: Quality of Design.

Policy LP 9 Development in the Key Service Centres

Issue raised	Response to issue
Respondents generally supported provision of an appropriate level of growth to meet local needs and support local service provision.	N/A
A small number of respondents sought clarification over whether committed and allocated sites were deemed to form part of the service centre immediately or only once completed.	Amendments to this and draft Local Plan: Targeted Consultation policy LP 2 address this.

Policy LP 10 Development in Small Settlements

Issue raised	Response to issue
Issues raised in comments identified some concern over the limited supply of development land in small settlements and considered it important that deliverable	The policy has been amended to acknowledge that Small Settlements have a limited role in delivery of Huntingdonshire's growth strategy. No minimum or

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
land is identified to meet local needs and support rural services. Others suggested a maximum number of units in any one new development should be specified.	maximum scale of development has been specified but the policy has been amended to clarify that development should be of a scale that can be easily assimilated and that meets sustainability merits.
Objections were raised to the lack of opportunity afforded by the policy for building beyond the existing built-up area, particularly for farmyard sites on the edge of villages where it was suggested that redevelopment might improve the appearance of the area. One respondent suggested that there should be no distinction between the built up area and the edge of settlements and each site should be considered on its sustainability credentials.	
A suggestion was put forward that Haddon should be added to the list of defined small settlements. This has not been done as it does not meet the specified criteria.	
The Environment Agency sought an amendment to reflect the flood risk sequential test and suggested that consideration should be given as to whether it is appropriate to allow a settlement which is largely within the defined flood zone 3 and therefore at high risk of flooding the same opportunities for development as others that are in flood zone 1 and therefore at low risk.	The Environment Agency's suggestion has not been taken up on the basis that individual proposals will be assessed where appropriate in line with policy LP 11: Flood Risk and Surface Water Management.

Policy LP 11 The Relationship Between the Built-up Area and the Countryside

Issue raised	Response to issue
A number of comments were received supporting protection of the countryside.	N/A
Comments included that the policy was overly long and complex	In the draft Local Plan: Targeted Consultation the policy has been reduced to focus more specifically on providing guidance on what constitutes the built up area and the countryside. Policy LP 34: Rural Buildings now provides clearer positive guidance on the types of development that are acceptable within the countryside.
Concern was expressed that the definition of the built up area excludes allocated sites until they have been developed	The policy has been amended to clarify that new development will be considered to be part of the built up area once completed, either as a whole or a defined phase of a larger proposal.
Flexibility was sought for the re-use of agricultural buildings and in recognition of changes to the Permitted Development Order in May 2013.	Amendments have been made to draft Local Plan: Targeted Consultation policy LP 25: Rural Economy to allow for positive business development within the countryside along with policy LP 29: Tourism and Recreation.

Issue raised	Response to issue
<p>Objection was raised mirroring that on policy LP 4: Small Settlements concerning the lack of opportunity afforded by the policy for building beyond the existing built-up area, particularly for farmyard sites on the edge of villages.</p>	<p>No amendment has been made to address this as draft Local Plan: Targeted Consultation policies LP 9: Neighbourhood and Community Planning and LP 12: Exceptions Housing already set out how exceptions will be dealt with.</p>
<p>Concern was expressed that the policy does not allow for development outside of the built-up areas in circumstances where it is needed in accordance with the Framework, for example where there is an insufficient housing supply and therefore restraint policies should be set aside.</p>	

Policy LP 12 Gypsies, Travellers and Travelling Showpeople

Issue raised	Response to issue
<p>One parish council indicated that they were unclear where sites for Gypsies and Travellers would be located.</p>	<p>The intention is that the need for new provision will be met by approvals to planning applications. As such, the sites are not defined and there were no draft allocations.</p>
<p>Another parish council raised concerns specifically in respect of Travelling Showpeople plots. The draft Local Plan did not contain a target for Travelling Showpeople plots. The parish council suggested an additional condition stating 'there is a demonstrable need for a travelling showpeople's site in the locality'.</p>	<p>However, the first sentence of the policy already indicates that provision should only meet identified needs. To make this clearer the first sentence has been amended.</p>
<p>English Heritage (now Historic England) asked that the policy make explicit reference to avoiding harm to heritage assets.</p>	<p>Stage 3 Draft Policy LP 31 was the relevant policy in respect of heritage assets and their settings. The reasoning for this policy already contains a sentence as follows: 'Other national or local policies such as those relating to vehicular access, contamination and heritage assets are also applicable'.</p>
<p>A planning consultant supported the policy and the reasoning but raised concerns regarding the target and the use of the Good Practice Guide. Concern in respect of the reference to the DCLG Good Practice Guide for designing sites was that this guidance is aimed at socially provided sites which benefit from government funding, rather than private sites.</p>	<p>It is correct that the Good Practice Guide advises as follows: 'In the case of small private site development there will be similarities but it should be recognised that those sites are designed to meet the individual and personal preferences of the owner and may contain elements which are not appropriate or popular for wider application in respect of social provision. It would not therefore be appropriate to use this good practice guidance in isolation to decide whether a private application for site development should or should not be given planning permission'. The Good Practice Guide has been referred to in full therefore this disclaimer is recognised. It is referred to in the context of providing helpful design advice.</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>In respect of the target, the criticism was firstly that the target of 64 pitches should be a minimum figure and the need should be frontloaded not averaged out on an annual basis.</p>	<p>It is recognised that the chosen target of 64 pitches is partly based on the GTANA which identified a 'backlog' of 16 pitches in its total target of 17 pitches for the first five years, and a total of 24 pitches for the first ten years. Separating the 'backlog' makes no difference to the overall figures, although a greater number is expected to be provided in the first five years (17 instead of 12.5). It is accepted that the target can be seen as a minimum as it could be exceeded by sites being approved in accordance with the policy.</p>

Requiring Good Design

View summary: 'Policies'	
<To Stage 2: 'Requiring Good Design'	To Stage 4: 'Requiring Good Design'>

Policy LP 13 Quality of Design

Issue raised	Response to issue
<p>The majority of comments on this policy were supportive of the need for good design but objected to requirements for housing development to meet the 'Building for Life' and the 'Lifetime Neighbourhoods' standards due to concerns about adverse effects such requirements could have on the viability of development. These comments considered that the policy should be more clearly justified, be included in the wider testing of viability required by national planning policy for the Local Plan as a whole and should include flexibility for viability. Related comments noted recent changes to the Building for Life criteria with the effect that there was no longer a 'Silver' standard, that there was no 'Pass or Fail' and that because of their location some development would struggle to achieve high marks.</p>	<p>The policy has been amended to reflect changes to standards and is more flexible to ensure it is sufficiently robust to respond to future changes without becoming obsolete. Additional text has been incorporated on design reviews including the requirement for preparation of a masterplan for developments over a specified size to provide greater clarity. The Council is in the process of preparing a replacement Design Guide which is intended as a replacement for the current version adopted in 2007. The revised policy is intended as a clear policy basis for the new design guide. During the summer of 2013 government launched a consultation aimed at rationalising the framework of building regulations and local housing standards. The consultation looks at accessibility, space, security, water efficiency, energy, indoor environmental standards and materials. The consultation and consequent changes to the framework of building regulations and housing standards will mean that the scope and content of this and other policies in the plan will be reduced. The changes are likely to be implemented before the Council publishes the Proposed Submission Local Plan. With this timing in mind the policy has been amended appropriately.</p>
<p>Many other comments supported the need for good design and the requirements relating to design standards. These comments also expressed concerns about the standard of design, that building design did not seem to be responding to surroundings. Suggestions included more specific requirements relating to road widths, adequate lighting, the location of parking, that highways must be adoptable and that in particularly prominent locations buildings should be of exceptional quality.</p>	
<p>Concern was expressed about design reviews considering that what is expected should be clearer, the requirement should be properly justified and that they should not be limited to pre-application stage as not all proposals would go through that step.</p>	
<p>English Heritage (now Historic England) commented saying that they welcomed references to local character, townscape and other heritage-related aspects. However, they had concerns about 'necessary development' as part of criterion (d) as they thought it was not clear what this meant, and may undermine the policy.</p>	

Appendix C: Stage 3 - detail

Policy LP 14 Reducing Carbon Dioxide Emissions

Issue raised	Response to issue
<p>The majority of comments on this policy objected to requirements for housing development to meet the 'Code for Sustainable Homes' level 4 up to 2016 and thereafter be 'Zero Carbon'. Similar concerns were expressed about the requirements for non-residential development achieving BREEAM 'Excellent' up to 2019 and thereafter 'Zero Carbon'. These comments considered such requirements to have an adverse impact on viability and considered that this area should be left to Building Regulations or other mechanisms. It was also stated that the requirements must be included in the wider testing of viability required by national planning policy for the Local Plan as a whole and should include flexibility to take account of viability or wider sustainability credentials of development. Related comments also expressed concern about requirements on embodied carbon considering this section to need significant clarification or deletion.</p>	<p>The government's consultation on rationalisation of the framework of building regulations and local housing standards affects this policy. Similarly the policy has been amended to allow sufficient flexibility for the range of options identified in the government's consultation, although further amendments will be necessary.</p>
<p>Other comments supported this policy and its aims with some querying how aspects of the policy would work and some seeking higher standards.</p>	
<p>English Heritage (now Historic England) commented that they were concerned about references to replacement buildings considering that it should be clarified that any buildings of historic or architectural value should not be lost. Another consultee suggested changes relating to the replacement of buildings on viability and to achieve more sustainable development.</p>	

Policy LP 15 Ensuring a good standard of Amenity

Issue raised	Response to issue
<p>Comments expressed support for this policy, suggesting that the requirements for 'Secured by Design' be dropped as they are not compatible with an aim of Building for Life.</p>	<p>As with the 'Quality of Design' policy above, the government's consultation on rationalisation of the framework of building regulations and local housing standards affect the scope of this policy and it has been amended appropriately; including reference to the national security standard to be applied through Building Regulations. Other minor amendments have been made to the policy to improve clarity and provide flexibility.</p>
<p>The Environment Agency were concerned that the only policy that addressed Ground contamination and pollution in any way was this policy, that these issues would be better dealt with in a separate policy.</p>	<p>Draft Local Plan: Targeted Consultation Policy LP 37: Ground Contamination and Pollution was developed in response to these comments, based on the Environment Agency's suggested sources as well as a review of emerging and best practice.</p>

Policy LP 16 Advertising

Issue raised	Response to issue
There was only a single comment, from English Heritage (now Historic England), on this policy welcoming the reference to heritage assets.	The policy has been amended to incorporate additional references to public safety and avoiding potential hazards.

Appendix C: Stage 3 - detail

Promoting Sustainable Travel

View summary: 'Policies'	
<To Stage 2: 'Promoting sustainable transport'	To Stage 4: 'Policy LP 22: Sustainable Travel'>

Policy LP 17 Sustainable Travel

Issue raised	Response to issue
Comments on this policy generally supported or sought minor changes.	N/A
The one objection to the policy queried whether it is in accord with the NPPF paragraph 32, which, amongst other requirements, states that where opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure and where improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development that development should be considered acceptable. It also states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.	Criterion 'b' has been reworded and the reference to significant harm has been deleted.
Two comments sought an addition to the policy to promote sustainable transport such as public transport.	It is considered that the policy adequately address this. However, it is noted that there is no specific reference to Travel Plans in the policy. The last paragraph of the policy has therefore been amended to include reference to Travel Plans.
The Travel for Work Partnership noted that the Local Sustainable Transport Fund will only be available until 2015 whereas the plan covers the period to 2036.	The reasoning has been amended in line with this comment.

Policy LP 18 Parking Provision

Issue raised	Response to issue
About half a dozen individuals and bodies commented on the policy for parking provision. Most comments reveal a concern for under-provision of on site car parking.	It is recognised that the bullet point 'a' in the Stage 3 Draft was not clear, and was in effect covered by the preceding policy about sustainable travel, and the introductory part of the policy which refers to a 'clear justification for the level of provision proposed'. It has therefore been deleted. Additional text has been added to make it clear that in most circumstances at least one car parking space is required per dwelling as well as minimum requirements for cycle parking for all uses

Issue raised	Response to issue
One comment sought reference to electric vehicle charging points in the policy, while another comment pointed out that ownership of electric vehicles is negligible.	Paragraph 7.13 already refers to electric vehicle charging, and so the policy does not need to specifically mention this.

Appendix C: Stage 3 - detail

Building a Strong, Competitive Economy

View summary: 'Policies'	
<To Stage 2: 'Building a strong competitive economy'	To Stage 4: 'Building a Strong, Competitive Economy'>

Policy LP 19 Supporting a Strong Local Economy

Issue raised	Response to issue
<p>Surprise was expressed that the enterprise zone and its role in future economic growth was not identified in the policy. The comment went on to point out that the economic strategy submitted in support of the Alconbury Weald outline planning application recognises the potential of the enterprise zone to contribute to the economic step change aspired to for Huntingdonshire and this should be recognised in the policy. Their conclusion was that if Alconbury Enterprise Zone is to be treated as an Established Employment Area (as set out in policy SEL1), then this should be made clear in the policy.</p>	<p>The policy has been changed in order to provide support for proposals for business (class 'B' uses) development within established employment areas and to clarify the requirements for other proposals.</p>
<p>There was a suggestion that the policy be changed such that there would be a presumption in favour of economic development proposals within Established Employment Areas, subject to sequential approach (set out in LP 28 with reference to the NPPF) for main town centre uses.</p>	
<p>A potential conflict was identified with the flood risk sequential test for possible extension of employment areas.</p>	
<p>In relation to the supporting text a comment suggested that it should be clarified that the Council's concern relating to the potential losses in Established Employment Areas to higher value uses relates only to proposals that are not for economic development. A further comment suggested that some mixed housing development should be permitted within or next to Established Employment Areas, identifying areas in St Ives and making reference to examples across the country of where they considered this to have been achieved. This comment went on to suggest that houses should be located near local jobs and in locations towards the east of St Ives to ease congestion. This comment also identified the Alconbury Enterprise Zone as a reason that some Established Employment Areas may not be needed and should be reused for housing.</p>	

Policy LP 20 Town Centre Vitality and Viability

Issue raised	Response to issue
Some concern was expressed over the implications for the sequential test set out in the NPPF with a variety of suggestions for amendments concerning primacy or otherwise of the primary shopping frontage and area and emphasising the acceptability of edge of centre sites where others are unavailable.	Amendments have been made to include more specific reference to the NPPF sequential test.
One respondent called for explanation of the criteria for selecting the primary shopping frontages area.	The NPPF defines primary shopping frontages; the frontages mapped are based on surveys of the use classes of each town centre and exclude large contiguous areas of A2 and A5 uses.
One respondent noted that Godmanchester is a town	Godmanchester has a limited range of town centre uses in dispersed locations with no clear town centre capable of being defined
English Heritage (now Historic England) requested insertion of reference to heritage.	This has been added to the policy wording.
St Ives Town Council and Town Team both called for the reinstatement of the limit of 30% non A1-class use in primary frontages into the policy.	This has not been amended as the NPPF encourages flexibility.
One respondent suggested that the explicit support for drinking establishments should be applied also to the area of primary shopping frontages.	The policy has been amended to refer to A4 class use.
Urban and Civic requested a change in wording to refer to Huntingdon as the primary location for retail development.	Amendments have been made to the spatial portrait concerning retailing and the role of the four town centres.
The suggestion was made that St Neots High Street should be pedestrianised and free parking provided.	Parking charges are not a Local Plan issue and the issue of pedestrianisation would also best be considered outside of the Local Plan and would be dependent on funding.
A respondent requested that the policy make clear that any new facilities should not adversely affect the viability of those already in existence.	The policy contains the requirement to maintain the existing range of facilities, so it has not been amended.
Two other respondents supported the policy's provision to maintain and enhance facilities.	N/A

Policy LP 21 Rural Economy

Issue raised	Response to issue
There were only a small number of comments on this policy.	The policy has been amended to provide a more holistic approach to rural economy issues and now deals with business uses, rural businesses and countryside compatible development. Some other minor

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
	amendments have also been made further to comments made in order to make the policy more readable and the requirements clearer.
There was only one comment specifically on the first part of the policy which allows for employment within defined Established Employment Areas in the countryside and other existing employment areas subject to certain limitations. The comment objected to the limitation of expansion having to be 'within its existing operational site'. The comment noted that there were new permitted development rights effective from 30 May 2013. These new rights allow for agricultural buildings of up to 500m ² to convert to various uses, including business.	This is not in conflict with the policy which allows for reuse of existing buildings. It is considered reasonable to limit the amount of expansion in the way identified in the policy.
The part of the policy that deals with operational development for several named locations attracted comments suggesting that this part of the policy is too restrictive and conversely that it is too loose.	The policy and its reasoning has been clarified.
There was one other comment which questioned whether the policy achieved the desired result and commented that there appeared to be an unnecessary difference between uses.	Although the comment noted the part of the purpose to support businesses it should be noted that the purpose also reflects the need to protect the countryside and maintain farm viability. The policy is not intended to allow any development, but instead seeks to provide guidance on the type of development that is likely to be acceptable to the public.

Policy LP 22 Tourism, Sport and Leisure Development

Issue raised	Response to issue
Several respondents supported suitable tourism proposals. Two respondents considered the value of tourism needed to be reflected at a strategic level with the suggestion of a higher level strategic policy being incorporated in which any development which impedes tourism would not be permitted coupled with acknowledgement of potential additional demand for tourist facilities.	This is not considered necessary as positive guidance is provided for tourism development proposals within the Development Strategy policies. However, the Spatial Portrait section has been amended to include detail on the local tourism industry and the strategic policy section includes policy for green infrastructure which recognises its value for tourism.
Natural England supported the protection afforded by the policy.	N/A
One respondent advocated greater focus on tourism development as an integral part of existing rural enterprises with less emphasis on the location or demonstrating need.	The policy has been drafted to ensure that tourist enterprises are genuine and there is sufficient control of traffic generation in more remote locations.

Issue raised	Response to issue
Concern was expressed about the noise from leisure craft.	An amendment has been made to the first group of criteria to consider the wider impact of noise, odour and obtrusive light arising from tourism proposals.
The Environment Agency and Middle Level Commissioners both commented on the potential impact on the water setting of proposals.	No specific change made.
An additional criterion was put forward concerning the re-naturalisation of water bodies.	This has been incorporated into the revised policy.
Reference was requested to be added to the Anglian River Basin Management Plan.	This has been incorporated into the revised policy.

Policy LP 23 Local Services and Facilities

Issue raised	Response to issue
Most comments on this policy were focused on the required marketing before the potential change of use of premises currently or formerly used as a local service or facility. Opinions varied with both longer and shorter marketing periods being sought and concern expressed over the requirement to gauge community support for retention of a facility.	The policy has not been amended as paragraph 8.42 already provides flexibility for circumstances under which alternative arrangements may be permitted.
One respondent welcomed the clarification of the policy's application to market towns, and another respondent welcomed the policy taking steps to guard against loss of facilities and services for residents and visitors. Alternative wording was suggested to clarify what 'local services and and facilities' are.	The policy has been amended to reflect this.
Cambridgeshire County Council supported the part of the reasoning which encouraged the provision of multi-purpose buildings.	N/A
Further to a comment made on 'policy LP 30 Open Space' about recreation, it is recognised that indoor sports facilities were not specifically protected by policy in the Stage 3 Local Plan.	This policy has therefore been amended to include indoor sports facilities in the list of local services and facilities.

Appendix C: Stage 3 - detail

Delivering a Wide Choice of High Quality Homes

View summary: 'Policies'	
<To Stage 2: 'Delivering a wide choice of high quality homes'	To Stage 4: 'Policy LP 20: Housing Mix'>

Policy LP 24 Housing Mix

Issue raised	Response to issue
<p>Significant concern was raised over the need to ensure adequate suitable accommodation for older people, including specialist accommodation when independent living is no longer an option. One respondent promoted additional reference to the needs of the over-55s, which they termed 'active elderly'.</p>	<p>No amendment has been made as no particular adaptations are required to meet the needs of this group and so general market housing will meet their needs. However, the policy has been amended to require specific consideration of how a proposal responds to the changing age structure of residents and household size.</p>
<p>Support was expressed for the requirement on proposals of 200 or more homes to make plots available for self-build homes. However, the Home Builders Federation and individual developers objected on the grounds that self-build is a method of construction and so not a planning matter, citing a series of concerns over implementation. In contrast Urban&Civic supported the inclusion of this in a general policy rather than individual site allocations.</p>	<p>In the draft Local Plan: Targeted Consultation the requirement for 200 or more homes to make plots available for self-build homes was replaced by a broad statement stating that the Council will work with relevant parties to address local requirements for custom build homes.</p>
<p>General support was expressed by a number of respondents for the approach to delivering a broad housing mix and for use of an up-to-date evidence base.</p>	<p>N/A</p>
<p>One respondent objected to any attempt to control the size or mix of market dwellings arguing that the market, rather than the SHMA, should wholly shape future proposals. Three respondents objected to the requirement to build to Lifetime Homes standards arguing it would impact on the viability of a scheme and so contravenes the intentions of the NPPF.</p>	<p>During the summer of 2013 government launched a consultation aimed at rationalising the framework of building regulations and local housing standards. The consultation looks at accessibility, space, security, water efficiency, energy, indoor environmental standards and materials. The consultation and consequent changes to the framework of building regulations and housing standards is likely to impact significantly on the scope and content of this and other policies. It is not currently clear when changes may be implemented but it is possible that this will be before the Council publishes the Proposed Submission Local Plan and is likely to be prior to submission. With this timing in mind it is considered necessary to formulate the policy content of the Proposed Submission plan as if the recommended course of action from the government's consultation will be introduced without modification but incorporating sufficient flexibility to enable the plan to accommodate the full range of options in the housing standards consultation.</p>

Issue raised	Response to issue
St Ives Town Council queried provision of emergency housing for young/homeless people expressing concern that this is needed in St Ives as existing provision is often too far away for people to maintain social/ support networks.	The concern has been passed on to the Housing Strategy Manager.

Policy LP 25 Affordable Housing Provision

Issue raised	Response to issue
The revisions made to this policy since Stage 2 were generally supported, particularly the inclusion of affordable rent. Flexibility in the 70% social/ affordable rent requirements and recognition that this mix is a target and may not always be achievable was welcomed. The acknowledgement of viability issues was supported with several major developers considering the policy gave adequate flexibility.	The policy has been amended to reduce the target for affordable housing from 40% of the total homes on a site to 35% to reflect the outcomes of the viability assessment. Those required through the proposed allocations should contribute a substantial proportion of the affordable homes needed; others will be provided through contributions within small sites and enabled exceptions.
Many respondents sought completion of a Viability Assessment, with some having engaged in workshops as part of Local Plan preparation; final comments were often reserved until the Viability Assessment had been seen. Respondents advised that this should demonstrate the quantum, thresholds and tenure split for affordable housing are viable and deliverable to enable them to support a future iteration of the policy.	
The suggestion was put forward that Strategic Expansion Locations should have a lower target for affordable housing provision due to their exceptional infrastructure costs.	
One respondent considered that the threshold of 15 dwellings or 0.5ha should be retained outside small settlements in accordance with the replaced PPS3. Another respondent expressed concern over application of the policy to redevelopment schemes requesting that affordable housing should only be sought as a proportion of the net gain. Concern was also expressed over the inclusion of land areas as well as dwelling numbers for calculation of eligibility for affordable housing.	Towards the end of 2014 the government has introduced a national standard threshold, which essentially means that contributions can be sought on developments of 11 or more homes or 6 or more homes in defined rural areas. More information on this can be found in the National Planning Practice Guidance . The policy has been amended to apply this new national standard threshold.
Concern was expressed that the Local Plan should meet the affordable housing need in full to avoid worsening the affordability gap.	The SHMA has been updated to establish current need levels.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Policy LP 26 Homes in the Countryside

Issue raised	Response to issue
English Heritage (now Historic England) sought removal from the policy of reference to enabling development to secure the future of a heritage asset and inclusion in paragraph 9.25 of reference to their guidance 'Enabling Development';	Respective amendments have been made.
A more lenient approach was sought to the conversion of existing buildings to residential use without the implicit preference for employment use with comments that this was not in accordance with the NPPF.	Amendments have been made to merge the advice on conversion or replacement of existing buildings with that for existing homes and the preference for employment use removed.
One respondent was confused by allocations being within what is currently countryside.	In the draft Local Plan: Targeted Consultation an amendment has been made to the supporting text to LP1 to clarify this within the Spatial Strategy and within LP 5 to specify that developments will form part of the built up area once completed.
With regard to proposals to remove occupancy conditions on agricultural dwellings one respondent raised concerns over the requirement for marketing where an owner may not intend to part with the property and that they could be subject to challenge on the grounds of the unfair trading regulations 2008. The suggestion was put forward of referring to an appropriate housing needs assessment instead.	An amendment has been made to allow for either option.
Concern was raised on the affordable housing section of this policy over what constitutes clear support from the local community.	No amendment has been made as the level and nature of appropriate support will vary depending on individual projects and the supporting text includes reference to sound evidence of housing need in the local area.

Policy LP 27 Residential Moorings

Issue raised	Response to issue
There was support for the policy including specifically for the requirements regarding adverse impacts on local water quality or quantity, landscape or biodiversity.	Amendments have been made to the supporting text to clarify the approach to residential moorings within the housing stock. Additional justification has been added for Stage 4, noting that the 20% limit is that which the Canals and Rivers Trust considers appropriate.
There were also objections with some wanting more control of residential moorings and others less.	
Specifically there was one objection to any conversion of leisure moorings or berths to residential use but another that the policy is too onerous and should promote residential moorings as part of the strategy to meet housing requirements.	
One other comment considered that the 20% limit was not justified.	

Conserving and Enhancing the Environment

View summary: 'Policies'	
<To Stage 2: 'Conserving and enhancing the natural environment'	To Stage 4: 'Conserving and Enhancing the Environment'>

Conserving and Enhancing the Environment as a whole

Issue raised	Response to issue
<p>Natural England commented on this chapter saying they were fully supportive of it and the policies to protect and enhance biodiversity and open space. They stated that they thought all proposals should be subject to an ecological assessment and suitable mitigation identified where required. Further to this they thought that proposals should incorporate green infrastructure with connectivity to the wider strategic green infrastructure network, contributing to the objectives of the Cambridgeshire Green Infrastructure Strategy (2011) where possible.</p>	<p>It is considered that the amendments made to the Strategic Green Infrastructure policy adequately address these concerns.</p>
<p>Several other comments were made on the chapter as a whole or on the introductory paragraphs. The main issue from these comments was concern about the impact of development on the setting of the Ouse Valley and its lowland meadows, with the St Ives West proposed allocation (SI 1) identified. Several said that they wanted to see an additional policy to include lowland meadows. It was also suggested that there should be a blue infrastructure strategy to safeguard the water quality of the rivers and other water bodies in Huntingdonshire.</p>	

Policy LP 28 Biodiversity and Protected Habitats and Species

Issue raised	Response to issue
<p>Most comments supported this policy or its aims. Other comments expressed concern that the policy was too weak, suggesting that it should state that proposals would not be supported unless impacts are minimised and mitigated. There was also thought to be a need to clearly define terms such as 'significant adverse effect' and 'valid assessment', with the latter including third party verification.</p>	<p>The policy has been amended such that a proposal should now seek to achieve a net increase in biodiversity. The Anglian River Basin Management Plan has been added to the list of documents influencing the strategy in chapter 3.</p>
<p>The importance of County Wildlife Sites as locally designated sites was identified with support for continuing efforts in order to designate more of them.</p>	

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<p>Natural England commented saying that they welcomed recognition of the hierarchy of protected sites, although they advised that the policy refers to the need for proposals to comply with the requirements of the Conservation (Habitats and Species) Regulations 2010; the requirement to consider 'Imperative Reasons of Overriding Public Interest', where relevant, is inherent in the Regulations. They also pointed out that international sites (European sites plus Ramsar sites) are not designated for geological reasons, although some sites may include SSSIs that have been designated for their geological interest. They said they welcomed the recognition of the avoidance, mitigation, compensation hierarchy when considering ecological impacts, although they recommended that 'minimisation' be replaced with 'avoidance'. They also noted that the requirement in the policy for proposals to aim to enhance as well as conserve biodiversity, through contribution to BAP targets, improved access, enhancement of ecological networks or enabling adaption to climate change is supported and is in conformity with the NPPF.</p>	
<p>In contrast to Natural England's comments the Royal Society for the Protection of Birds (RSPB) sought a clearer statement regarding the Habitats Regulations, although they acknowledge that in practice, schemes which qualify for Imperative Reasons of Overriding Public Interest are extremely rare and are very unlikely to fall under the Council's remit for decision making.</p>	
<p>The Environment Agency commented that the policy needed to take account of the National Planning Policy Framework (NPPF) and the aim to achieve a net increase in biodiversity. They also advised that reference should be made to the Anglian River Basin Management Plan in order to ensure the NPPF aim and the requirements of the Water Framework Directive are achieved.</p>	
<p>There were a number of comments that raised issues relating to Strategic Green Infrastructure Enhancement. One issue raised in this respect was that there was considered to be too much emphasis on site specific opportunities to minimise or mitigate impacts and insufficient emphasis on protection of wider landscape areas that include designated sites. Another similar issue was a desire for more strategic thinking of how sites fit into the wider biodiversity network. In addition to this several comments suggested support should be stated for the proposal that the Great Ouse Valley be designated as an Area of Outstanding Natural Beauty for its benefits for biodiversity.</p>	<p>These issues are addressed in respect of policy LP 7 Green Infrastructure, and do not require changes to this policy.</p>

Policy LP 29 Trees, Woodland and Related Features

Issue raised	Response to issue
<p>This policy attracted a dozen comments, mostly from local interest groups and parish councils. All of these groups sought some strengthening of the policy or mention of additional factors. It was noted that as a result of increasing numbers of tree diseases, that it may not be possible to rely on existing trees to screen development. Interest groups also sought mention of areas of ancient woodland, and that the policy reflect a positive stance for tree and woodland planting.</p>	<p>The policy relates to how development will be assessed, but nevertheless does positively require planting. Mention of ancient woodland and of the possibility of disease has been added to the reasoning.</p>
<p>Some interest groups sought an additional policy to focus on meadows, rivers and lakes.</p>	<p>These concerns are addressed through the Strategic Green Infrastructure, Biodiversity and Protected Habitats and Species and Water Related Development policies.</p>
<p>The Environment Agency raised a particular concern about the lack of tree cover along river edges. The loss of trees along rivers, together with climate change, leads to warmer water which holds less oxygen. They sought an additional criteria to positively enhance tree coverage along river frontages, and where trees are lost along river edges replacement by a greater number.</p>	<p>An additional criteria has been added to recognise trees along river banks, along with additional reasoning.</p>

Policy LP 30 Open Space

Issue raised	Response to issue
<p>One comment from Sport England pointed out that the Stage 3 policy did not deal with indoor sports facilities.</p>	<p>Protection of existing indoor sports facilities has been added for Stage 4 to the policy about Local Services and Facilities.</p>
<p>Two comments noted that the part of the policy which made an allowance where a loss was 'unavoidable' made little sense when such a loss could be avoided if a different proposal was made. One of the comments suggested that there be a part to the policy indicating the circumstances where proposals would not be granted consent.</p>	<p>The Local Plan has been written in a permissive way, such that it would not be appropriate to rewrite the policy in the manner suggested. However the policy has been rewritten for Stage 4 in the same manner as other policies, such as LP 24. The rewrite has also enabled consideration of the quantity of sports facilities to be added, as requested in a comment by Sport England.</p>
<p>A group of comments questioned the applicability of the open space policy to the area around the Great Ouse proposed as an Area of Outstanding Natural Beauty. The policy would probably apply to parts of that area should there be proposals for development as it may be argued that parts are of particular value for wildlife for example.</p>	<p>The rewritten open space policy clearly sets out the requirements for mitigation and compensation should loss of part of the area be proposed.</p>
<p>The Environment Agency commented on both the open space and Local Green Space parts of the policy</p>	<p>Additions to the policy have been made for Stage 4 as requested.</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
seeking recognition of the contribution these spaces make to preventing flooding by storing water.	

Policy LP 31 Heritage Assets and their Settings

Issue raised	Response to issue
<p>English Heritage (now Historic England) and Cambridgeshire County Council commented on this policy seeking that it be strengthened and made more locally specific. English Heritage queried whether the policy was positive enough to deliver protection and enhancement of the historic environment. In addition to heritage buildings, comments by these bodies sought additional mention of scheduled monuments, registered parks and gardens and archaeological sites. Reference to work on conservation area appraisals and the County Council's Historic Environment Record was also sought.</p>	<p>In view of the concerns raised, the policy has been amended to recognise the importance of the variety of heritage assets in the district while ensuring that it is consistent with the NPPF. In addition, the previous part of the strategic policy LP 1 which referred to the natural and historic environment has been amended so that the historic environment is separately identified and considered.</p>
<p>Local interest groups mentioned that the policy would be inadequate if relied upon in isolation to support the proposed Area of Outstanding Natural Beauty along the River Great Ouse. There was also some support from these groups for strengthening the policy to deliver greater benefits to the District.</p>	
<p>Three energy companies objected to the policy on the basis that they considered that the policy in part conflicted with the NPPF, particularly paragraph 134 which states that: "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal..."</p>	
<p>English Heritage (now Historic England) considered it not clear whether the draft policy met paragraph 156 of the NPPF which requires a strategic policy to deliver the protection and enhancement of the historic environment.</p>	<p>Draft Local Plan: Targeted Consultation Policy LP 14: Heritage Strategy has been added to address this issue.</p>

Strategic Expansion Locations

View summary: 'Strategic Expansion Locations'	
<To Stage 2: 'Huntingdon Spatial Planning Area'	To Stage 4: 'Strategic Expansion Locations'>

Strategic Expansion Locations - general comments

Issue raised	Response to issue
<p>The main issue raised in comments on the Strategic Expansion Locations as a whole was concern that the approach would be too risky due to dependence on a small number of large sites. This was thought to limit access to land for the development industry, particularly for self, small and medium scale builders. It was thought that there would be significant infrastructure costs for development at these locations and this would mean that it would be a long time before any development was completed thus risking a shortfall in housing completions in the early parts of the plan period. It was also thought that such large scale development would tend not to supply higher market segments (with reference made to the NPPF requirements for a wide choice of quality homes). Additionally it was suggested that if any single Strategic Expansion Location did not deliver that this would lead to a significant level of unplanned speculative applications. Further to this it was suggested that as a result the strategy would not allow small communities to grow sustainably (making reference to the NPPF specifically paragraph 55) and that the approach would not fulfil the Local Plan's stated objective (Number 1).</p>	<p>The Council has undertaken further work to ensure that the Strategic Expansion Locations are deliverable and that any potential risk is minimised. Viability testing has been completed to assist with understanding the particular challenges faced by strategic expansion locations, especially in terms of infrastructure costs, to ascertain whether the sites are likely to be capable of being delivered. More detail is contained in the following sections on each of the Strategic Expansion Locations.</p>
<p>Concern was expressed that the changes in housing numbers proposed for Alconbury Weald and Wyton on the Hill are not clear and that impacts from changes had not been set out.</p>	
<p>Comments suggested that the Strategic Expansion Location at Wyton on the Hill should not be taken forward as an allocation in the Local Plan and that it should be replaced with a range of smaller sites. Sites proposed included land at Brington, Ellington, Farcet, Offord Cluny, Pidley, Ramsey, Stilton, Tilbrook, and adjacent to Alconbury Weald. In a similar vein a comment raised similar issues but suggested that the Strategic Expansion Location at Wyton on the Hill should be replaced with a new Strategic Expansion Location at Lodge Farm, northeast of Huntingdon.</p>	<p>Many of the sites put forward as alternatives were within less sustainable Small Settlements and their potential housing capacity was insufficient to replace that identified for Wyton on the Hill and required to meet the objectively assessed need. The specific sites put forward as alternatives in towns and service centres were considered, and where appropriate these were assessed in the Environmental Capacity Study: Additional Site Assessments, which was consulted upon during November 2013. Some sites have been added, although the plan retains the strategy of allocating only at the Strategic Expansion Locations, Spatial Planning Areas and Service Centres.</p>

Appendix C: Stage 3 - detail

Issue raised	Response to issue
There was support for the requirement for an ecological assessment for the Strategic Expansion Locations as well as support for requirements for green infrastructure and publicly accessible natural green space.	N/A
A comment suggested that due to the changing demographic make-up of Huntingdonshire over the plan period that there should be a requirement for more C2 uses (Residential Institutional use) as part of the Strategic Expansion Locations to provide for the anticipated need for housing with care for the ageing population. The comment also suggested a requirement for a Demographic Change Assessment (DCA) for these allocations to detail how account has been taken of our ageing population. The comment went on to give some details of what a DCA should contain.	The three Strategic Expansion Location policies have been amended to require provision of C2 residential institutional accommodation and the development guidance amended to advise that masterplans should consider how the population mix anticipated through the SHMA be accommodated within the development.
Other comments sought a requirement for Strategic Expansion Locations to have the highest speed broadband, identified a need for travel modelling and also expressed concern about access to strategic road network and the need for strategic flood and drainage management.	These matters are all dealt with in other policies. Additional transport modelling has been undertaken for the Stage 4 Proposed Submission Local Plan.

Alconbury Weald

Alconbury Weald

Issue raised	Response to issue
There was support expressed for the proposed allocation of Alconbury Weald and the potential for mixed use development including comment that development here and at Wyton on the Hill should be maximised as they are brownfield sites, which may mean greenfield sites elsewhere would not need to be developed.	The Alconbury Weald outline application was presented to full Council on 9 December 2013 which resolved to approve it subject to S106 and reference to the Secretary of State. The Council received a non-intervention letter from the Secretary of State in early January 2014 and the S106 was signed in October 2014. Amendments have been made to the policy, for instance requiring inclusion of C2 residential institutional accommodation and removing the requirement for a decentralised low carbon energy network. Other changes have been made to provide flexibility in recognition of the extended timeframe over which development will be delivered.
There were comments that queried the difference in housing numbers for Alconbury Weald between the Stage 2 and Stage 3. There was also some concern raised about the possibility of more than 5000 homes being developed in the longer term, particularly that this wasn't quantified.	
There were some concerns expressed about infrastructure provision, particularly roads and transport connections. These included requests for additional road connections including direct north and south access to the A1M. There were also some who questioned the deliverability of Alconbury Weald due to the infrastructure requirements, both in terms of the overall deliverability and whether it could be delivered	

Issue raised	Response to issue
<p>on the timescales identified or within the plan period. There were also sites submitted around Alconbury Weald with the suggestion that they could help deliver alternative or better connections or access solutions as well as additional strategic green infrastructure.</p>	
<p>A comment identified the heritage importance of Alconbury Weald and supported the policy wording in this regard. It went on to seek identification of the heritage area that is part of the masterplan and outline planning application. It also identified a potential conflict between tree retention and heritage assets. Another comment identified potential impact on the Great Stukeley Railway Cutting SSSI and suggested that it should be identified in the policy.</p>	
<p>Some concern was identified about the details relating to retail development within the proposed development. The concern centred on whether there was unnecessary detail and a lack of clarity with the suggestions that the policy should simply state the maximum amount of retail development and that the maximum size of any one store should be more clearly identified as 1,500m² gross. The link to Chequers Court and town centre redevelopment was also questioned. There was however support for the provision of local food stores across the proposed development.</p>	
<p>There was also concern expressed about the identification of 150ha of employment land in the policy, suggesting that it might be more appropriate to identify the 290,000m² floorspace and 8000 jobs target that were part of the enterprise zone bid.</p>	
<p>Urban&Civic, the site owners, identified the evidence submitted with the planning application as being important in demonstrating that requirements of the draft allocation could be achieved. They suggested a change to the text to recognise the need for what they referred to as 'balanced integration' with Huntingdon. They also suggested a change to the requirement for decentralised energy to recognise the flexible approach adopted so far in discussions with the Council on the outline planning application. Further to this they suggested a change regarding the retention and/ or replacement of trees. They also expressed concern that the Environmental Capacity Study stated that the landscape assessment will 'form a guide', suggesting that this is changed to 'will be taken into account'.</p>	
<p>In addition to these issues there were also comments that wished to see Alconbury retained as an airport and</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>queried whether gypsy and traveller pitches are to be provided as part of development</p>	
<p>Comments raised a range of issues concerning the 'possible' railway station. These included questions about the practicality of a railway station at Alconbury Weald given its proximity to the existing Huntingdon station. Others suggested that the railway station should be more clearly stated as a requirement. Comments also included identification of the rail industry guidelines that deal with new station provision highlighting the need for a positive business case, detail of how it fits with existing services and stations and to be cost neutral to the taxpayer. There was also support for the station as it was thought this could offer new connections for North Northamptonshire.</p>	<p>Support for provision of the possible rail station has been clarified but this remains subject to negotiations between a range of partners.</p>
<p>Comments from the Environment Agency identified the importance of wastewater to the sustainability of development at Alconbury Weald and expressed concern that this was not reflected in the policy. They suggested that more progress was needed on planning of required infrastructure. In this regard they suggested that phasing of development may be needed regarding water treatment infrastructure for the Huntingdon area as a default first come first served basis may impact adversely on delivery of Alconbury Weald. They suggested that what might be required in terms of phasing could be investigated in an update to the Water Cycle Study. They identified that the likely land contamination could affect deliverability or the rate of development particularly with regards to drainage. They suggested that there should be some requirement for contamination assessment and planning of remediation to be done before determining the layout of development and the drainage strategy as this would avoid potentially costly redesign at a later date. They noted the large site area means there is potential for over-capacity of surface water drainage solutions as it could mean that less detailed monitoring would be required. They noted that existing drainage is likely to need upgrading and suggested a requirement for betterment. They also identified a key role for the Local Plan in ensuring there is an appropriate water management strategy.</p>	<p>Guidance arising from the updated Water Cycle Study has been incorporated.</p>
<p>Cambridgeshire County Council stated their preference for developer contributions for Alconbury Weald to come from section 106 agreements. They also detailed the need for some specific infrastructure.</p>	<p>The policy has been amended to give specific guidance on the numbers and types of schools required.</p>

Eastern Expansion, St Neots

Eastern Expansion, St Neots

Issue raised	Response to issue
<p>The key concern of individuals that commented in respect of St Neots East was the potential effect of the development on traffic. A number of comments were made to the effect that the A428 should be made dual carriageway in this location.</p>	<p>The policy indicates that successful development of the site will require satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan. It would not be appropriate for the policy to require a dual carriageway as this is a matter that must be determined with national funding. However it is recognised that this is a key issue and the Development Guidance which follows the policy has been amended to reflect this.</p>
<p>One objector considers that the uncertainty over the A428 is likely to affect the deliverability of this allocation.</p>	<p>Although this is a concern, the Council considers that development is likely to be able to commence prior to any decision on whether the A428 will be made dual carriageway.</p>
<p>The Highways Agency in their Local Plan comment referred to the roll-out of Route-Based Strategies - a process to be completed by Spring 2015.</p>	<p>The potential to improve the A428 will be looked at as part of the Route-Based Strategies. Some amendments have been made to the Development Guidance to ensure that these issues are not overlooked.</p>
<p>Comments raised a number of local traffic issues include the need for improved connectivity and public transport. There was also concern raised about the provision of various services and community facilities.</p>	<p>The policy has been redrafted to refer to 'educational and community facilities appropriate to the scale of development'. Having regard to the specific advice provided by the County Council in their comments, the Development Guidance has been amended to refer to the need for three primary schools, funds to expand the two existing secondary schools in St Neots and the need to provide for early childhood centres. It is expected that churches, allotments, cemeteries, community centres and leisure facilities will also be provided as part of the mix of uses.</p>
<p>Both landowners refer to their current planning applications. One landowner sought greater flexibility in the retail floorspace levels.</p>	<p>The Development Guidance has been updated to refer to the planning applications. It is noted that the planning applications together propose some 4000 homes rather than the 3700 proposed in the draft allocation. This is not a matter that the landowners objected to, as they consider that the draft allocation is flexible given that it refers to 'approximate' numbers. It is the case that the County Council predicts that the two existing secondary schools will need to be expanded to their maximum capacity to cope with the numbers proposed in the draft Local Plan, therefore there is little scope for additional housing in this area without another secondary school. Additional housing numbers may also affect the capacity of the site to provide for a range of other facilities and open space. The final numbers will be determined through consideration of planning applications.</p>

Appendix C: Stage 3 - detail

Issue raised	Response to issue
Both landowners opposed the requirement for a masterplan as part of an outline application to include 'opportunities for a decentralised low carbon energy network where viable'. It is noted that the submitted outline applications do not include this.	The Council promoted a project looking into a low carbon energy network over recent years, but it has not been possible to progress it. Given the landowner opposition to this requirement it has been taken out of the policy wording and Development Guidance.
The Environment Agency made the point that flood risk and drainage assessments are required (including a Level 2 Strategic Flood Risk Assessment for land in flood zones 2 and 3) and adoption of sustainable drainage systems by a responsible body is critical. They also noted that surface water attenuation areas should not 'double up' as public open space as access to these areas may be impractical during wet months.	An amendment has been made to the policy to refer to SuDS and public open space.
Natural England were generally supportive of the requirements for green infrastructure and open space in the draft allocation.	
The County Council sought additional provision within the policy for supported living and residential/ nursing accommodation.	The policy and development guidance have been amended to include supported living and residential/ nursing accommodation.

Wyton Airfield and Wyton-on-the-Hill

Wyton Airfield and Wyton-on-the-Hill

Issue raised	Response to issue
The level of uncertainty over the proposals, the changed scale of development from Stage 2 and infrastructure requirements were all significant causes for concern. This led to some respondents questioning the viability of the proposal and its deliverability within the plan period. Concern was also expressed that the proposal would place too much demand on public finances and would only be a dormitory settlement, depending on facilities of nearby towns.	Since the Stage 3 consultation the arrangements for the disposal of Wyton Airfield have changed. It is now being handled by the Defence Infrastructure Organisation instead of the Homes and Communities Agency. The DIO is firmly committed to the site's disposal and has secured a development partner with a view to commencing development around 2018/19. As the housing trajectory for the Local Plan contains less development in later years of the plan period development at Wyton Airfield could contribute to more balanced levels of provision up to 2036.
The impact of development on infrastructure, particularly relating to roads, water, education and health, gave rise to most concern in comments on Wyton on the Hill. Those concerned about the impact on roads were particularly concerned with roads in the surrounding area, particularly the A141 that runs along the northwest boundary, the B1090 that runs along the southwest boundary and the A1123 that connects Huntingdon and St Ives. Many of those who raised this issue thought that it would be essential to upgrade roads nearby, especially the A141 with some also expressing concern about the cost of such	In recognition of the transport infrastructure challenges presented by the site, substantial transport modelling has been undertaken and possible improvements tested to ascertain how and whether the proposed level of development could be accommodated. The County Council's Long Term Transport Strategy includes commitments to further modelling to identify the most appropriate solutions.

Issue raised	Response to issue
<p>improvements. Others identified the Marley Road to the north of St Ives and the Ramsey Road in St Ives, rat-running within St Ives and access to the A14 as concerns with a new Great Ouse river crossing suggested as being required. There was also concern about travelling to work and whether this type of development would encourage long distance commuting. Several comments suggested re-opening the Old Ramsey Road either to all types of traffic or only for buses, pedestrians and bicycles. One respondent sought the upgrade and adoption of existing roads at Wyton on the Hill before further development takes place.</p>	
<p>Respondents sought assurances of timely provision of services and facilities, especially schools, within the development. Concern was expressed about flooding and surface water drainage. There was also concern expressed about possible impact on St Ives waste water treatment works due to its lack of additional capacity.</p>	
<p>Some respondents supported the development as being sustainable and an efficient reuse of previously developed land. Some supported the proposed development because of its separation from St Ives, others considered development would be better located immediately north of St Ives instead. Respondents considered it important that development be integrated well with existing development at Wyton on the Hill and that facilities are located so they are accessible to existing development as well as new.</p>	
<p>Various respondents expressed concerns about contamination and the cost of remediation, retention of current areas of open space, the impact on wildlife and the impact of retail provision on St Ives and Huntingdon.</p>	
<p>Cambridgeshire County Council stated their preference for developer contributions to come from section 106 agreements. They supported the inclusion of 10ha of land for employment. The proposed scale of development was a particular issue of concern for the County Council due to its implications for education provision. Due to funding regimes and economies of scale the preferred minimum size for new secondary schools is 4/ 5 forms of entry per year. The proposed scale of development in Stage 3 is borderline over whether it would generate sufficient pupils for a viable secondary school. To overcome this issue the county</p>	

Appendix C: Stage 3 - detail

Issue raised	Response to issue
<p>council suggested that a development of 4,500 would be more viable to support a secondary school along with 3 or 4 new primary schools.</p>	
<p>A comment stated that an assessment of any heritage assets should be sought and that the development would need to have a defined purpose to help create a sense of place, although it was recognised that this may not be as easy as for Alconbury Weald as there weren't many existing buildings. Other comments identified that a major new settlement has the potential to be more sustainable than adding new extensions onto existing settlements. A comment stated the view that an increased number of new homes at Wyton from previous stages of the Local Plan should be reflected in reduced numbers elsewhere; specifically identifying that there should be no need to consider additional housing to the north of St Ives, Marley Road. There was concern expressed that many houses would end up some way from a new centre so a second smaller centre may be required. There was considered to be an opportunity to re-instate footpath links that were cut when the airfield was built. Other comments suggested that existing public transport will need to be enhanced with longer operating hours and Sunday services as the development proceeds. It was also suggested that the area between Wyton and St Ives would need to become protected green space. A comment expressed the view that the proposal appeared to be at a very early stage and therefore a feasibility study would be needed to assess constraints before the site could be included in the Local Plan. Further comments identified that the programme, infrastructure delivery and links to the existing site are key considerations and that the sequence of development to ensure that new infrastructure/ amenities are provided at an early stage is critical to the success of this development.</p>	
<p>The Homes and Communities Agency (HCA) identified that they were to acquire a slightly different site than identified in the policy. They expressed support for the allocation and confirmed their intention to do masterplanning to detail capacity for up to 4500 homes. They noted that affordable housing would be subject to viability but supported the 40% target. The HCA supported the approach of strategic expansion locations as providing good opportunities for sustainable development. They expressed support of the reduced 10ha for employment and commented that employment should not include B8 uses and should be flexibly provided not just in one area. On school provision they suggested fewer larger schools would be more efficient. They also expressed support for the proposed local</p>	

Issue raised	Response to issue
<p>centre, provision of green infrastructure and the integration with existing Wyton on the Hill and walking and cycling network. A minor change to paragraph 8.2 was sought for clarity of adding 'existing' or 'established'. Their comments also stated that they recognised that improvements to access and public transport are required. The HCA acknowledged that a county wildlife site is situated close by but no other designated sites and confirmed that a survey would be commissioned to check for protected species and appropriate mitigation requirements. They also expressed a commitment to participate in collaborative masterplanning.</p>	
<p>One respondent considered that the site would need a purpose and suggested that the impact of development at Wyton should be offset by reducing development at the proposed allocation known as St Ives West, providing green infrastructure to the west/northwest of St Ives and providing a bypass to the A1123. They considered that development at Wyton offered both opportunities and constraints along with the potential to improve quality of life in Houghton and Wyton.</p>	
<p>The Environment Agency expressed concern about impact due to the site's location at the head of catchments which may mean pumping waste water a significant distance. They advised the need for an integrated water strategy to achieve greenfield run-off rates and high water efficiency and that the Water Cycle Study update and a Flood Risk Assessment should inform this. They also commented on the need for more flexibility to avoid ad hoc development in sensitive catchments. Given the site's former use a contamination risk assessment was sought to inform the layout and drainage strategy.</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Spatial Planning Area sites

View summary: 'Huntingdon Spatial Planning Area'	
<To Stage 2: 'Huntingdon Spatial Planning Area'	To Stage 4: 'Huntingdon Spatial Planning Area Sites'>

Huntingdon Sites included as allocations at Stage 3

Issue raised	Response to issue
HU 1: North of Ermine Street, Huntingdon	
Two consultees considered the North of Ermine Street allocation to be unnecessary due to the availability of land at Alconbury Weald, under-occupation at Ermine Street business park and that it should be retained as agricultural land. Concern was expressed over narrowing the gap between Great Stukeley and Huntingdon and the impact on the character of Great Stukeley and Green End.	The policy already includes provision of strategic green infrastructure to minimise potential impacts of development on Great Stukeley and Green End.
An adjoining landowner sought the extension of the allocation to the fringes of Green End for a combination of development and strategic landscaping, contending that the residual land between the allocation and Green End would be unusable agriculturally, and that the boundary should not be based on ownership boundaries.	To be deliverable, all land within an allocation needs to include land put forward by a willing landowner. No change was made to the site boundary.
The landowners supported allocation for mixed use notwithstanding their recent planning application for employment use of the land. However, they contend that the requirement for 16.5ha of strategic green infrastructure is excessive, inconsistent with the Core Strategy and unjustified as the visual impact of residential development would be no greater than employment development. They sought either increase of the developable area or reduction of the overall site area.	Since the consultation Cambridgeshire Long Term Transport Strategy (LTTS) has been finalised. The LTTS identifies the need and a route for an upgraded A141 route to the west and north of Huntingdon running through the Stage 3 HU 1 and HU 2 sites. To make provision for this road the allocations have been amended to refer to safeguarding land for this within the allocation.
Cambridgeshire County Council noted that the North of Ermine Street allocation is insufficient to justify a separate primary school and request negotiations to provide a larger school within the adjacent South of Ermine Street site, otherwise they would need to object to the site. Safe walking routes should be provided to primary and secondary school provision.	Since the consultation HU 1 and HU 2 have been merged to support a comprehensive masterplanning of the site as a single entity. This supports provision of the primary school.
HU 2 South of Ermine Street	

Issue raised	Response to issue
<p>The South of Ermine Street site is a long standing allocation and currently subject to a planning application. The landowner supports the proposed allocation and confirms the site is readily deliverable once planning permission is granted.</p>	<p>N/A</p>
<p>Cambridgeshire County Council confirmed they have already negotiated a site for a 2 form entry primary school and that if sufficient land could be provided for a 3 form entry school this would facilitate the North of Ermine Street proposed allocation. North of Ermine Street is also subject to a current planning application for a business park, which has a resolution for approval subject to the satisfactory completion of a S106 agreement.</p>	<p>Since the consultation HU 1 and HU 2 have been merged to support a comprehensive masterplanning of the site as a single entity. This supports provision of the primary school.</p>
<p>HU 3 California Road, Huntingdon</p>	
<p>One respondent considered provision should be retained for expansion of Huntingdon Regional College.</p>	<p>Since the Stage 3 consultation development has commenced on the northern part of the site identified. The allocation has therefore been drawn back to the southern section.</p>
<p>HU 4: Forensic Science Laboratory, Huntingdon</p>	
<p>Several comments expressed strong concerns over capacity of the existing road access and parking congestion in the vicinity of the site. The mixed use of the site for residential and educational use was supported with residents commenting on Cromwell Park Primary School already being over-subscribed. Low density residential development was advocated with at least 2 parking spaces per dwelling and additional for visitors to overcome nearby difficulties.</p>	<p>The allocation has been amended to retain a requirement for extension of the primary school but without specifying the land area required. The capacity has been increased to 90 homes.</p>
<p>Cambridgeshire County Council welcomed the change from Stage 2 to incorporate a proposed allocation of 1ha for primary and early years education facilities to address the in-catchment demand for Cromwell Park and high demand for early years provision in this part of Huntingdon.</p>	
<p>The promoter of the site objected to the requirement for 1ha of the site to be set aside for primary and early years education, arguing that it would render the site undeliverable as negotiations had been based on a purely residential scheme, for which they had sought a much higher density than proposed at Stage 2. They questioned the County Council's evidence for requesting the primary and early years education provision citing proposed extensions to Thongsley Field (2.6 miles away) and St John's (2.2 miles away) primary schools as adequate alternatives. The promoter argued that in the light of the national growth agenda the</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>requirement for inclusion of education provision is unsound as it could render the site undeliverable. The promoter considered that a scheme of 110 dwellings would have no more impact on the local highway network than the previous use. They strongly objected to the reference to educational uses and the associated landscape buffer zone and considered both should be removed to facilitate efficient delivery of the site.</p>	
<p>HU 5: South of Fern Court, Stukeley Road</p>	
<p>No comments were received regarding this site.</p>	<p>Since the Stage 3 consultation, planning permission was granted for a supermarket on this site. In response to this the allocation was amended from residential to retail.</p>
<p>HU 6 Constabulary Land</p>	
<p>Comments requested that the policy be amended to more closely reflect policy HW 5 from the Huntingdon West Area Action Plan requiring development in this location to reflect the context provided by Views Common and the historic parkland setting of Hinchingsbrooke House.</p>	<p>For the draft Local Plan: Targeted Consultation this allocation was merged with the allocation on neighbouring land HU 16 Hinchingsbrooke Hospital, to enable the coordinated development of the whole area. Amendments have been made to reflect the context provided by Views Common and the parkland setting of Hinchingsbrooke House.</p>
<p>HU 7 West of Railway, Brampton Road</p>	
<p>Two respondents expressed concern over the need for safe crossing of the site along Brampton Road for students travelling to and from Hinchingsbrooke School. Godmanchester Town Council expressed concern over the loss of car parking for commuters and the potential impact both on the local economy and on local parking where commuters park in other locations, including Godmanchester, and catch the bus to the rail station. Provision of a park and ride site was suggested as an alternative.</p>	<p>The text has been amended to include requirements for the access to ensure a safe pedestrian route is retained along Brampton Road. The car park only has a temporary permission and alternative provision is allocated at HU 10: West of Edison Bell Way.</p>
<p>HU 8 George Street/Ermine Street</p>	
<p>Three representations were received on this site all from companies with landholdings within it supporting the principle of allocation for mixed use development but generally seeking greater flexibility concerning the nature of potential development proposals. In particular Travis Perkins sought an amendment to allow their portion of the site to be brought forward independently of the wider allocation within the context of a masterplan for the allocation.</p>	<p>An outline application was approved in June 2014 for A3-A5, C1 and/or D1 uses on part of the site. Outline permission was granted in August 2014 for C3 development on another part of the site. Reserved Matters approval was granted for a care home on another part in March 2015. Responding to comments seeking to bring forward different parts of the site independently, in the draft Local Plan: Targeted Consultation this site was split into a series of smaller sites:</p> <ul style="list-style-type: none"> • HU 7: North of Edison Bell Way

Issue raised	Response to issue
	<ul style="list-style-type: none"> • HU 8: South of Edison Bell Way • HU 9: Ferrars Road • HU 10: West of Edison Bell Way • HU 11: George Street • HU 12: George Street/ Edison Bell Way <p>In addition, the wording of some of these allocations was written to be flexible about the uses proposed.</p>
Concern was raised over the requirement for archaeological investigations	Extensive finds were made along the route of the Huntingdon West link road and this requirement is considered appropriate given the site's proximity to Roman and mediaeval developments.
An amendment to the supporting text was sought to state that further retail development outside the town centre boundary will not be supported.	The supporting text already indicates that further retail is not anticipated. This is also addressed under policy LP 20: Ensuring Town Centre Vitality and Viability.
HU 9 Chequers Court, Huntingdon	
English Heritage (now Historic England) supported the proposed allocation noting that it should be a positive step subject to a sympathetic design. Sainsbury's Supermarkets welcomed the extension of the proposed allocation to include their existing store and the consented multi-storey unit.	The allocation has been amended to exclude the multi storey car park following its completion.
HU 10 Fire Station, Huntingdon	
English Heritage (now Historic England) supported the principle of redevelopment of this site provided it respected the conservation area which is already acknowledged in the development guidance. One objection was raised arguing that allocation is inappropriate as delivery of the site is dependent on securing a relocation for the Fire Station.	Discounted: Given concerns about the deliverability of this allocation, it was decided that it should not be taken forward as a proposed allocation.
HU 11 St Mary's Street, Huntingdon	
English Heritage (now Historic England) welcomed the additional references to heritage assets. Another respondent pointed out that although the site met the minimum dwelling numbers threshold it was lower than the 0.2ha threshold set out in the Environmental Capacity Study and hence was inappropriate for allocation.	Discounted: It is acknowledged that this is correct and its proposed allocation was inconsistent so the proposed allocation is not taken forward into Stage 4 although the Environmental Capacity Study retains the conclusion that the site is suitable for development.
HU 12 Red Cross site and Spiritualist Church, Huntingdon	
English Heritage (now Historic England) welcomed the additional reference to the conservation area and advised that the scheduled ancient monument boundary extends into the site and development on	Discounted: Following the Stage 3 consultation, the Spiritualist Church informed the Council that they were not seeking to put the site forward as an allocation. The Red Cross site on its own does not meet the

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
this portion would not be desirable. An objection was raised based on the site's location within a poor noise environment and air quality issues both arising from the ring road and A14.	minimum dwelling numbers or site size threshold set out in the Environmental Capacity Study. This site is therefore inappropriate for allocation.
HU 13 Gas Depot, Mill Common, Huntingdon	
One respondent expressed concern over development in the conservation area and impact on the Ouse Valley; however, English Heritage (now Historic England) welcomed the additional references to enhancing the conservation area and safeguarding views.	Based upon Historic England's comments no amendments are considered necessary.
Natural England advised development of the site may require HRA under the Conservation (Habitats and Species) Regulations 2010	The supporting text has been amended to note this.
The Environment Agency specified need for a level 2 SFRA to address the exceptions test and sequential approach, advised that properties should be set back from the river frontage to avoid flood risk and impediment to flow and promoted increased public access to the water front supported by a sensitive landscaping scheme conducive to biodiversity.	Amendments have been made to reflect these aspirations.
HU 14 Tyrell's Marina, Huntingdon	
Respondents noted that the site is technically in Godmanchester rather than Huntingdon and so should be grouped with other Godmanchester sites within the Local Plan. Redevelopment was supported in principle with a development brief suggested to reflect the sensitivity of the site's historic context. The Landowner sought allocation for residential use only.	The site is now grouped with other Godmanchester sites. Additional text was added providing protection for the water environment.
The Environment Agency identified the need for a level 2 SFRA to address the exceptions test and sequential approach, along with a Water Framework Directive compliance assessment given the potential impact on water frontage geomorphology and biology. They also advised that: properties should be set back from the river frontage to avoid flood risk and impediment to flow, mooring and navigation should not be compromised and promoted increased public access to the water front supported by a sensitive landscaping scheme conducive to biodiversity.	
HU 15 Main Street, Hartford	

Issue raised	Response to issue
The landowner welcomed introduction of this proposed allocation into Stage 3. The adjoining landowner supported proposed development of this site and submitted additional land adjacent to it considered separately.	N/A
Concern was raised over the merging of Hartford with Houghton and Wyton and the value of this land as a strategic green space between the two.	Given the position of the West Anglia Training Centre to the south of the site it is not considered to serve this function.
Concern was also expressed over additional traffic generation on the A1123.	Given the relatively small size of the site, this is not expected to be a significant issue. All development proposals are subject to a transport statement or assessment.
The Environment Agency specified need for a level 2 SFRA to address the exceptions test and sequential approach, and noted the site is in a water source protection zone 3 where the water supply aquifer may be vulnerable to pollution.	An additional requirement for a flood risk assessment was added to the Targeted Consultation allocation.
HU 16 Hinchingsbrooke Hospital	
Concerns were raised over additional development without adequate free or low-priced parking on site to prevent displacement of parking onto nearby residential roads.	<p>For the draft Local Plan: Targeted Consultation this allocation was merged with the allocation on neighbouring land HU 6 Constabulary Land, to enable the coordinated development of the whole area.</p> <p>The policy has been amended to reflect the proposal for multi-decked parking provision that was incorporated into the development guidance but not the policy at Stage 3. Parking costs and displacement are not issues that can be addressed through the Local Plan.</p>
English Heritage (now Historic England) sought reference to development reflecting the context provided by Views Common and the parkland setting of Hinchingsbrooke House.	No amendments have been made in this respect as the hospital is set more in the context of modern housing developments and is heavily screened from Views Common.
HU 17 Hinchingsbrooke Country Park Extension, Huntingdon	
The Stage 3 draft allocation for Hinchingsbrooke Country Park Extension was similar to the extant allocation in the Huntingdon West Area Action Plan 2011. Although accepted through that process, landowners for part of the land objected to the Stage 3 draft allocation. The landowners considered that the draft allocation is not deliverable given that it relies on public funding and/or landowner willingness. They suggested that some land fronting Thrapston Road (to the north and west of Church Road outside of the draft allocation) should be allocated for housing. A comprehensive scheme would include a mechanism whereby the	<p>The potential for development along Thrapston Road was partly explored through the early issues and options during the Huntingdon West Area Action Plan in 2009. As a result of considerable concern being raised by members of the public about the impact on the floodplain, landscape, and traffic no proposals for development in this area were made.</p> <p>The Stage 3 Environmental Capacity Study recorded one other site along Thrapston site put forward by a landowner as having some potential for development (approximately 6 homes). The analysis recognised that some land is outside of the floodplain and a few new</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>landowners would transfer the recreational land and lake within the draft allocation when the increased value of the land from residential development has been realised.</p>	<p>houses could add to those already built along the road without significant effects. However, as this was under the threshold of 10 homes for inclusion as an allocation, it was not included. The proposer of land north of Thrapston Road, Brampton objected to the assessment contained in the Environmental Capacity Study. The proposer considered the risk of flooding to be relatively low and that only limited views were available to Hinchingsbrooke Country Park, thereby allowing for a greater level of development. The objection has been considered but the assessment has not been amended as it is considered that development in excess of the threshold would have landscape effects for which no mitigation is proposed.</p> <p>The Additional Sites Consultation included the other site at Thrapston Road, north and west of Church Road, as a potential mixed use site partly for housing and partly for a further addition to the Country Park. This was due to the potential for landscape effects to be offset by an extension to the park. However, further to objections and a reconsideration of the issue given the potential for flooding, this land was not included as an allocation at Stage 4. Development could potentially be considered under the Enabled Exception policy.</p>
<p>An informal query was raised from one of the other landowners affected by the extant allocation in the Huntingdon West Area Action Plan.</p>	<p>It is noted that further to permission for cattle sheds in July 2010 (1000440FUL) it is reasonable not to include within the allocation a small area where those cattle sheds exist. The boundary has therefore been amended.</p>
<p>HU 18 RAF Brampton</p>	
<p>The DIO welcomed the amendments made since Stage 2 but highlighted that their outline planning application seeks 500m² retail floorspace to replace the 513m² currently on site. Two respondents expressed concern about the loss of cultural facilities and sought an amendment to the policy to specifically retain the Briefing Room formerly used by Brampton Park Theatre as an existing cultural facility. However, the DIO confirmed that the tiered seating and light racking that made it valuable as a cultural facility have already been relocated to RAF Wyton.</p>	<p>The development guidance has been amended to reflect the need and potential range of uses to be accommodated in the proposed community facilities within the redevelopment scheme.</p>
<p>English Heritage (now Historic England) expressed concern that the proposed wording only refers to Brampton Park House and requested that the heritage value of the wider station and setting of the conservation area be acknowledged.</p>	<p>Amendments have been made to refer to other heritage assets.</p>

Issue raised	Response to issue
Cambridgeshire County Council requested 0.3ha of land for an early years education facility	This is considered to form part of the community facilities arising from the needs of the development already referred to in the proposed allocation
The Environment Agency specified need for a level 2 SFRA and expressed concern over potential land contamination.	A level 2 SFRA has not been produced on the basis that an objective of this allocation is redevelopment of this brownfield site and as such there are no alternatives. It should also be noted that the planning application process is in an advanced state and has included a details site specific flood risk assessment which the EA are satisfied with.
HU 19 Park View Garage, Brampton	
The landowners continued to support the proposed allocation and confirmed any proposed development would use the existing northern access from Buckden Road.	N/A
One respondent considered the redevelopment to be neither viable or feasible but provided no justification.	No amendment was made.
The Environment Agency requested the addition of an investigation into contamination.	This addition was made.
HU 20 Bearscroft Farm, Godmanchester	
<p>A large number of objections were made regarding this site, with many identifying the following issues:</p> <ul style="list-style-type: none"> • Concern about the potential impact of additional traffic on the A14, A1198 and through the town itself, including concern about the impact of traffic on the mediaeval bridge • Concern about the impact on parking in the town • Concern about impact on services particularly health care and secondary education • Concern about the impact on walking and cycling locally • Concern that Godmanchester does not have sufficient retail provision to support the proposed scale of development • Concern that development will not be integrated with town, given that it will be on the far side of the A1198 from the rest of the town. Suggestion that the A1198 should be rerouted. • Objection to development on Grade 2 agricultural land. Suggestion of considering other brownfield sites instead if this one, noting that more sustainable sites are available such as at Alconbury Weald and RAF Wyton. 	<ul style="list-style-type: none"> • The allocation was retained. • The policy already requires integration with the existing built up area of Godmanchester. • To meet the objectively assessed housing need for the district, housing in addition to that proposed at Alconbury Weald and RAF Wyton is required. This will require some development on greenfield land.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The promoter of the site supported its allocation, but highlighted inconsistencies between the draft allocation and the planning application for the site where a resolution to grant permission had recently been agreed by the council. In addition they promoted additional land for allocation to the east of Bearscroft.</p>	<p>Amendments were made to the policy to be consistent with the planning application.</p>
<p>HU 21 Wigmore Farm Buildings</p>	
<p>Most of the comments on this site expressed concerns about the access and the impact of traffic from development on Silver Street and local roads. Suggestions for changes included reducing the development to a maximum of seven homes. The Environment Agency commented that the site should be subject to a Level 2 Strategic Flood Risk Assessment (SFRA).</p>	<p>The capacity of the site has been reduced to 10 homes.</p>
<p>HU 22 North of Clyde Farm, Godmanchester</p>	
<p>Comments on this site expressed concerns about the access and the impact of traffic from development on local roads. Concerned was expressed about infrastructure provision, specifically for education and health. The Environment Agency commented that the site should be subject to a Level 2 Strategic Flood Risk Assessment (SFRA).</p>	<p>Discounted: due to legal constraints restricting its availability for development this site was not included in the Targeted Consultation</p>
<p>Cambridgeshire County Council questioned why accessible natural green space was not included as a requirement.</p>	
<p>HU 23 RGE Engineering, Godmanchester</p>	
<p>Comments on this site expressed concerns about the access and the impact of traffic from development on local roads as well as the loss of car parking. There were also concerns about the impact on infrastructure.</p>	<p>Additional capacity work has been undertaken and concludes that the site should be considered to have a capacity of approximately 50 homes.</p>
<p>English Heritage (now Historic England) welcomed references to heritage.</p>	
<p>The Environment Agency commented that the site should be subject to a Level 2 Strategic Flood Risk Assessment (SFRA). They also considered land contamination should be stated in the allocation policy as a constraint. They also suggested, with reference to flood risk, that the site should be developed for less vulnerable uses than housing.</p>	
<p>Cambridgeshire County Council questioned why accessible natural green space was not included as a requirement.</p>	

Huntingdon Sites submitted at Stage 3

Issue raised	Response to issue
Huntingdon Race Course	
<p>Huntingdon Race Course was put forward at Stage 3 for allocation to improve and extend the facilities at the racecourse to support its role in providing a recreation, leisure and entertainment facility for the area and to help ensure its continuing vitality and viability. Only 4 comments were received on this site during consultation on the Environmental Capacity Study: Additional sites assessments, none of which objected to the principle of the use.</p>	<p>This site has been included as allocation HU 18 in the draft Local Plan Targeted Consultation. Based upon comments in the Environmental Capacity Study: Additional sites assessments consultation, an additional requirement has been added for archaeological investigation to be carried out prior to additional development.</p>
Corpus Christi Lane, Godmanchester	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.</p>	<p>This site was included as allocation HU 23 in the draft Local Plan: Targeted Consultation which included criteria requiring development to respect surrounding heritage assets and the site's location partly within the Godmanchester Conservation Area, and requiring provision of off street parking for vehicles.</p>
<p>The main issue raised in comments was that of safety of the current access into Corpus Christi Lane with several stating that they didn't think it would be suitable for the development proposed. There were also concerns because the existing access crosses the pavement of Old Court Hall. Cars parking in the lane was also raised as an issue.</p>	
<p>Comments also expressed concern relating to flood risk issues.</p>	
<p>Anglian Water stated that a new water main may be required along Corpus Christi Lane and that the estimated timescale to deliver such a scheme upon receipt of requisition is up to 3 months. They also thought that contributions towards the Wing Strategic main scheme maybe required.</p>	
<p>A comment raised the issue of ground levels potentially leading to overlooking of properties on Old Court Hall.</p>	
<p>Several comments raised impact on heritage assets as an issue including English Heritage (now Historic England). These issues centred on the fact that the site is partly within Godmanchester Conservation Area with a nearby listed building. Comments also raised related concerns about impact on the character of the lane.</p>	
<p>Other comments supported the fact that the paddock to the west/ southwest was not included as part of the site as it provides an important setting for Corpus Christi Lane and its environs in sympathy with the</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>conservation area and supporting a 1992 appeal decision that the site would not be suitable for more than 2 additional dwellings. Comments also questioned the need to redevelop the site with the planned expansion of Godmanchester at Bearscroft Farm.</p>	
<p>The Church Commissioners, the owners of the site supported the allocation. They confirmed their view that the site is suitable, deliverable, in a highly sustainable location and the existing dwellings have a limited life. They questioned the capacity, stating that it may well be more than the 10 dwellings currently identified, considering the density of the surroundings. They also questioned the site boundary stating that land to the west/south west, lying outside of any flood risk area, should be included as it is also suitable and available for development. They also acknowledged that a Transport Assessment would be required stating the conclusions of a previous assessment.</p>	
<p>Cambridgeshire County Council commented with regards to archaeology, education and transport. They identified the fact that the access onto Old Court Hall is below standard making this site unsuitable for intensification.</p>	
<p>A comment stated that the capacity of existing sewers and drains would need to cope with more intensive residential use.</p>	
North east of Alconbury Airfield	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.</p>	<p>Discounted: Due to the site's lack of deliverability within the plan period it has not been included as an allocation in the draft Local Plan: Targeted Consultation.</p>
<p>The main issue raised in comments was that given that the site has permission for a solar farm, and that for this reason the site could not be considered deliverable within the plan period.</p>	
<p>Historic England raised concern about the impact of development on nearby listed heritage assets.</p>	
<p>Other comments highlighted the need for a significant level of infrastructure, and the need for integration with Alconbury Weald.</p>	
North west of Alconbury Airfield	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study:</p>	<p>Discounted: This site is currently has no access to services or facilities at present; employment opportunities are currently limited. It is therefore</p>

Issue raised	Response to issue
Additional site assessments, which was consulted upon during November and December 2013.	currently unsuitable, until such a time that development at Alconbury Weald has taken place.
Among other comments made, the site promoter objected to the site being considered unsuitable within the Environmental Capacity Study: Additional site assessments document.	
Sapley Park Farm	
This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.	Discounted: The site was considered to be less sustainable than alternative proposals for urban extensions in the vicinity and so is not considered suitable or deliverable within the time period of the Local Plan to 2036.
A few comments were made, with a number highlighting the transport infrastructure constraints.	
The site promoter objected to the site being considered unsuitable within the Environmental Capacity Study: Additional site assessments document.	
Brookfield Farm	
This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.	Discounted: The site comprises valuable grade 2 agricultural land. The southern part of the land is situated on a ridgeline which is prominent in long distance views of the area. It contributes positively to the rural setting of the town. It is not considered suitable for allocation.
Very limited comments were made regarding this site.	
Thrapston Road, north and west of Church Road, Brampton	
This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.	Discounted: Due to flood risk the majority of this site was not considered suitable for development.
Limited comments were made regarding this site.	
Rectory Farm	
This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.	Discounted: It would not be suitable for residential development but is considered suitable for the proposed employment use. However the site is not needed for employment purposes.
Very limited comments were made regarding this site.	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Neots Spatial Planning Area sites

View summary: 'St Neots Spatial Planning Area'	
<To Stage 2: 'St Neots Spatial Planning Area'	To Stage 4: 'St Neots Spatial Planning Area Sites'>

St Neots Sites included as allocations at Stage 3

Issue raised	Response to issue
SN 1: Loves Farm Reserved Site	
The landowner wrote in support of the allocation, noting that it matched the then current outline planning application (1300389OUT) in respect of the proposal for 41 dwellings.	Planning application 1300389OUT was approved subject to the satisfactory completion of a S106 agreement at the Development Management Panel on 17 March 2014. At time of writing, the S106 agreement had yet to be finalised. The draft allocation has been rounded to approximately 40 dwellings. No other changes have been made to the allocation as it is most realistic to allocate the site for the development which has deemed approval.
Two objectors considered that the site should be allocated in a different way. The landowner of Wintringham Park sought that the site be added to the St Neots Strategic Expansion Location and thereby be available for a variety of activities. The Town Council sought that it be allocated for employment, or failing that for recreation or something to benefit the entire community.	
The site was 'reserved' several years ago at the time that Loves Farm gained its original outline approval and there is some confusion over what it was reserved for, although it appears that the landowner identified it at the time for 41 dwellings.	
A comment was received from the Environment Agency noting that there is no issue with flood risk given new modelling and mitigation works upstream. A minor amendment has been made to the policy and development guidance to delete the reference to floor levels.	
SN 2: Former Youth Centre, Priory Road, St Neots	
The Town Council opposed the allocation of this site for 14 homes, seeking that it be allocated for mixed employment, retail and leisure uses. The Environment Agency also raised concerns about flood risk and the suitability of housing in this location.	<p>The allocation reflects planning permission granted in April 2012 (1100379OUT). Although the site is almost half a hectare, the planning permission reflects a scheme whereby development is restricted to the eastern half of the site, thereby ensuring no buildings on land which is within the flood plain.</p> <p>It is recognised that the site may be suitable for other uses given its proximity to the town centre, however it is a sensitive site (in particular given the flooding and location in a Conservation Area) and the majority of surrounding uses are residential.</p>

Issue raised	Response to issue
SN 3: Huntingdon Street, St Neots	
The Town Council opposed the allocation of this site for 15 homes and 0.25ha employment, seeking that it be allocated for mixed employment, retail and leisure uses.	The allocation was retained in pretty much its original form.
SN 4: Fire Station and Vacant Land, St Neots	
The Town Council opposed the allocation of this site for 14 homes, seeking that it be allocated for mixed employment, retail and leisure uses. Another objector opposed the allocation on the basis that its deliverability cannot be certain given that alternative provision for the fire service would be necessary.	Discounted: The identification of this site has come about through Strategic Housing Land Availability Assessments following a previous approval to a planning application for housing (0503455OUT). Part of the land is vacant, but part is used as the Fire Station. It is recognised that this site is within the built-up area and therefore redevelopment is acceptable in principle regardless of whether the site is allocated. The Fire Service has no current relocation plans. Tree protection orders limit the area that should be developed. The site could potentially be suitable for other uses, particularly given that there are neighbouring non-residential uses. Given these, and the small number of homes proposed, the appropriateness of continuing with an allocation is called into question. On balance, and having regard to the fact that no comment was received from the Fire Service, a decision was made to delete the site allocation.
SN 5: Former Regional College and Adjoining Land, St Neots	
The three landowners have been engaged in a project for 'Making Assets Count'. However, at the time of writing no agreement has been reached and two of the landowners commented on the Draft Local Plan indicating that the land may not be developed comprehensively. The Town Council indicated plans to provide a community asset on their site and not provide access to the rear land. The Regional College indicated that development may come forward in different timescales.	Discounted: Due to the uncertainty of its availability as identified opposite, this site has not been included as an allocation in the draft Local Plan: Targeted Consultation.
SN 6: St Mary's Urban Village, St Neots	
Comments were received from English Heritage (now Historic England), the Environment Agency and the Town Council. The comments all reflect the fact that this is a sensitive site. The concerns of English Heritage and the Environment Agency regarding heritage and flooding are considered to be sufficiently dealt with in the draft allocation. The Environmental Capacity Study assesses that development could improve the character and appearance of the conservation area. The Town Council has raised concerns about allowing for	Detailed analysis of this site was undertaken in 2006, and since then there has been progress with applications such as 1201442FUL, granted April 2013, to convert the chapel to two dwellings. Permission was granted December 2014 under 0900411FUL for a mixed use development comprising 21 houses, 3 flats, 1 retail unit, and 2 workshops on a large part of the site, and 3 flats were approved on another part in May 2014 (1301969FUL). Given this, it appears likely that there will be at least 29 dwellings on part of the site

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>approximately 40 homes on the site with only a small amount of offices and retail, seeking instead for employment, retail and leisure.</p>	<p>and the remainder could cater for a further 11 dwellings. Only minor amendments to the allocation have been made. It is recognised that this site is within the built-up area and therefore redevelopment is acceptable in principle regardless of whether the site is allocated. As stated in the Development Guidance, part of the site is subject to flood risk and may not be able to be developed, but has been incorporated to ensure an appropriate design solution for the entire area.</p>
<p>SN 7: Cromwell Road Car Park, St Neots</p>	
<p>The landowner commented in support of the allocation for approximately 20 homes, noting that they intended to enter into discussions to complete the Section 106 legal agreement to allow outline planning permission for 21 homes (0901288OUT) to be formally granted. At the time of writing agreement had been reached but the final legal agreement had not been signed.</p>	<p>No changes to the allocation have been made other than to delete the reference to decentralised energy as it is not now known whether a decentralised scheme is viable.</p>
<p>The Environment Agency commented on the issue of flood risk but it has since been confirmed that their comment reflected other land in the same ownership. This site is not within a flood risk area either in the Council's Strategic Flood Risk Assessment or on the Environment Agency's own maps.</p>	

St Neots Sites submitted at Stage 3

Issue raised	Response to issue
<p>Cromwell Road North, St Neots</p>	
<p>This is a previously identified and discounted site put forward again at Stage 3 by the landowner: Sealed Air Ltd. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013. Sealed Air Ltd submitted that this 2.6ha in their ownership could be suitable for residential development or a residential mixed-use development. They previously put this land forward at the time of the Strategic Housing Land Availability Assessment in 2009. The final SHLAA 2010 discounted this land on the basis that employment land needed to be safeguarded.</p>	<p>It is considered that residential development is the most realistic future use of the land and that this can be designed in a manner appropriate to the neighbouring uses. A key issue is the floodplain which covers most of the spare land, all of the Plant 1 car park and some of Plant 3. This reflects a culverted brook which runs through the spare land. This floodplain has been assessed in the Huntingdonshire Strategic Flood Risk Assessment as being a 1 in 100 year flood extent. This is mirrored in the most up to date Environment Agency flood maps which indicate that the land is Flood Zone 3a. An exception test is required for more vulnerable uses within this flood zone. More vulnerable uses includes residential dwellings. Employment uses are classed as less vulnerable and can be suitable in this zone. In preparing draft allocations, the Council has generally excluded any such sites in Flood Zone 3a from consideration for residential use. Only some 0.7ha is</p>
<p>St Neots Town Council has indicated that it opposes residential development of this site. New employment would fit with the site immediately to the south which is in an existing industrial use - the manufacture of Dufaylite honeycomb - and the land immediately</p>	

Issue raised	Response to issue
<p>opposite on Cromwell Road which is to continue in its industrial use by Sealed Air Ltd. Land to the west and north of this site is however in residential use.</p>	<p>outside of Flood Zone 3a. See emails 10/10, 13/11, 3/12 and 18/12. FRA being done. If the questions regarding flooding are resolved it may be that more development on site is possible. Note that Sealed Air objected to the 40 houses limit.</p> <p>Other issues raised in consultation include the need for a site contamination report and the need to ensure that development on site will be safe having regard to the nearby industrial uses. On site open space is expected to provide for the needs of residents on site. These matters are addressed in allocation SN 6 in the draft Local Plan: Targeted Consultation.</p>
<p>Potton Road, St Neots</p>	
<p>The landowners objected to the exclusion of the 4.4ha site at Potton Road as an allocation for housing. Additional information was provided at Stage 3 making it clear that the owners want residential development within a net developable area of 1.85ha, resulting in between 55 and 60 dwellings. The comment indicated that a planning application is being prepared, but this has not been received at the time of writing.</p>	<p>Discounted: The site has been consistently excluded since the first draft of the Environmental Capacity Study. Residential development in this location, albeit at a relatively small scale given the constraints of the site, is not consistent with the wider plans for the area which involve employment land on the eastern side of Potton Road. The noise of the railway and the A428 is not conducive to a pleasant environment and is unlikely to be sufficiently mitigated by setbacks and landscaping.</p> <p>It is noted that the site is not considered to be within the 'direction of growth' from the Core Strategy which indicated approximately 2500 dwellings in this direction. The land within the St Neots Eastern Expansion Urban Design Framework 2010 caters for the full 2500 dwellings, as well as indicating additional capacity within that land (which is to be provided for as part of a new Strategic Expansion Location).</p> <p>If the site were to be allocated, it would logically only be included as part of the Strategic Expansion Location and the details of the likely use and phasing could be considered in a comprehensive manner, such that the site is phased to occur after development on the adjoining Wintringham Park land. At this stage it is anticipated that further employment land, in effect forming part of the business park to the north-east, would be the most appropriate use on the developable part of the land, and that this is likely to occur beyond the timeframe of the Local Plan post 2036.</p> <p>The site is therefore discounted on the basis of the on-site constraints, the timeframe being outside of the Local Plan as well as the potential use for employment which the owners do not support.</p>
<p>Tithe Farm</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Land east of the St Neots Strategic Expansion Location north of Cambridge Road was discounted at Stage 2, as previously recorded. The land was again suggested for allocation at Stage 3 both on behalf of the landowner and the developer.</p>	<p>Discounted: As previously stated, it is considered that a further large extension to St Neots would not be deliverable within the time period of the Local Plan.</p>
<p>West of Little Paxton</p>	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.</p>	<p>Discounted: The site has been included in the Environmental Capacity Study but is discounted on the basis that it is distant from the core of the village, there would be landscape effects, integration with the village would be difficult (possibly requiring a change in the road alignment) and there are no proposals for the additional school capacity that would be required.</p>
<p>Between Hail Weston and A1</p>	
<p>A parcel of farmland containing some 16ha west of the A1 and north of the B645 Kimbolton Road was put forward for a mixed use development. The land is east of Hail Weston and would abut the edge of the St Neots Spatial Planning Area at Crosshall Road and the St Neots Golf Club. This is a new site put forward at Stage 3.</p>	<p>Discounted: The site is not included in the Environmental Capacity Study as its exclusion is apparent by the area analysis. The area is rural in character and urban development would be incongruous with neighbouring land. The area forms part of a rural gap between St Neots and Hail Weston. It is noted that one of the options put forward by the owner is for a wind or solar farm. Sites have not been specifically allocated for such uses. Such renewable energy developments will be considered within rural areas upon submission of a planning application.</p>
<p>East of A428</p>	
<p>Land to the south of the existing A428, east of Potton Road B1046, was put forward for a mixed use development. The eastern edge of the proposed development area was the possible alignment of a new dual carriageway A428. This is a new site put forward at Stage 3.</p>	<p>Discounted: This site was not included in the Environmental Capacity Study as it was excluded by the area analysis. The area currently has an open rural character and development would significantly change the character of the landscape. St Neots is already the location for a Strategic Expansion Location. This large scale development will not be deliverable within the timeframe of the Local Plan (at least not without impacting on the deliverability of the better located land within the Strategic Expansion Location).</p>

St Ives Spatial Planning Area sites

View summary: 'St Ives Spatial Planning Area'	
<To Stage 2: 'St Ives Spatial Planning Area'	To Stage 4: 'St Ives Spatial Planning Area Sites'>

St Ives Sites included as allocations at Stage 3

Issue raised	Response to issue
SI 1: St Ives West	
A large number of objections were received concerning this site, mainly focusing on the traffic implications, potential impact on the Ouse Valley and longer distance views, the resulting lack of separation between St Ives and Houghton, the excessive scale of development in St Ives and its sustainability relative to alternative locations.	Minor amendments were made to the policy text, refining the focusing the landscaping criterion particularly on restoring the tree lined approach on the south side of the A1123.
Particular concerns were expressed regarding the former golf course area with suggestions that any development should be restricted to the northern part of the site with none below the ridge line where development was considered likely to have a greater detrimental impact on the Ouse Valley and potentially jeopardise the plans for an AONB. A few respondents considered that the Local Plan should make specific reference to the proposed AONB. It was suggested that due to disease the existing trees would provide inadequate screening.	
The development of the BBSRC field was of particular concern with respondents considering that development there would erode the gap between Houghton and Wyton and St Ives; some also suggested that the Core Strategy direction of growth had only identified the former golf course land.	
Concern was expressed over the viability of developing 'The How' element of the proposed site due to access requirements and identifying the need for compensatory payments from other elements or additional development in the eastern gardens to boost deliverability.	
Several respondents considered development would impact on views from heritage assets such as the medieval town bridge and so should be judged contrary to the NPPF, and that development would be damaging to tourist appeal. However, English Heritage (now Historic England) advised that the character,	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>appearance and setting of heritage assets should be carefully considered and welcomed the references contained in the draft policy.</p>	
<p>Traffic implications were a major concern with respondents suggesting variously that no further development should take place until traffic issues on St Ives bypass are resolved and that development should be redirected to other locations considered to be better related to employment and other facilities. The A1123 reaching forecast capacity by 2017 was raised by several respondents; others expressed a preference for the site to only access onto the A1123 and not Westwood Road.</p>	
<p>A variety of alternative locations were suggested including land north of St Ives, Giffords Farm and more intensive use of Wyton Airfield.</p>	
<p>Cambridgeshire County Council requested contributions to the capital cost of primary schools and identification of a site for a 60 place day nursery. They welcomed references to community facilities and open space; in contrast one resident expressed concern over the inclusion of a shop due to its potential to detrimentally impact on shops in Houghton and Wyton.</p> <p>The Environment Agency expressed a preference for surface water to be taken directly to the Great Ouse.</p>	
<p>Several respondents commented on the proposal for a country park within the draft allocation; opinions varied from those stating that the country park was not wanted as it would only be for the benefit of St Ives residents but would be a liability for Houghton and Wyton Parish Council to those who supported the provision ensuring green space at least up to the ridgeline and urged additional tree planting in the area. St Ives Town Council supported provision and urged its designation as a local green space.</p>	<p>The country park proposal coincides with the Environment Agency's response which sought public access to the waterfront supported by a sensitive landscaping scheme and that properties should be set back from the waterfront to avoid flood risk and impediment to flow.</p>
<p>Many respondents urged protection of a gap between Houghton and Wyton and St Ives and made reference to the 2013 High Court ruling on the draft St Ives West Urban Design Framework.</p>	<p>It is evident that there is widespread misunderstanding of the High Court decision with many people implying that it meant that development to the west of St Ives falling within Houghton and Wyton parish had been ruled to be unacceptable, which is not the case.</p>
<p>SI 2: Former Car Showroom, London Road, St Ives</p>	
<p>Six representations were received on this site. Three expressed support in principle subject to good design and consideration of the conservation area and surrounding built development and one sought an</p>	<p>No amendments were made to this draft allocation.</p>

Issue raised	Response to issue
<p>indication of the number of units to be provided. One respondent expressed concern over potential flooding given the raised level of the existing building. The Environment Agency advised that the site is in the rapid inundation zone but lower ground levels at the eastern end of the site could be raised and that no compensation would be required for loss of floodplain as it's in a defended area.</p>	
SI 3: Giffords Farm, St Ives (in Holywell-cum-Needingworth parish)	
<p>St Ives Town Council expressed concern that this was not the best site for new employment as new housing was to be concentrated on the other side of town so it would increase congestion on town roads and suggested employment would be better located at Wyton airfield.</p>	<p>As the proposal is primarily to accommodate businesses already located on the eastern side of St Ives it is considered appropriate to allocate land at this site to help maintain their established networks.</p>
<p>One respondent suggested mixed housing and employment would be appropriate as the site is less contentious than SI 1. The landowners welcomed the proposed allocation and suggested a larger area would be appropriate to cater for demand to 2036; they also put forward additional uses that could potentially be accommodated.</p>	<p>Given its location adjacent to existing employment and separated from residential development, a mix of housing and employment uses was not considered appropriate. The employment allocation was retained, but was made more specific to allow any class 'B' uses except 'B1a' offices and 'B8' storage and distribution.</p>
<p>The Environment Agency advised improvements would be likely to be necessary for Parsons Drove Drain and a level 2 flood risk assessment needed.</p>	
SI 4: Vindis Car Showroom, St Ives (in Fenstanton parish)	
<p>Concern was expressed over the need for safe crossings of the A1096, particularly for pedestrians and cyclists, including children going to Hemingford primary school.</p>	<p>The policy has been amended to highlight this issue.</p>
<p>Concern was also raised over flooding issues and impact of flood defences on Fenstanton.</p>	<p>A site specific flood risk assessment was required at Stage 3, and this requirement was retained in the Targeted Consultation.</p>
SI 5: St Ives Football Club	
<p>Significant concern was expressed over the local road network and its ability to absorb more traffic and the safety implications of introducing additional traffic on a route used intensively by school pupils and leisure centre users.</p>	<p>A Transport Assessment is required for any development proposal. The allocation in the Targeted Consultation was retained as written at Stage 3.</p>

St Ives Sites submitted at Stage 3

Issue raised	Response to issue
Land North of Marley Road, St Ives	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Land north of Marley Road, east of the St Ives waste water treatment works (WwTW) was put forward for employment development. This is a new site put forward at Stage 3. It was not assessed in detail as part of the Environmental Capacity Study.</p>	<p>Discounted: The land was discounted as part of a broad area that is not considered to have potential for development. This is mainly due to the area being largely within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011. In the case of this site the whole site is within 400m of the WwTW.</p>
<p>Land west of London Road, St Ives (in Hemingford Grey parish)</p>	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.</p>	<p>Discounted: Land west of London Road, to the rear of Two Marks was not considered suitable after detailed assessment; the site is located within flood zone 3a with climate change and the rapid inundation zone. It was not considered to be particularly sustainable on a range of criteria and there were concerns about the adequacy of the identified access. Additionally the site is green field land, is almost entirely outside the existing built-up area and would be an intrusion into open countryside.</p>
<p>Houghton Hill Farm, St Ives</p>	
<p>This is a new site put forward at Stage 3. It was assessed as part of the Environmental Capacity Study: Additional site assessments, which was consulted upon during November and December 2013.</p>	<p>Discounted: Land at Houghton Hill Farm, adjacent to recent development at Slepe Meadow, St Ives was not considered suitable after detailed assessment; the site would impact on the surrounding landscape and encroach into open countryside; development would extend the urban area of St Ives westwards and impact on approaches to St Ives from Wyton-on-the-Hill and Houghton and Wyton; and accessibility of services and facilities is such that future residents would be unlikely to walk or cycle to them.</p>

Ramsey Spatial Planning Area sites

View summary: 'Ramsey Spatial Planning Area'	
<To Stage 2: 'Ramsey Spatial Planning Area'	To Stage 4: 'Ramsey Spatial Planning Area Sites'>

Ramsey SPA Sites included as allocations at Stage 3

Issue raised	Response to issue
RA 1: South of the Foundry, Factory Bank, Ramsey	
The Environment Agency stated that a level 2 SFRA is required. They would also require the provision of natural frontages to the watercourse.	Discounted: In view of the site's position in the WwTWSA, and the findings of the ELS it was decided that this site should not be taken forward as an allocation in the Proposed Submission Local Plan.
Middle Level Commissioners reiterated their objections the site.	
Anglian Water stated that the site lies within the Ramsey WwTW safeguarding area and that initial assessment indicates there is an odour risk.	
The Employment Land Study (2014) (ELS) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period.	
RA 2: Ramsey Gateway	
English Heritage (now Historic England) welcomed references to heritage assets.	No changes were considered necessary. The site is considered deliverable within the plan period.
One respondent generally supported the aim of improving the area and providing additional homes, but raised concerns about transport infrastructure.	
One respondent did not consider the site to be viable due to technical and environmental constraints. They considered it should not be allocated but anticipated it could eventually come forward as a windfall site.	
RA 3: Ramsey Gateway (High Lode)	
English Heritage (now Historic England) welcomed reference to heritage assets.	N/A
Anglian Water stated that the site lies within the Ramsey WwTW safeguarding area and that initial assessment indicates there is an odour risk.	No change considered necessary as the site is outside the safeguarding according to map 106 in the Cambridgeshire and Peterborough Minerals and Waste Proposals DPD adopted February 2012.
The site's agent supported its allocation. They reiterated the comment they also made at Stage 2 that	Reference to the bridge has now been removed from the policy as it was granted permission under a

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
the Council has agreed as part of discussions during the planning application process that there is no longer a requirement for the bridge over High Lode.	separate planning application, and construction commenced November 2014.
The Environment Agency stated that a level 2 SFRA is required.	A Reserved Matters application on the site was approved in March 2015 (1101894REM) for 110 dwellings. No changes were considered necessary.
RA 4: Field Road, Ramsey	
<p>Comments were received from local residents expressing concern about impact on local traffic. There are already issues with cars parking along Field Road and Blenheim Road, effectively making them single lane roads, and traffic has increased since the opening of the Tesco supermarket as the roads are used as a 'rat-run' to avoid the town centre. Residents were concerned about the dangers for children walking and cycling along these two roads. Some of the local residents had no objections to additional housing in Ramsey, providing transport infrastructure was improved. Two residents expressed concerns about low water pressure in Field Road. Three residents objected to the loss of open space which is currently used for dog-walking and other leisure pursuits. One resident expressed the opinion that the surrounding area was an area of social deprivation and that people would not want to buy a property there. One resident was concerned about noise and air pollution.</p>	Only minor changes were considered necessary.
One respondent objected to the site's allocation as it is a greenfield site and suggested RAF Upwood is a more sustainable brownfield site.	
The developer's agent supported the allocation of the site, saying it could be developed without delay. They raised the possibility of provision of accommodation for the elderly and infirm within the site.	
RA 5: Whytefield Road, Ramsey	
Four local residents expressed concerns about increased local traffic as a result of development.	No changes were considered necessary.
English Heritage (now Historic England) welcomed reference to heritage assets. They raised a question as to whether the existing garage building merits retention.	
One respondent did not consider the site to be viable due to technical and environmental constraints. They considered it should not be allocated but anticipate it could eventually come forward as a windfall site.	

Issue raised	Response to issue
Two of the site's owners confirmed its availability within the plan period.	
RA 6: RAF Upwood and Upwood Hill House, Ramsey	
English Heritage welcomed references to heritage assets, however they sought changes to the first paragraph of the development guidance as they felt it prejudices the outcome of any building assessment.	Amendments were made to the guidance as requested.
The landowner supported its allocation but stated that the site allocation should be substantially expanded as the current allocation in isolation is not viable.	The site boundary was extended and the capacity increased from 160 to 450 dwellings.
One respondent made comments on this site through the Environmental Capacity Study consultation, querying whether new planting would affect the gliding club which operates on the site and stating that such recreational opportunities need to be safeguarded.	Further to the above, only minor changes were considered necessary.
Cambridgeshire County Council commented on the requirements for education provision.	
The Environment Agency stated that land contamination may be a very significant issue. They require preliminary investigation to inform all pre-application discussion and site/drainage design. Viability issues should be investigated early on.	
Two Councillors stated that consideration should be given to considerably increasing the number of dwellings on the site.	

Ramsey SPA Sites submitted at Stage 3

Issue raised	Response to issue
School Farm, Ramsey	
The site was put forward for allocation for a mixed use development, including residential, through the Stage 3 consultation.	Discounted: The site forms part of broad area H which is assessed in the Environmental Capacity Study where the conclusion is that development here would not be appropriate as this is high quality agricultural land. Development in this area would intrude visually into the fen landscape and adversely affect the landscape setting of the town.
St Mary's Road, Ramsey	
This site was put forward for allocation for a mixed use development, including residential, through the Stage 3 consultation.	Discounted: The site has already been assessed in the Environmental Capacity Study but was not suggested for allocation in the Local Plan as the site is Grade 1 agricultural land and would suitably remain in

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
School Farm, Ramsey	
	agricultural use should the existing planning permission not be implemented.
Land at Stocking Fen Road, Ramsey	
This site was put forward for allocation through the Stage 2 and Stage 3 consultations.	Discounted: The site forms part of broad area B, which is assessed in the Environmental Capacity Study, where development is not considered appropriate as it would intrude visually into the landscape, impact on the conservation area, affect views of the listed cemetery chapel and potentially harm the gateway into the town from the north. The majority of the land falls within the Ramsey WwTW Safeguarding Area.
North of Mill Lane, Ramsey	
This site was put forward for allocation for housing and community use as part of the Stage 3 consultation.	Discounted: The site forms part of broad area B, which is assessed in the Environmental Capacity Study, where development is not considered appropriate as it would intrude visually into the landscape, impact on the conservation area, affect views of the listed cemetery chapel and potentially harm the gateway into the town from the north. The majority of the land falls within the Ramsey WwTW Safeguarding Area.
Land east of Bury Road, Ramsey	
This site was put forward for allocation for housing development through the Stage 2 and Stage 3 consultations.	Discounted: The site was assessed in the Environmental Capacity Study but was considered to have a capacity of under 10 dwellings and therefore did not fulfil the criteria for allocation. The site forms part of the rural fringe between Ramsey and Bury and development here would not be appropriate.
East of Valiant Square, Bury	
This site was put forward for allocation for housing development through the Stage 2 and Stage 3 consultations.	Discounted: The site was assessed in the Environmental Capacity Study but was not considered suitable for allocation due to its visual prominence in the countryside and difficulties in achieving suitable access.

Key Service Centre sites

View summary: 'Key Service Centres and Small Settlements'	
<To Stage 2: 'Key Service Centres'	To Stage 4: 'Service Centre Sites'>

Buckden sites

General comments on Buckden

Issue raised	Response to issue
One respondent was disappointed at the lack of provision of suitable housing for older people, such as bungalows	A number of allocations in the Targeted Consultation included accommodation provision for older people.
Buckden Parish Council supported the position that there were no suitable sites for allocation in Buckden. They also suggested additions to the description of Buckden to acknowledge the existence of historical buildings of different ages in the centre of the village, the Great Ouse Valley and Stirtloe Park.	The text was updated.

Buckden Sites submitted at Stage 3

Issue raised	Response to issue
Silver Street, Buckden	
This site was put forward during the Stage 3 consultation.	An assessment of suitability was made in the Environmental Capacity Study: Additional Sites Consultation and the site was found to be suitable.
Comments received during the Environmental Capacity Study: Additional Sites Consultation included support for its allocation from the site's owners. They queried whether the 0.1ha of allotment land specified referred to the existing allotment access area or whether additional allotment land is sought. They asked that the assessment be amended to say that the land is brownfield as more than half is made up of residential gardens.	This site is included in the draft Local Plan: Targeted Consultation as allocation BU 1. Based upon the comments opposite, the policy and supporting text were written to make it clear that this sites is in addition to the existing allotment land. The Council is not considering allocating sites for 100% affordable housing, however contributions would be sought from this site in line with the Affordable Housing policy. A note regarding the minerals safeguarding area has been added to the supporting text of the policy.
Buckden Parish Council objected to the site's allocation, stating that it was outside the built up area of the village. They supported the earlier SHLAA 2010 assessment of the site that concluded it was suitable for 2-4 dwellings. They also stated that the greatest housing need in Buckden is for affordable housing or single level accommodation which would be suitable for older people living in the community. Huntingdonshire District Council's Housing Services stated that there was no evidence of need for sheltered housing in Buckden.	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Cambridgeshire County Council supported the wording of the policy requiring part of the site to be used as allotments. They pointed out that the eastern part of this site is located in a Minerals Safeguarding Area for Sand & Gravel. They said that this is unlikely to be worked for sand and gravel due to its size and proximity to existing residential development.</p>	
<p>Anglian Water stated enhancement may be required to treatment capacity to receive FW flow.</p>	
<p>East of A1, Buckden (incorporating Land off Mayfield)</p>	
<p>This site was put forward at Stage 2 and again at Stage 3.</p>	<p>Discounted: The site was assessed through the Environmental Capacity Study and found to be unsuitable for allocation due to issues of coalescence with Stirtloe, over-dominance of scale for the village and difficulty in achieving suitable access.</p>
<p>Buckden Parish Council and one other respondent agreed that the site has no capacity, but disagreed with the earlier version of the Environmental Capacity Study that part of the site may be suitable for development should access be possible, because of the fragility of the gap between Buckden and Stirtloe.</p>	
<p>South of Vineyard Way, Buckden</p>	
<p>This site was put forward as part of the Stage 3 consultation.</p>	<p>Discounted: The site was ruled out for full assessment in the Environmental Capacity Study as it lies within the Buckden Waste Water Treatment Works Safeguarding Area. It is considered that development would have an unacceptable impact on the landscape and there would be difficulty in achieving suitable access.</p>

Fenstanton sites

General comments on Fenstanton

Issue raised	Response to issue
The Environment Agency has identified that all three of the Fenstanton sites lie within Source Protection Zone 3 and are sensitive in relation to aquifers.	Noted.
The Parish Council supported the three allocations at Stage 3 but noted that the amount of development contained therein was considered sufficient and that no more should be allocated.	No further allocations were made in the Targeted Consultation.

Fenstanton Sites included as allocations at Stage 3

Issue raised	Response to issue
FS 1: Cambridge Road, Fenstanton	
The landowner's agent commented in support of the Stage 3 draft allocation and the Fenstanton Village Hall Trust also supported it. The Parish Council did not oppose the draft allocation and noted only that the access and exit need to be given careful consideration. One individual opposed the draft allocation. Comments also opposed any increase in the number of homes.	Similar land was discounted at Stage 2 (referred to as 'Allotments and Land to the East'). The site was discounted on the basis that it provides for some visual separation between the village and the A14; it is relatively distant from the centre of Fenstanton and outside of the expected threshold distances from the primary school and food shops. It was also considered that the other sites to be allocated should be developed first, and there would be no obvious method to phase development if this site was additionally proposed. Upon reconsideration of the issues based on the potential for one large site, it is accepted that an addition is acceptable on the basis that the policy can advise on the need for phasing. The site as a whole is within the threshold distances.
The landowner of land to the east submitted that their site should be added to the Cambridge Road site. The site was assessed through the Environmental Capacity Study: Additional Site Assessments.	
The County Council has noted major concerns about the site in relation to open space, noise, air quality and access to education and employment. They note that there is no nearby open space and that the temptation would be to provide open space in an unusable location on site given air quality and noise pollution. However, they note that a village hall will be of benefit. In relation to education they remain concerned that phasing is necessary to avoid overloading the primary school, and that the catchment secondary school at Swavesey has significant in-catchment demand for at least the next 10 years.	Draft allocation FS 2 was worded to address these concerns.
The parish council raised concerns about the effect of additional housing and queried the potential to retain the existing allotments as well as land either side of the overbridge for future allotment expansion.	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
The individual objection to the site raises issues such as the loss of agricultural land.	While the loss of agricultural land is a serious issue generally, in this case the need for housing in an appropriate location was considered to outweigh this.
The agent on behalf of the landowner of the land identified at Stage 3 objected to the increased size of the allocation. They would prefer for the area to be identified as two separate sites.	It was considered that a coordinated development of the two sites would be beneficial.
The agent on behalf of the landowner of the additional land agreed that their land is suitable for development but did not specifically address the draft assessment.	N/A
FS 2: Ivy Nursery	
The Development Management Panel resolved to approve outline permission subject to a S106 agreement on 19 August 2013. The approval was subsequently issued on 20 January 2014. The outline plans show 25 dwellings.	To ensure consistency, the draft allocation was amended to approximately 25 homes. The Development Guidance was also updated reflecting the analysis on the application.
FS 3: Former Dairy Crest Factory, Fenstanton	
The landowner commented in support of this allocation and the Fenstanton Village Hall Trust also supported it. The Parish Council did not oppose the allocation but considered that there should be no major exit from the site onto the High Street.	The allocation remained unchanged in the Targeted Consultation.
Although comments were not made in time for the Local Plan consultation, a letter has been received from residents in Conington Road concerned about the proposal for access from Conington Road.	

Fenstanton Sites submitted at Stage 3

Issue raised	Response to issue
West End	
<p>Approximately 7ha in two parcels either side of Hilton Road and with frontage to West End Road were previously discounted. The owner objected to the exclusion of this site at Stage 3 referring to opposition to the Draft Local Plan strategy, in particular development at Wyton-on-the-Hill.</p> <ul style="list-style-type: none"> The information provided at previous stages was considered to remain accurate. Additionally it was noted that this site, in conjunction with others, could help to meet the housing need without the need to develop on Wyton airfield. 	Discounted: The site was discounted at Stage 2 on the basis that it is not well connected to Fenstanton as it is separated by the A14; flood risk exists across some of the land; and the area is sensitive in terms of landscape. The Local Plan retains the strategy of significant development at strategic expansion locations including Wyton on the Hill. This site is discounted for the reasons set out at Stage 2.

Kimbolton sites

Kimbolton Sites included as allocations at Stage 3

Issue raised	Response to issue
KB 1: West of Station Road, Kimbolton	
Kimbolton Parish Council supported the allocation of the site for affordable housing with a small amount of market housing.	The Council is not considering allocating sites for 100% affordable housing, however the Affordable Housing policy would apply to any potential planning applications.
English Heritage (now Historic England) welcomed the recognition of heritage assets in the policy and supporting text, as well as the revised boundary which provides a greater gap between the site and Wornditch Farm. They pointed out that its proximity to the river might increase archaeological interest.	The supporting text has been amended to reflect English Heritage's comment.
The Environment Agency required a detailed SFRA to inform the sequential test and exception test.	It is the Council's view that detailed flood risk assessment is not necessary for allocation of this site.
KB 2: Land adjacent Bicton Industrial Estate	
Kimbolton Parish Council supported the allocation of the site but asked that provision be made for improvement of accessibility and integration of Bicton Industrial Estate into Kimbolton village. They suggest provision of a pedestrian and cycle route, possibly by improving the existing footpath across the fields.	No changes were considered necessary.
English Heritage (now Historic England) had some concerns as the site would bring the industrial estate nearer to heritage assets. They suggested changes to the policy and supporting text to safeguard heritage assets where applicable.	

Appendix C: Stage 3 - detail

Sawtry sites

General comments on Sawtry

Issue raised	Response to issue
<p>The key issues raised in comments received from residents of Sawtry related to:</p> <ul style="list-style-type: none"> • flooding and drainage • impact of development on existing village infrastructure eg schools and GPs • transport infrastructure e.g. lack of public transport, car parking, too much traffic on local roads, particularly HGVs driving through the village • loss of green space and impact on wildlife • concerns about the amount of development Sawtry has already seen in recent years, particularly with the development of 190 dwellings currently under construction at The Mulberries in Gidding Road • impact of development on heritage assets eg Scheduled Ancient Monument and the church • loss of village character • loss of views to countryside • Sawtry has become a dormitory village with residents working elsewhere 	<p>Issues relating to individual sites are addressed below. The impacts of each site was considered within the Environmental Capacity Study.</p>
<p>Some residents suggested there should be no more development at all in the village, whilst others said the Council should wait until the impact of the new development has been absorbed and monitored before planning more growth in Sawtry. Residents queried the need for more housing and employment in Sawtry given the plans for significant growth at Alconbury Weald and Great Haddon. They also queried why employment uses are proposed when there are vacant units already in and around the village and that employment would be better located on the eastern side of the A1 away from the village.</p>	<p>Given the objectively assessed need for housing, there was a need to allocate sites for development in addition to that at Alconbury Weald. In the Targeted Consultation the draft employment allocation was removed.</p>
<p>Two respondents supported Sawtry's designation as a Key Service Centre.</p>	<p>N/A</p>
<p>Cambridgeshire County Council stated that expansion of childcare provision would be required to meet demand arising from additional homes in Sawtry.</p>	<p>N/A</p>

Sawtry Sites included as allocations at Stage 3

Issue raised	Response to issue
SY 1: East of Brookside, Sawtry	
<p>The key issues raised in comments received related to:</p> <ul style="list-style-type: none"> • increased HGV and other traffic movements through the village employment would be better located east of the A1 • Drainage • lack of need for employment sites given empty units on Brookside Industrial Estate, Alconbury Weald and Great Haddon • loss of greenfield land • Brookside should be reallocated for housing concern over public rights of way 	<p>Discounted: The Employment Land Study (2014) (ELS) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period, due to the significant adverse impact of the Alconbury Weald Enterprise Zone; therefore it was decided that this site should not be taken forward as an allocation.</p>
<p>English Heritage (now Historic England) supported the reference to heritage assets in the policy and the amended boundary.</p>	
<p>The Environment Agency stated that a level 2 SFRA would be required. They also require provision of natural frontages to the watercourse.</p>	
<p>The landowner's agent supported the site's allocation, as did one local resident, although they questioned the need given the current number of vacant units in Sawtry.</p>	
SY 2: East of Glebe Farm, Sawtry	
<p>The key issues raised in comments received related to:</p> <ul style="list-style-type: none"> • drainage and flooding • transport infrastructure • pressure on village infrastructure • with the development at The Mulberries there has been enough growth in Sawtry this is not a gateway into the village • loss of greenfield land and views to countryside 	<p>The capacity was reduced to 70 dwellings to ensure development would be at an appropriate density to reflect its immediate context and allow for the western side of the site to be retained in open space use.</p>
<p>The site's owner submitted technical reports to support the site's allocation.</p>	
SY 3: West of St Andrew's Way, Sawtry	
<p>The key issues raised in comments received related to:</p>	<p>The capacity has been reduced to 40 dwellings to ensure development would be at an appropriate density to reflect its immediate context. The site area has been</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<ul style="list-style-type: none"> • impact on heritage assets eg Scheduled Ancient Monument loss of greenspace • drainage and flooding • difficulty in achieving safe access from St Andrew's Way impact on wildlife and existence of Protected Species • no need for development with Alconbury Weald and Great Haddon so close increase in local traffic • pressure on village infrastructure noise from A1 	<p>drawn back to exclude the eastern area immediately adjacent to the A1 where development would not be suitable due to noise. The policy wording has been amended to take account of English Heritage's comments.</p>
<p>English Heritage (now Historic England) raised concerns over impact on the setting of heritage assets. They requested amendments to the policy wording to make it clear that open space provision should be within the northern part of the site, not north of the site.</p>	
<p>Two respondents with interests in the land supported the site's allocation.</p>	
<p>SY 4: South of St Andrew's Way</p>	
<p>The key issues raised in comments received from residents of Sawtry related to:</p> <ul style="list-style-type: none"> • difficulty in achieving safe access from St Andrew's Way • drainage and flooding loss of greenspace proximity to A1 • impact on heritage assets eg Scheduled Ancient Monument impact on wildlife • pressure on village infrastructure Sawtry has seen enough growth • no need for development with Alconbury and Haddon so close noise from A1 	<p>Discounted: After further assessment it was decided that the site would not be suitable for residential development primarily due to its proximity to the A1 and it will not be taken forward as an allocation.</p>
<p>English Heritage (now Historic England) welcomed the reference to heritage assets.</p>	
<p>The site's owner supported its allocation.</p>	
<p>SY 5: North of Black Horse Industrial Estate, Sawtry</p>	
<p>There was general support for the allocation of this site, although some residents qualified this by saying only if there is a proven need. The site's owner supported its allocation.</p>	<p>Discounted: The Employment Land Study (2014) (ELS) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs</p>

Issue raised	Response to issue
	within the plan period, due to the Alconbury Weald Enterprise Zone; therefore it was decided that this site should not be taken forward as an allocation.
SY 6: Bill Hall Way, Sawtry	
<p>The key issues raised in comments received from residents of Sawtry related to:</p> <ul style="list-style-type: none"> • flooding and drainage • impact on wildlife - existence of Protected Species • lack of need for employment sites given empty units on Brookside Industrial Estate, Alconbury Weald and Great Haddon • loss of greenspace • the land currently forms a buffer to the A1 • too close to existing dwellings - potential for noise, air and light pollution employment units would be better located east of the A1 • transport infrastructure - increased traffic, lack of parking, achieving suitable access loss of rural character • poor telecommunications infrastructure 	Discounted: The Employment Land Study (2014) (ELS) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period, due to the significant adverse impact of the Alconbury Weald Enterprise Zone; therefore it was decided that this site should not be taken forward as an allocation.
The Environment Agency stated that a level 2 SFRA would be required.	

Sawtry Sites submitted at Stage 3

Issue raised	Response to issue
South of Gidding Road, Sawtry	
This site was proposed for allocation through the Stage 2 and Stage 3 consultations.	Discounted: The site was assessed in the Environmental Capacity Study but was considered unsuitable for development due to lack of connectivity with the village and visual impact. There was also a submission for a small portion of the larger site. This smaller site was considered to have a capacity of less than 10 dwellings and therefore did not fulfil the criteria for allocation.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Somersham sites

General comments on Somersham

Issue raised	Response to issue
The Environment Agency stated that the Water Cycle Strategy identifies capacity constraints in the waste water treatment works but new consent limits are not explored which may affect delivery. They advise policy criteria for all sites served by waste water to submit a foul drainage strategy in consultation with Anglian Water and the Environment Agency.	The Water Cycle Study Update was completed in 2014, and the Targeted Consultation was updated to reflect its findings.
There were also concerns raised that there are no employment allocations for Somersham.	No sites were identified as being suitable for employment. It should also be noted that the existing Local Plan adopted in 1995 allocated the SM 1: Newlands, St Ives Road for employment uses and it has not come forward.

Somersham Sites included as allocations at Stage 3

Issue raised	Response to issue
SM 1: Newlands, St Ives Road, Somersham	
The developer supported the site's allocation for mixed use development but did not believe there is justification for a lower density to the rear of the site.	A care home on part of the site was approved in outline in January 2012 (1101361OUT) but has since lapsed. Housing is considered the most appropriate use of the remainder of the land. The allocation has been amended to allow 0.8ha for a care home, which is expected to be for approximately 60 beds and for 40 homes.
The Parish Council and Councillor Bull stated that part of the site should be retained for employment use, and supported housing should also be provided as part of any development.	
One respondent objected to the loss of agricultural land and questioned the need for any additional housing or care home development in Somersham and the potential impact on village infrastructure.	
One objector wished the issue of drainage to be addressed before any development is permitted.	
English Heritage (now Historic England) welcomed the reference to heritage assets in the policy.	
SM 2: The Pasture, Somersham	
The landowner's agent supported its allocation, stating the site is available in the first 5 years of the plan.	The site remains as proposed for the reasons previously set out.
English Heritage (now Historic England) welcomed reference to heritage assets in the policy.	

Issue raised	Response to issue
<p>The Parish Council, Councillor Bull and one individual objected to the site's allocation, citing difficulties in achieving suitable access, traffic and relationship to Somersham House.</p>	
<p>SM 3: Somersham Town Football Ground and Pond Closes, Somersham</p>	
<p>The site's owners supported its allocation, but stated that they are also in discussion with the Parish Council with regard to locating additional football pitches at Millennium Field as a more viable community project. It was also not clear whether they agree with the requirement for no development on the Pond Closes part of the site.</p>	<p>Further to the objections about the draft allocation for 50 homes, it is considered that the density of development for 50 homes could be excessive and that 40 homes is a more appropriate approximate figure, therefore this has been amended. It is considered that satisfactory access can be achieved.</p>
<p>Sport England indicated they would not object to the site providing the replacement facility satisfies their policy Exception E4.</p>	<p>Text has been added to the policy to address the drainage issue.</p>
<p>The Parish Council objected to the site's allocation saying it is unsuitable and unsustainable and would have a detrimental impact on the highway. They highlighted concerns over drainage. Councillor Bull was not against the site in principle, but raised concerns over drainage and impact on the ponds and Cranbrook. The Environment Agency would like to see increased naturalisation of watercourses supported by sensitive landscaping that ensures a natural river frontage conducive to biodiversity and provide habitat, migration corridors and visual screening. Properties should be set back from watercourses to avoid flood risk and impediment to flow. Another individual also raised concerns about drainage and questioned the need for 50 houses.</p>	
<p>English Heritage (now Historic England) had significant concerns over the inclusion of Pond Closes in the allocation, even as public open space, as intensification of use could cause irreparable damage to the Scheduled Ancient Monument (SAM). They requested either the exclusion of Pond Closes from the allocation or a change to the policy wording to state that Pond Closes would not be expected to take all of the new housing's open space requirements and to demonstrate that there are clear benefits and safeguards for the SAM. They stated that the setting issue for the SAM should be stated in the policy, not just the supporting text and it should be made clear that development should be limited to the football pitch as anything nearer to the SAM would have considerable negative effects.</p>	<p>Amendments have been made to the text of the policy regarding the setting. In accordance with the request from English Heritage, the Pond Closes part of the site has been deleted from the allocation. Deletion of the Pond Closes part has the advantage of ensuring that there is no confusion about the area available for development.</p>
<p>SM 4: Chatteris Road, Somersham</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Sport England would only support the allocation if it met their policy Exception E4 for replacement sports facilities.	Discounted: The Council has concerns about related to flood risk for this site and notes that the Millennium Field site offers an alternative which is at less risk of flooding being located within flood zone 1. This site will therefore not be taken forward as an allocation.
One respondent had no objections subject to the provision of a footpath and reduced speed limit.	
The Parish Council and Councillor Bull objected to the site's allocation on grounds of flooding, light pollution, difficulties in achieving safe access and detrimental impact.	
Five local residents raised objections relating to anti-social behaviour, light and noise pollution, increased traffic, inadequate footpaths and subsequent danger to children trying to access the site, loss of public open space and impact on wildlife, flooding, and impact on residents of Colnefields. It was also pointed out that facilities at Millennium Field are currently under-utilised.	
SM 5: North of the Bank, Somersham	
The landowner supported the site's allocation and confirmed they also own land to the north so the boundary could be varied.	Traffic and wildlife are already addressed in the draft allocation. In this case, the development of greenfield land is considered appropriate in order to meet housing need.
The nearest neighbour supported the site, saying it would result in the removal of an unsightly farm building.	
The Parish Council and Councillor Bull supported the site's allocation, saying it is suitable for housing and has easy access to the village and nature reserve.	
Two objectors raised concerns over traffic, impact on wildlife and development on greenfield land which should be used for agriculture.	

Warboys sites

General comments on Warboys

Issue raised	Response to issue
Cambridgeshire County Council stated that expansion of child care provision would be required to meet demand arising from additional housing.	N/A
One respondent stated that Warboys should become part of the Ramsey Spatial Planning Area.	This was not considered appropriate.

Warboys Sites included as allocations at Stage 3

Issue raised	Response to issue
WB 1: South of Farriers Way, Warboys	
Owners of part of the site supported its allocation, stating that it could deliver 120 dwellings. Other landowners also supported the allocation and stated that vehicular access via Bencroft Lane is achievable.	Taking these comments into account, the overall capacity on this site was reduced to 90 dwellings for the draft Local Plan: Targeted Consultation. In addition, in response to the desire of the promoters of Fenton Field Farm (the eastern part of this allocation) to develop the site independently the site was split into two: South of Farriers Way and Fenton Field Farm. Within the South of Farriers Way allocation additional wording was added to ensure additional landscaping and open space to complement the sports ground to the west.
The Parish Council objected to the site's allocation, citing difficulties in achieving suitable access, and raising concerns that development here would set a precedent for further growth in this direction.	
Warboys Sports Ground Trust reiterated the comments they made at Stage 2 objecting to provision of pedestrian and cycle access to the sports ground and requesting that development of the site make specific contributions to further sports provision.	
Local residents raised concerns, querying the justification of need for extra dwellings of this number. They consider the scale of development too large for the village, which would put undue pressure on existing infrastructure and query why a greenfield site is being considered when brownfield sites are available. Concerns were raised over impact on the character of the village and local landscape, and the suitability of the road network, particularly Farriers Way and Forge Way.	
WB 2: West of Ramsey Road, Warboys	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>The owner of part of the site supported its allocation. They pointed out that access could be provided from Ramsey Road and objected to the prescriptive requirement for access to be gained from Longlands Close. They also objected to the requirement for the retention of trees on the frontage to 21 Ramsey Road stating that the trees are of moderate or low value. The owner of the remainder of the site also supported its allocation.</p>	<p>The policy has been amended to take account of the findings of the updated Water Cycle Study. The supporting text has been updated to address comments received.</p>
<p>English Heritage (now Historic England) welcomed the reference to the adjoining conservation area in the policy and suggested the adjoining listed buildings also be referenced.</p>	
<p>The Parish Council had no objection to the site's allocation, subject to the inclusion of affordable housing.</p>	
<p>Some local residents expressed concerns over potential traffic problems as a result of development, particularly in Longlands Close and Ramsey Road. Other concerns related to impact on the character of the village and the adjacent conservation area in particular, water pressure and creating a precedent for further development.</p>	
<p>WB 3: Rear of 64 High Street</p>	
<p>English Heritage (now Historic England) welcomed the reference to heritage assets in the supporting text and suggested they should also be mentioned in the policy itself.</p>	<p>The allocation has been amended with a capacity of 13 to reflect the extant permission.</p>
<p>The Parish Council raised no objection to the site's allocation.</p>	

Warboys Sites submitted at Stage 3

Issue raised	Response to issue
<p>West of Station Road, Warboys</p>	
<p>The site was put forward for allocation for residential development through the Stage 2 and Stage 3 consultations. The site was assessed in the Environmental Capacity Study: Additional site assessments and was considered to be suitable.</p>	<p>An outline planning application for up to 120 dwellings (1301790OUT) was approved in January 2015.</p> <p>The site was included in the draft Local Plan: Targeted Consultation as WB 1. Given the information provided with the application, the indicative capacity has been increased from that identified in the Environmental Capacity Study: Additional site assessments to 120</p>
<p>The developer commented on the site within the Environmental Capacity Study: Additional site</p>	

Issue raised	Response to issue
<p>assessments consultation with observations noting its location and indicating that the site could be built with a greater number of dwellings and completed by 2019.</p>	<p>dwellings. Further to the comment from the County Council it has also been specifically noted that a transport assessment will be required.</p>
<p>The Parish Council objected to the site. In addition to the objection on the grounds of the lack of village capacity to absorb additional housing, the Parish Council were also concerned at the loss of grade 2 agricultural land, potentially inadequate access, and distance from village services.</p>	
<p>The County Council had observations on the proposal, noting the need to improve library facilities, provide open space, investigate archaeology and complete a transport assessment.</p>	
<p>Manor Farm Buildings, Warboys</p>	
<p>The site was put forward for allocation for residential development through the Stage 2 and Stage 3 consultations. It was assessed in the Environmental Capacity Study: Additional site assessments and was considered to be suitable.</p>	<p>The allocation has been included in the draft Local Plan: Targeted Consultation as WB 3. A minor amendment was made in the policy wording from that provided in the Environmental Capacity Study: Additional site assessments, stressing the importance of the heritage assets. Additional text also refers to the need for appropriate visibility at the access point. It is considered realistic to allow for the redevelopment of this land which the owner has consistently sought to be allocated since 2010 or earlier. A high quality development of 10 homes at a low density on this 6000m2 site will ensure that the nearby heritage assets are appropriately respected.</p>
<p>The draft was supported by the landowner. The landowner agreed that the site is a sensitive one and that the development of the site should be of a high quality of design and construction to enhance the character of the conservation area and the other heritage assets. The landowner considers that this can be achieved, together with retention of the trees on the northern boundary.</p>	
<p>English Heritage (now Historic England) reserved their position in their comments. They note that this is an extremely sensitive site which will require careful planning.</p>	
<p>The County Council had some observations about the need for archaeological investigation and provision of a suitable access.</p>	
<p>The Parish Council objected to the proposal to allocate the site on the basis of loss of agricultural employment, effects on heritage assets, loss of grade 2 agricultural land, poor access and disturbance to residents.</p>	
<p>Former Pepper Kitchens, Station Road, Warboys</p>	
<p>The site was put forward for allocation for mixed use development through the Stage 2 consultation, and suggested by respondents to the Stage 3 consultation</p>	<p>Discounted: The site was re-let for employment purposes in 2013. No response was received from the landowner to the Environmental Capacity Study:</p>

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>as a suitable site for development. The Parish Council commented that they would like to see the site allocated for employment use but not housing. The site was assessed in the Environmental Capacity Study: Additional sites assessments for a mixed use of employment and 15 homes.</p>	<p>Additional sites assessments consultation. Given uncertainty about the site's deliverability, it will not be taken forward as an allocation.</p>
<p>The Parish Council maintained its objection to the loss of employment land. They also noted that the site is remote and development would be visually intrusive. The County Council had observations regarding the possible conflict between the employment and residential uses regarding light and noise, and the need for appropriate access arrangements.</p>	
<p>Warboys Airfield</p>	
<p>The site was put forward for allocation for employment use through the Stage 2 and Stage 3 consultations.</p>	<p>Discounted: This land was proposed for employment development through the Stage 2 consultation. The land was not considered suitable for further assessment due to its unsustainable location in open countryside, outside of any broad location. The area is covered by an area of search in the Cambridgeshire and Peterborough Minerals and</p> <p>Waste Development Plan: Site Specific Proposals 2012. This assessment is considered to remain valid.</p>
<p>The Parish Council would like to see the site allocated for employment due to a shortage in supply of employment land in Warboys.</p>	
<p>West of New Road</p>	
<p>The site was put forward for allocation for residential development through the Stage 3 consultation. It was assessed in the Environmental Capacity Study: Additional site assessments and was considered not to be suitable.</p>	<p>Discounted: The assessment made in the Environmental Capacity Study: Additional site assessments is considered to remain valid.</p>
<p>Concerns raised by the Parish Council included that this development would create ribbon development, the lack of safe access for the site, the precedent that development in this location would set, and flood risk.</p>	
<p>Cambridgeshire County Council highlighted the challenge of integrating the site into the wider village.</p>	
<p>Manor and Airfield Farms</p>	
<p>The site was put forward for allocation for mixed use development through the Stage 2 and Stage 3 consultations. The landowners expressed concern that the Council was over-reliant on Alconbury and should be planning for more land than is actually needed to allow flexibility for delivery of housing.</p>	<p>Discounted: The assessment made in the Stage 3 Environmental Capacity Study considering the site to be unsuitable for development is considered to remain valid.</p>

Issue raised	Response to issue
<p>The Parish Council supported the assessment of the site as unsuitable in the Stage 3 Environmental Capacity Study stating the scale of proposed development would be unacceptable for a Key Service Centre; local infrastructure would be incapable of accommodating development on this scale and it would alter the character of the village. Councillor Lucas also supported the recommendation that the site was not suitable.</p>	

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Yaxley sites

General comments on Yaxley

Issue raised	Response to issue
Cambridgeshire County Council stated that expansion of existing childcare provision will be required to meet the demand arising from the additional homes at the proposed allocations in the village.	N/A

Yaxley Sites included as allocations at Stage 3

Issue raised	Response to issue
YX 1: Askews Lane, Yaxley	
Peterborough City Council raised no objection to the site's allocation.	The allocation has been amended to reduce the capacity to 10 homes. The policy and supporting text have been amended to reflect English Heritage's concerns.
One respondent requested that the policy wording be amended to read 'up to 15 dwellings' to give flexibility reference access.	
English Heritage (now Historic England) requested that the policy wording be amended to make reference to the adjacent conservation area.	
The site's owner confirmed its availability. Another respondent who appears to have an interest in the site supported its allocation and stated that the need to restrict capacity to 15 dwellings was unnecessary.	
One respondent questioned the viability of achieving access for a development of 15 dwellings, and suggested it would be logical to extend the allocation to include land to the west of Askew's Lane to help fund the necessary highway improvements.	
YX 2: Land including Snowcap Mushrooms, Mere View, Yaxley	
Peterborough City Council raised no objection to the site's allocation.	Only very minor amendments were made to this policy in the draft Local Plan: Targeted Consultation.
No comments were made on this site.	
YX 3: Yax Pax	
Peterborough City Council raised no objection to the site's allocation.	Only very minor amendments were made to this policy in the draft Local Plan: Targeted Consultation.
No comments were made on this site.	

Yaxley Sites submitted at Stage 3

Issue raised	Response to issue
Land West of Askews Lane, Yaxley	
This site was proposed during the Stage 2 and Stage 3 consultations. It would provide for additional residential development in Yaxley. This site has been assessed further in the Environmental Capacity Study.	Discounted: As only 8 homes were proposed the site falls below the threshold for proposed allocation and so is not considered appropriate for inclusion in the Local Plan.
Folly Close, Yaxley	
This site was proposed during Stage 3 consultation, and assessed in the Environmental Capacity Study: Additional Sites consultation.	Discounted: After detailed assessment this site was considered suitable. However, the site is considered to have capacity for less than 10 dwellings and is therefore not appropriate for taking forward as an allocation.

Appendix C: Stage 3 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Small Settlements

View summary:	
<To 'Strategic Options and Policies':	To 'Key Service Centres and Small Settlements' >

C.29 A number of sites were put forward in small settlements in response to the Stage 3 consultation. These were not assessed further as the strategy is to concentrate development in the larger settlements that offer the best provision of services and facilities and to seek to protect the character of smaller settlements and the countryside. Individual development proposals will be treated on their merits in accordance with applicable policies.

Site	Comment ID
North of 16 Harbins Lane and 3 Home Farm Close, Abbotsley	St3-LP63
North of Butchers Close and South of 27 Vinegar Hill, Alconbury Weston	St3-LP419
Southwest of Royce Road and the rear of 14 and 16 Royce Road, Alwalton	St3-LP41
West of Grafham Road and South of Windmill Close, Ellington	St3-LP562
South of A14 and West of Malting Lane Pumping Station, Ellington	St3-LP562
Manor Farm, Southeast of Broadway (B1091), Farcet	St3-LP1267
North of Folksworth Spinney and the rear of 12,13, 14 The Paddocks, Folksworth	St3-LP1202
Southwest of Ermine Street and the rear of 1A - 27 Park View, Gt Stukeley	St3-LP166
North of Peterborough Motorway Services and west of Junction 17, Haddon	St3-LP276
South of Church End and west of Wynchwood, Hilton	St3-LP51
North of New England and north west of The Paddocks, Hilton	St3-LP62
North of King's Willow House and east of Potton Road, Hilton	St3-LP1185
North of Short Drove, Holme	St3-LP425
South of Station Road and west of Pingle Bank, Holme	St3-LP1162
Hartford Marina, Houghton and Wyton	St3-LP1045
West of B1043 and north of Whitwell Court, Offord Cluny	St3-LP557
North of New Road, opposite The Glebe, Offord Cluny	St3-LP1145
South of Pondersbridge, south of B1085, Pondersbridge	St3-LP107
North of Warboys Road, west of Drag Lane, Pidley	St3-LP561
Land to rear of 440 Herne Road, Ramsey St Mary	St3-LP105
Land to rear of 456 Herne Road, Ramsey St Mary	St3-LP106

Stage 3 - detail Appendix C:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site	Comment ID
North of Stow Road and south of St James's Church, Spaldwick	St3-LP688
North of Thrapston Road and south of A14, Spaldwick	St3-LP776
Rears of 39, 41, 43 High Street, Spaldwick	St3-LP794
Land west of A1, opposite Cricket Ground, Stilton	St3-LP425
North of Fen Street, west of A1(M) Stilton	St3-LP1274
East of Station Road, south of Brook Farm, Tilbrook	St3-LP563
North of Rooks Grove Farm, opposite Oaklands Avenue, Wistow	St3-LP260, St3-LP261, St3-LP264

- C.30** There was also a request for allocation of 120 homes in Offord Cluny/ Darcy by the Parish Council to support the sustainability of the parish although no site was put forward.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Appendix D: Stage 4 - detail

Consultation process

View Summary: 'Stage 4 - Consultation Process'	
<To Stage 3: 'Consultation process'	To: 'Stage 5 - Consultation Process'>

Consultation Events

Event	Seminars for Town and Parish Councils and District & County Councillors	
Dates held	26 January and 2 February 2015	
Location	Huntingdonshire District Council offices, Huntingdon	
Attendees	Representatives from some 47 Town and Parish Councils attended one of the two sessions as follows. In some cases there was more than one representative from each Council.	
	<ol style="list-style-type: none"> 1. Abbots Ripton 2. Alconbury 3. Alconbury Weston 4. Bluntisham 5. Brampton 6. Broughton 7. Buckden 8. Buckworth 9. Bury 10. Covington 11. Earith 12. Elton 13. Farcet 14. Fenstanton 15. Folksworth & Washingley 16. Godmanchester 17. Gt Gransden 18. Gt Staughton 19. Hamerton & Steeple Gidding 20. Hemingford Abbots 21. Hemingford Grey 22. Hilton 23. Holme 24. Holywell cum Needingworth 	<ol style="list-style-type: none"> 25. Houghton & Wyton 26. Huntingdon 27. Kimbolton 28. Kings Ripton 29. The Offords 30. Old Hurst 31. Pidley cum Fenton 32. Ramsey 33. Sawtry 34. Somersham 35. St Ives 36. Stow Longa 37. The Stukeleys 38. Tilbrook 39. Toseland 40. Upwood & The Raveleys 41. Wansford 42. Warboys 43. Waresley cum TetworthWoodwalton 44. Wyton on the Hill 45. Yaxley 46. Yelling
Event content	The presentation included details of the arrangements for the targeted consultation, and the structure and content of the draft Local Plan.	

Event	Seminar for other Key Stakeholders	
Date held	4 February 2015	
Location	Huntingdonshire District Council offices, Huntingdon	
Attendees	45 people attended, representing 18 organisations, or sites proposed for allocation:	
	<ol style="list-style-type: none"> 1. Highways Agency 2. Wildlife Trust 3. St Ives Civic Society 4. East Northamptonshire District Council 5. Greater Cambridge/ Greater Peterborough Local Enterprise Partnership 6. Cambridgeshire County Council 7. North Hertfordshire District Council 8. Hunts Forum for Voluntary Organisations 9. Hartford Conservation Group 10. Environment Agency 11. Network Rail 12. Cambs Police Authority 13. Fenland District Council 14. NHS Property Services Ltd 15. CPRE 16. Great Ouse AONB Working Group 17. Cambs Constabulary 18. Homes and Communities Agency 	<ol style="list-style-type: none"> 19. Antony Aspbury Associates 20. Andrew Campbell Associates 21. Campbell Buchanan 22. Linden Homes 23. Persimmon Homes 24. David England 25. David Lock & Associates 26. D H Barford 27. Savills 28. Indigo Planning 29. Jamie Green 30. Smiths Gore 31. Gallaghers 32. Gamplan 33. Bidwells 34. Smith Farrer Holdings
Event content	The presentation included details of the arrangements for the targeted consultation, and the structure and content of the draft Local Plan.	

Publicity materials

D.1 The following article was published on 21 January 2015.

NEWS

Got a story? Contact our newsdesk
Call 01480 443451 or email news@huntspost.co.uk



Plan mapping out how district will look in 20 years nears end

Stephen Waite

stephen.waite@archant.co.uk

An eight-week consultation on a planning blueprint for the district up to 2036 starts on Friday (January 23).

Huntingdonshire District Council is putting together its Local Plan - a document setting out how 21,000 new homes and thousands of square metres of employment space will be delivered over the next 20 years.

The process started in 2012, with the main areas for development being Alconbury Weald, land east of St Neots and Wyton-on-the-Hill, accounting for about 60 per cent of the planned growth.

A public consultation from May to August, 2013, resulted in 1,500 comments, which were used to create the latest version of the plan.

Further work has also been completed on what transport infrastructure is required to cope with the influx of people, particularly around St Ives, although more is planned and a bid has been made for £250,000 to pay for a study in



■ Alconbury Weald, one of the district's major growth areas.

Picture: PARAMOTORS UK

Huntingdonshire.

Paul Bland, HDC's planning service manager, said a new 'targeted' consultation would start on Friday. "We are now at the point where we want to check back with key stakeholders. It's not a broad public consultation.

"It's about checking back with town and parish councils as representatives of the local community, as well as landowners, developers

and agents who have sites in the plan, to check they are content with what we're saying."

Others involved will include organisations such as the Environment Agency and Network Rail, as well as district and county councillors.

"We will welcome parish councils to undertake some engagement with the people they represent," added Mr Bland. "We want

comments to come back through parish and town councils."

Two seminars are planned with parishes, one on Monday, January 26 and another on Monday, February 2. There will also be a daytime meeting with official consultees.

The feedback from the sessions, as well as other meetings, will be taken into account and used to shape HDC's 'proposed submission' - due before HDC's senior councillors at a meeting in June.

Once the plan is agreed by councillors, a six-week public consultation will begin, likely to be late 2015. The document will then be subject to scrutiny from the Planning Inspectorate, when it will be examined in public, probably in spring 2016 - another chance for people to have their say, before being formally adopted.

Mr Bland added: "This [Local Plan] makes sure we have the right development in the right place supported by the right infrastructure that will make it work."

Airbases at Alconbury and Molesworth, due to be vacated by the United States military, will not be included in the plan.

Response to Consultation

Targeted Consultation 2015

Section A: Introduction

Context for the Local Plan

View summary: 'Policies'	
<To Stage 3: 'Introduction and Context'	To Stage 6: 'Policies'>

D.2 A wide range of comments that were submitted did not specify a specific section of the plan and were therefore attributed to the draft plan as a whole. In most cases these comments identified a number of issues that individually could be attributed to a particular section of the plan. Where issues raised relate to the local plan as a whole they are dealt with here. Issues that are more applicable to other sections of the local plan are dealt with in the relevant section.

Issues raised that apply to the draft Local Plan as a whole, and issues raised in the Introduction section

Issue raised	Response to issue
Environment Agency comments	
Supported enhancements since Stage 3 in relation to policies on pollution, contamination and water quality protection.	N/A
Stated that in order for the duty to cooperate to be satisfied, they required completion of a suitable strategic flood risk assessment (SFRA) and evidence on the flood risk sequential test to support the allocation of sites. They raise in principle concerns with both the process and the merits of a number of sites in areas at risk of flooding, and where surface water management has the potential to be significantly affected.	A Level 1 and 2 SFRA, endorsed by the Environment Agency, was completed in June 2017 to support the Local Plan Draft Consultation 2017. A sequential and exception test report was also completed to support the draft allocations within the Plan.
Stated that the plan's approach to Strategic Environmental Assessment (SEA) will also require some significant work to ensure that the evidence fits with the legal, consultation and merit based aspects of the plan. We seek clarification on which are the latest versions and what evidence has informed these.	The Sustainability Appraisal Draft Final Report was revised and updated to support the Local Plan Draft Consultation 2017.
Scale of growth and strategy	
Support for the scale of planned development; conversely, concerns about the overall scale of development both being too much or too little.	The growth target has been retained at 21,000 as this was prepared jointly between all districts within Cambridgeshire and incorporated evidence from the 2011 Census and was based on consideration of both economic and demographic based forecasts.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Concerns about the impact of growth on infrastructure - roads, healthcare, education.	The strategy of concentrating growth on brownfield sites is intended to make the best use of available land, help deliver the required infrastructure to support growth, to prevent an overburdening of rural infrastructure and services through which would be an effect of a dispersed strategy. On the other hand, some growth is allocated in key service centres to support the social sustainability of these settlements, and to ensure swift delivery of development.
Support for brownfield first approach and concern about inefficient use of land and loss of farmland.	
Concern about delivery and viability	
Concerns about the development strategy being too concentrated	
Local influence over development, including neighbourhood planning	
Objection to all allocations except SELs being identified as Strategic	The approach of identifying all allocations as strategic policies is considered to be consistent with the NPPF and has been retained.
Objections to wording re Neighbourhood Plans being intended to enable development over and above that contained within the Local Plan.	The Local Plan Draft Consultation 2017 includes a reworked Introduction with new text relating to neighbourhood plans.
Various	
Support from neighbouring authorities that Huntingdonshire District Council was meeting its Duty to Cooperate requirements.	N/A
Concern about newly available sites not included	The Local Plan Draft Consultation 2017 includes new draft allocations not previously included, and is accompanied by a Call for Sites, to enable the submission and consideration of additional sites prior to Proposed Submission.
Seek balance of 3 aspects of sustainability, rather than prioritising economic success over environmental or social sustainability.	The Sustainability Appraisal tests whether the Local Plan achieves this balancing of the three elements of sustainability, and has informed changes to the Plan.

Huntingdonshire in 2015

View summary: 'Policies'	
<To Stage 3: 'The Spatial Portrait'	To Stage 6: 'Policies'>

Huntingdonshire in 2015

Issue raised	Response to issue
<p>Alongside other detailed corrections of facts, comments were made seeking the following:</p> <ul style="list-style-type: none"> reference to Cambridgeshire County Council's role as waste disposal authority greater recognition of aging population greater coordination between Local Plan and Economic Growth Strategy greater emphasis on green infrastructure delivery greater recognition of quality of landscape 	<p>Chapter 2 was abridged significantly so that the Draft Consultation 2017 chapter 2 only considered the district at a very high level, before identifying the services and facilities in each settlement. Chapter 3 Issues Shaping the Plan considered many of the themes raised in comments on the Targeted Consultation chapter 2, and referred back to the sources which informed it.</p>

Key Planning Issues

Issue raised	Response to issue
<p>Comments were made seeking the following:</p> <ul style="list-style-type: none"> greater recognition of quality of agricultural land greater recognition of flood risk and effects of drought greater emphasis on protection of heritage assets greater emphasis on parking provision <p>Concerns were also raised regarding:</p> <ul style="list-style-type: none"> water usage infrastructure - roads, health care, education and green infrastructure 	<p>In the Draft Consultation 2017 chapter 3, the Summary of Key Issues drew together the issues considered over the preceding pages. Agricultural land, flood risk and drought, heritage and infrastructure were all identified.</p>

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Section B: The Strategy for Sustainable Development

View summary: 'Policies'	
<To Stage 3: 'The Spatial Strategy'	To Stage 6: 'Policies'>

Issue raised	Response to issue
<p>Comments raised about this section included the following:</p> <ul style="list-style-type: none"> • Concerns about development strategy – too concentrated • Objections to Wyton Airfield • Concerns about infrastructure – transport, health care, education, green infrastructure • Comment on Land Availability Assessment • Concerns about development strategy departing from that set in the Core Strategy 2009 • Concern about out commuting and low level of jobs growth 	<p>The Strategy for Sustainable Development was removed for the Draft Consultation 2017. It was an explanatory section setting out the development of spatial strategy in Huntingdonshire over a number of years. The Local Plan to 2036 is required to identify and justify its own spatial strategy; approaches taken in the past are not necessarily relevant.</p>

Huntingdonshire in 2036

View summary: 'Policies'	
<To Stage 3: 'The Spatial Strategy for Huntingdonshire to 2036'	To Stage 6: 'Policies'>

Huntingdonshire in 2036

Issue raised	Response to issue
General issues raised	
<p>Concern was raised about the impact of development on road infrastructure, and that the scale of development was too much.</p>	<p>A new Objectively Assessed Housing Need report was completed in April 2017. The report's methodology follows national policy requirements, and identifies a slightly lower housing need than that identified in the Strategic Housing Market Assessment: 20,100 homes between 2011 and 2036.</p>
<p>Seeks full public consultation</p>	<p>The Local Plan Draft Consultation 2017 was a full public consultation.</p>
Influences on the Strategy	
<p>Concerns were raised about the impact of development on infrastructure, including transport, health care, green infrastructure</p>	<p>The Local Plan Draft Consultation 2017 chapter 3 highlights transport and other infrastructure as being critical to the delivery of the Local Plan. The Local Plan Draft Consultation 2017 is supported by a new Infrastructure Delivery Plan, which identifies all the infrastructure required to support planned growth, as well as a new Strategic Transport Study.</p>

Stage 4 - detail Appendix D:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
	The findings from this second document have informed the growth strategy, including the removal of Wyton Airfield from the allocations.
Sub-regional influences	
Issues raised included: <ul style="list-style-type: none"> • Objections to Wyton Airfield • Concerns about the impact of development on infrastructure • Concerns that the development strategy is not concentrated enough • Concerns about impact on natural environment 	See above regarding the Draft Consultation 2017's response to infrastructure, including the removal of Wyton Airfield.
Concerns raised that the proposed scale of development is too great	A new Objectively Assessed Housing Need report was completed in April 2017. The report's methodology follows national policy requirements, and identifies a slightly lower housing need than that identified in the Strategic Housing Market Assessment: 20,100 homes between 2011 and 2036.
General support that HDC is meeting its duty to cooperate	N/A
Economic influences	
Concern raised about development viability	A new Local Plan viability report accompanies the Draft Consultation 2017.
Concerns raised about infrastructure – education	See above regarding the Infrastructure Delivery Plan.
Comments seeking greater coordination between LP and Economic Growth Strategy Comments seeking more sophisticated economic elements to the strategy	Employment allocations in addition to Alconbury Weald are included to provide a geographical spread of new provision.
Requirement for broadband infrastructure to be included in new development.	Draft Consultation 2017 LP 13 includes such a requirement.
Social influences	
Concerns raised about the scale of development – too little	See above regarding a new Objectively Assessed Housing Need report completed in April 2017.
Comments seeking greater recognition of ageing population	Chapter 3 of the Draft Consultation 2017 and LP 24 and 25 in particular highlight and seek to address this important issue.
Environmental influences	

Appendix D: Stage 4 - detail

Issue raised	Response to issue
<p>Comments raised included:</p> <ul style="list-style-type: none"> • Concern regarding the impact on natural environment • Seeking greater recognition of quality of landscape • Seeking greater emphasis on green infrastructure delivery – Ouse valley 	<p>LP 2 Green Infrastructure is the second policy in the strategy part of the Draft Consultation 2017, highlighting its importance.</p>
<p>Concern about water usage</p>	<p>LP 11 Design Implementation requires all dwellings to meet high water efficiency standards.</p>
<p>Detailed response from the Middle Level Commissioners stating that they do not formally endorse the SFRA 2010 or Water Cycle Study 2015.</p>	<p>A new SFRA 2017 has been completed to support the Draft Consultation 2017.</p>

Objectively Assessed Needs

Issue raised	Response to issue
<p>Concerns raised about scale of development, variously that it was too much and too little.</p>	<p>A new Objectively Assessed Housing Need report was completed in April 2017. The report's methodology follows national policy requirements, and identifies a slightly lower housing need than that identified in the Strategic Housing Market Assessment: 20,100 homes between 2011 and 2036.</p>
<p>A query was raised about the jobs/homes balance in Huntingdonshire.</p>	
<p>A query was raised about the approach to counting C2 residential institutions in meeting the objectively assessed need for housing.</p>	

The Spatial Vision and Objectives

Issue raised	Response to issue
<p>Comments raised the following issues:</p> <ul style="list-style-type: none"> • Request for greater emphasis on green infrastructure delivery, and the Ouse valley in particular • Request for greater recognition of flood risk • Request for greater emphasis on green infrastructure delivery • Concerns about impact on natural environment • Request for greater recognition of the importance of access to services 	<p>In the Draft Consultation 2017, the spatial vision was substantially shortened and reworded to ensure greater clarity of communication and identify the key themes the plan needs to address. The objectives were considered to be sufficient and remained pretty much the same.</p>

The Development Strategy

View summary: 'Policies'	
<To Stage 3: 'Development Strategy'	To Stage 6: 'Policies'>

Policy LP 1: Strategy for Development

Issue raised	Response to issue
A number of comments supported the strategy of concentrating growth and protecting the smaller villages and the countryside	N/A
Concerns raised about infrastructure – roads and education	See above the response regarding infrastructure
Concerns raised about the development strategy – too concentrated, and too limited on employment sites	The strategy of concentrating growth on brownfield sites was intended to make the best use of available land, help deliver the required infrastructure to support growth, to prevent an overburdening of rural infrastructure and services through which would be an effect of a dispersed strategy. On the other hand, some growth was allocated in key service centres to support the social sustainability of these settlements, and to ensure swift delivery of development.
Objections were raised in relation to specific sites: Wyton, St Ives West. Conversely, support was given for specific sites including South of Ermine Street and St Ives West.	See comments on individual sites.

Policy LP 2: The Relationship Between the Built-up Area and the Countryside

Issue raised	Response to issue
Only one comment was made stating that the exclusion of agricultural buildings on the edge of settlements from the built up area definition is considered inappropriate and unsound.	The definition of the Built Up Area was made more concise in the Draft Consultation 2017. It no longer referenced agricultural buildings specifically.

Policy LP 3: Spatial Planning Areas

Issue raised	Response to issue
Concerns raised about infrastructure – transport, health care, education, green infrastructure	See the response above regarding infrastructure.
Seeks greater recognition of the importance of access to services	The strategy approach in the Draft Consultation 2017 explicitly recognised this issue.
Seeks greater recognition of the importance of Huntingdon SPA	It was considered that the designation of four Spatial Planning Areas was appropriate, given the role each market town plays with its surrounding area.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Seeks clarification on 'appropriately located' for SPAs	This phrase enables development management decisions to take account of locally specific issues. It was retained.

Policy LP 4: Service Centres

Issue raised	Response to issue
One comment supported the policy.	N/A
One comment suggested that the requirement for a Key Service Centre to include a public hall be made more flexible to refer to suitable community facilities, reflecting the fact that increasingly community facilities are being built to accommodate a wide variety of uses.	These amendments were not been made. The assessment of what is a Key Service Centre has been made once for the Local Plan. Alconbury Weald is included within Huntingdon SPA.
One comment sought the inclusion of Alconbury Weald as a Service Centre upon its completion.	

Policy LP 5: Small Settlements

Issue raised	Response to issue
Two comments supported the policy.	N/A
One comment sought a more detailed settlement hierarchy, providing for the addition of a new category: Limited Growth Settlements.	The approach set out in Policy LP 5 was not amended. However, in the Draft Consultation 2017 Policy LP 28 Rural Exceptions Housing provided additional flexibility for the delivery of affordable and market housing on the edge of smaller settlements.
Two comments sought greater flexibility for growth in small settlements.	

LP 6: The Countryside

Issue raised	Response to issue
Several comments supported the policy	N/A
Two comments suggested that there should be mention of the countryside as a landscape resource.	While the policy was restructured, the suggested amendment was not made. In the Draft Consultation 2017 protection for landscape is included in LP 11 Design Implementation

Policy LP 7: Green Infrastructure

Issue raised	Response to issue
Several comments supported the policy	N/A

Issue raised	Response to issue
<p>A number of comments voiced support for the Ouse Valley bid for becoming an Area of Outstanding Natural Beauty, and as an alternative should the bid be unsuccessful, suggested wording that Huntingdonshire District Council will seek to designate a Great Ouse Nature Improvement Area</p>	<p>In the Draft Consultation 2017 the policy wording from the Targeted Consultation was retained.</p>
<p>Greater protection was sought for heritage assets</p>	
<p>Concern was raised that too little funding would be put into delivering green infrastructure.</p>	
<p>A suggestion was made that protected green spaces should be mapped in the Plan.</p>	
<p>Reference was requested to be added regarding Portholme Meadow.</p>	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Strong Communities

View summary: 'Policies'	
<p><To Stage 3: (NB There is no directly comparable section to Strong Communities in the Stage 3 Draft Local Plan). 'Delivering a Wide Choice of High Quality Homes'</p>	<p>To Stage 6: 'Policies'></p>

Policy LP 8: Sustainable Development Principles

Issue raised	Response to issue
Objection raised stating that the draft allocation of Wyton goes against the sustainable development principles set out in this policy.	This policy was not included in the Draft Consultation 2017, as it was considered that the policy was difficult to implement, and that it overlapped in an unclear way with other policies in the plan which covered the same topics with more clarity.
Several comments supported this policy.	
Several comments suggested that reference should be made to local circumstances being taken into account as per paragraph 10 of the NPPF. In this way, the plan would respond to there being different opportunities for sustainable development in different locations.	
One comment sought greater recognition for the value of health, social and cultural wellbeing.	
One comment sought additional detail in the policy for how infrastructure funding would be obtained. It also noted that previous policy had hindered delivery of rural affordable housing, and suggested that greater emphasis should be made on green infrastructure.	

Policy LP 9: Neighbourhood and Community Planning

Issue raised	Response to issue
Only two comments were made regarding this policy, both supporting it.	Minor amendments were made to this policy in the Draft Consultation 2017.

Policy LP 10: Health and Wellbeing

Issue raised	Response to issue
Two comments questioned whether this policy gave too much weight to an issue which is just one element of securing sustainable development.	In the Draft Consultation 2017, this policy was made shorter, focusing only on health impact assessment requirements for large scale and large scale major developments, along the lines proposed by the County Council.

Issue raised	Response to issue
The County Council requested that the threshold for health impact assessment requirements was too high, and proposed revised wording requiring a rapid health impact assessment for smaller developments, and a full health impact assessment for larger developments. They also suggested detailed wording changes for the reasoning.	
One comment requested additional reference to Public Rights of Way	

Policy LP 11: Affordable Housing Provision

Issue raised	Response to issue
A number of comments stated support for this policy.	The Local Plan Viability Study 2017 showed that a 40% requirement was viable, and so the policy was revised accordingly. Other than this, in the Draft Consultation 2017, the policy was retained in mostly the same wording as previously.
A number of comments stated concern that the 35% requirement and 70%/30% tenure split requirement might make development in some locations unviable.	
A number of comments requested additional explanation referring to the Vacant Building Credit.	
One comment sought reference to the ageing population.	

Policy LP 12: Exceptions Housing

Issue raised	Response to issue
One comment suggested that the policy should provide support for self and custom build housing on the edge of villages.	To support increased delivery, in the Draft Consultation 2017 this policy was changed to require only 60% affordable housing. Reference to self and custom build housing was added.
One comment stated that the policy should emphasise the need for such development to be well related to the main body of the village.	
One comment sought supporting text amendments stating that the Council would work particularly with locally based housing associations to deliver affordable rural housing.	

Policy LP 13: Gypsies, Travellers and Travelling Showpeople

Issue raised	Response to issue
Two comments sought greater protection for the natural and heritage environment respectively.	In response to the Planning Policy for Traveller Sites 2015 a locational criterion was added to the policy in the Draft Consultation 2017. Wording was also added

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
One comment sought greater clarification in the policy that all criteria should be met, and stated that in response to the Planning Policy for Traveller Sites 2015 that a locational requirement be added.	to explicitly require that all criteria were met. Other criteria remained substantially the same.
South Cambridgeshire District Council stated that should its own need for traveller pitches increase to a level that it could not provide for, it might ask Huntingdonshire to meet some of that need.	
The County Council sought reference in the policy criteria to the need for sufficient education provision.	

Policy LP 14: Heritage Strategy

Issue raised	Response to issue
Support was voiced for this policy.	In the Draft Consultation 2017, the policy was reworded, so that the list of key heritage assets was made less specific.
Two comments requested that lakes, marshes, reed bed and flood meadows were added to the list of heritage assets.	
One comment requested reference to be made to Capability Brown's association with Fenstanton.	
One comment stated that the policy should be more explicit in showing that the list of heritage assets mentioned was not exhaustive.	

Infrastructure and Delivery

View summary: 'Policies'	
<To Stage 3: 'Infrastructure and Delivery'	To Stage 6: 'Policies'>

General comments made on Chapter 6: Infrastructure and Delivery

Issue raised	Response to issue
Support was expressed for the proposed approach to delivering infrastructure.	An Infrastructure Delivery Plan 2017 was published alongside the Draft Consultation 2017, which identified all infrastructure needs relating to proposed allocations. The infrastructure section was moved to The Development Strategy chapter to signify its importance, and the approach was reworded.
Godmanchester Town Council asked that Huntingdonshire District Council allocate land for a cemetery.	
One comment highlighted the need for infrastructure to be delivered in a timely and coordinated way.	
One comment highlighted concern at the effect on traffic on roads in Kings Ripton.	
One comment expressed concern about the lack of detailed infrastructure needs assessment undertaken in relation to Wyton Airfield.	
The County Council requested explicit reference to Household Recycling Centres.	

Policy LP 15: Contributing to Infrastructure Delivery

Issue raised	Response to issue
Concern was raised that the proposed infrastructure funding approach was not consistent with the NPPF.	An Infrastructure Delivery Plan 2017 was published alongside the Draft Consultation 2017, which identified all infrastructure needs relating to proposed allocations. The infrastructure policy was revised to list the types of infrastructure for which funding would be sought.
The County Council raised a concern that there was no up to date requirement for open space, and requested additional reference to the need to fund staff support as well as physical infrastructure.	
Support was voiced for the inclusion of reference to viability considerations.	
Two comments highlighted an existing deficit of infrastructure in Fenstanton.	

Policy LP 16: Flood Risk and Surface Water

Issue raised	Response to issue
Anglian Water requested that the policy include a requirement to follow the surface water management	A level 1 and 2 Strategic Flood Risk Assessment was completed in June 2017 to support proposed allocations. In the Draft Consultation 2017, this policy

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>hierarchy outlined in Part H of the Building Regulations with disposal to a surface water seen as a last resort.</p>	<p>was split into two: LP 9 Flood Risk and LP 14 Surface Water. The content of these policies were reworked, taking into accounts comments raised.</p>
<p>The County Council requested that the policy be enhanced to include priority for managing surface water as close to its source as possible and on the surface where reasonably practical, and to add emphasis on using SuDS for pollution control.</p>	
<p>The Middle Level Commissioners raised concern that the standards included in the policy might be considered too prescriptive, and highlighted their preference for an unregulated flow into the Board's managed system over the use of Sustainable Drainage Systems.</p>	
<p>Natural England requested reference to green infrastructure providing SuDS benefits.</p>	
<p>The Environment Agency made a number of comments, including stating a requirement for:</p> <ul style="list-style-type: none"> • A Cambridgeshire-wide Flood and Water SPD • A level 1 and 2 SFRA to support the allocation of sites • A more nuanced approach to the sequential and exception tests for flood risk at the development management stage 	

Policy LP 17: Waste Water Management

Issue raised	Response to issue
<p>Anglian Water requested that the policy should include a requirement for evidence that a sustainable foul/used water strategy has been prepared and agreed with the sewage undertaker, and made a number of comments in relation to specific locations.</p>	<p>The policy was reworked to reduce duplication. The reference to interim solutions was retained.</p>
<p>Godmanchester Town Council questioned whether reference should be made to Huntingdon Waste Water Treatment Works capacity impacting on allocations in Godmanchester.</p>	
<p>The Middle Level Commissioners suggested that the policy should be made much stronger.</p>	
<p>Natural England requested that links should be made in the policy to incorporating biodiversity elements into waste water treatment.</p>	
<p>The Environment Agency expressed concern at the proposed use of interim solutions where there was no capacity at Waste Water Treatment Works.</p>	

Issue raised	Response to issue
<p>One comment expressed concern that the policy adopted the Middle Level Commissioners' default position of not accepting increase in flow volume for water entering their catchments from any source, stating that this was contrary to the NPPF.</p>	
<p>Two comments expressed highlighted that significant investment would be needed to provide for waste water treatment at Alconbury Weald and Wyton Airfield.</p>	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Section C: Development Management

Requiring Good Design

View summary: 'Policies'	
<To Stage 3: 'Requiring Good Design'	To Stage 6: 'Policies'>

Policy LP 18: Quality of Design

Issue raised	Response to issue
One comment asked that the policy include reference to Public Rights of Way	For the Draft Consultation 2017, the design policy was split into three: LP 10 Design Context, LP 11 Design Implementation and LP 12 Strategic Placemaking. The Strategic Placemaking policy included more explicit requirements for a masterplan. The requirement for independent design review was retained as it was thought to be a helpful process to enhance development proposals.
A number of comments requested changes to detailed phrasing and naming of elements of the policy.	
A range of comments expressed support for various parts of the policy.	
One comment expressed concern that the requirement for large scale development to be subjected to an independent Design Review at an early stage was too onerous.	
One comment requested that the requirements for a masterplan should be made less ambiguous.	

Policy LP 19: Amenity

Issue raised	Response to issue
One comment asked that reference be made to waste storage and collection.	This content was already included. The requirement for waste storage was enhanced to require it to be adequate and accessible.
One comment asked that there should be requirements relating to the placement of telecommunications infrastructure within conservation areas.	No change. It was considered that conservation area legislation and general design requirements adequately address this issue.
One comment supported the reference to improving recycling rates in the supporting text.	N/A

Policy LP 20: Housing Mix

Issue raised	Response to issue
One comment sought reference to the need for adequate off-street parking provision for carers, health workers and visitors at C2 residential institutions.	In the Draft Consultation 2017 this policy was split into LP 24 Housing Mix and LP 25 Specialist Housing. The reasoning supporting LP 16 Parking Provision included reference to providing sufficient parking provision for carers, health workers and visitors at C2 residential institutions.

Issue raised	Response to issue
One comment requested reference to Lifetime homes or their equivalent.	In the Draft Consultation 2017 LP 24 Housing Mix included a requirement for Accessible and Adaptable housing.
One comment sought greater flexibility in the type and size of homes to be provided.	It was considered that the policy wording was already flexible enough, given that it did not set out exact requirements.
One comment requested that a reference to self-build should be added.	In the Draft Consultation 2017 LP 24 Housing Mix included a section on self and custom build housing.
One comment supported the policy's reference to meeting the changing needs of the population.	This reference was removed. It was considered that the reference to the SHMA and requirement for Accessible and Adaptable housing met this goal.
One comment suggested that the criteria relating to C2 residential institutions should be made less restrictive.	In the Draft Consultation 2017 LP 25 Specialist Housing no longer includes a requirement to evidence need for a care home.

Policy LP 21: Sustainable Use of Energy and Water

Issue raised	Response to issue
Several comments expressed support for this policy.	
One comment stated that the requirement for development to follow the hierarchical approach to energy should be deleted.	This section was removed.
The County Council asked that the BREAAAM requirements were made more specific, to relate only to non-residential built development in the form of offices and industrial units etc.	Following the findings of the Housing Standards Review, this policy was removed, with the remaining BREAAAM requirements moved to LP 11 Design Implementation.
One comment requested that the BREAAAM requirements should be subject to all other considerations to be assessed on a case by case basis, in particular viability.	

Policy LP 22: Sustainable Travel

Issue raised	Response to issue
Two comments expressed support for the policy.	N/A
One comment sought reference to the need for adequate off-street parking provision for carers, health workers and visitors at C2 residential institutions.	In the Draft Consultation 2017, this issue was addressed in the reasoning supporting LP 16 Parking Provision, where reference was included to providing sufficient parking provision for for carers, health workers and visitors at C2 residential institutions.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
The County Council asked that reference be added to bridleway provision, and sought detailed wording changes to the Transport Statement requirements.	In the Draft Consultation 2017 the reference to Transport Statements and Assessments was made more general.

Policy LP 23: Parking Provision

Issue raised	Response to issue
The County Council stated that parking provision should be evidence based and related to location. In particular it should be sufficient for housing and constrained only at trip attractors such as places of education or work the use of sustainable modes of transport is encouraged for these journeys.	In the Draft Consultation 2017, the policy and reasoning sought to follow the approach proposed by the County Council. The revised policy did not set vehicle parking standards, but required that proposals justify the level of provision. The reasoning set out the approach advocated by the County Council.
A few comments requested much stronger parking provision requirements.	
One comment questioned whether the requirement to provide one parking space for each home was achievable.	In the Draft Consultation 2017, the policy did not set vehicle parking standards, but requires that proposals justify the level of provision.
A number of comments sought greater flexibility over the the level of cycle parking provision for homes, objecting to the requirement for one cycle space per bedroom.	This requirement was retained.

Policy LP 24: Advertising

Issue raised	Response to issue
One comment supported this policy.	For the Draft Consultation 2017, this policy was deleted. It was considered that the content LP 11 Design Implementation already covered most of the issues addressed by this policy, especially given that many proposals for advertising do not require planning consent. Minor changes were made to the criteria of LP 11 to ensure that issues relevant to advertising proposals were addressed, and a paragraph was added to the reasoning to make this explicit.
One comment requested that the policy address digitally illuminated advertising.	

Building a Strong, Competitive Economy

View summary: 'Policies'	
<To Stage 3: 'Building a Strong, Competitive Economy'	To Stage 6: 'Policies'>

General comments made on chapter 8

Issue raised	Response to issue
The County Council noted a heavy reliance on the Alconbury Enterprise Zone to provide the employment growth with 150ha allocated for employment compared to 55ha across the remainder of the District, and stated that further technical work would be needed to assess the transport implications of the different employments scenarios on the EZ.	The Local Plan allocates employment land in addition to that allocated at Alconbury which could in theory more than meet future jobs growth in the district.
One comment stated that the Local Plan should provide more support to the warehousing and distribution sectors, and suggested that there was a risk that the Plan might allocate too much land for employment, and in particular that agile working practices might limit the need for growth in office accommodation.	The aim of the Economic Growth Strategy is to focus on providing land for high-value jobs, as well as supporting existing sectors.

Policy LP 25: Established Employment Areas

Issue raised	Response to issue
In light of allocations made within the Cambridgeshire and Peterborough Minerals and Waste Plan, the County Council asked that support be given to sui generis uses akin to B class uses, as well as an amendment to point a) for alternative proposals to include a demonstration that it will not jeopardise existing uses.	The policy was retained in pretty much the same form.
St Neots Town Council was concerned that this policy was not consistent with St Neots Neighbourhood Plan policy RD 2, and did not provide strong enough protection for Established Employment Areas.	

Policy LP 26: Rural Economy

Issue raised	Response to issue
The County Council sought additional reference to waste and uses linked with agriculture being appropriate within the countryside.	In the Draft Consultation 2017, a reference to waste and uses linked with agriculture was covered by the phrase rural business, defined as a business which has a legitimate reason to be located in the countryside. It was not considered that more detailed reference was necessary.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
One comment stated that the policy was overly restrictive and so would stifle economic growth.	The Local Plan as a whole seeks to direct employment growth to appropriate locations, which in the main are close to centres of population. No change was made.

Policy LP 27: Homes for Rural Workers

Issue raised	Response to issue
One comment suggested that the approach set out in this policy was outdated and open to misuse.	In the Draft Consultation the policy remained unchanged. The policy was considered necessary to address a current issue.

Policy LP 28: Town Centre Vitality and Viability

Issue raised	Response to issue
One comment stated that protection for retail from changing to cafes and takeaways should be strengthened, and queried the removal of a 600m2 threshold for proposals to undertake the sequential test for town centre uses.	It was considered that given changing leisure habits, it was not appropriate to limit change of use to cafes. However, the Draft Consultation 2017 policy made more restrictive to allow only changes to retail, cafes or drinking establishments in primary shopping frontages, so that change of use to a takeaway would not be supported.
One comment stated that a locally set threshold for proposals to undertake the sequential test for town centre uses should be reintroduced.	In the Draft Consultation 2017, a locally set threshold of 600m2 for proposals to undertake the sequential test for town centre uses was reintroduced.
One comment supported the reference to heritage.	N/A
One comment stated that Huntingdon should be elevated above the other market towns as the primary centre in the district.	It was not considered appropriate to constrain retail growth in the market towns in order to elevate Huntingdon's retail role.

Policy LP 29: Local Services and Facilities

Issue raised	Response to issue
The County Council supported the policy but asked that libraries be added to the list of local facilities.	This change was made.
The NHS asked that the policy be made more explicit to exclude healthcare facilities to provide flexibility to the organisation in how it manages its estate.	This change was not made. The policy was revised to include healthcare facilities.

Policy LP 30: Tourism and Recreation

Issue raised	Response to issue
A number of comments sought reference to the Ouse Valley Area of Outstanding Natural Beauty.	In the Draft Consultation 2017, this issue was addressed within LP 2 Green Infrastructure.

Issue raised	Response to issue
The County Council sought reference to Rights of Way.	In the Draft Consultation 2017, this issue was addressed in LP 15 Sustainable Travel.
A few comments expressed support for the policy.	N/A
One comment sought support for hotels within business parks.	This suggestion was not considered appropriate.
One comment sought acknowledgement that tourism and recreation could have negative impacts on sensitive wildlife sites.	In the Draft Consultation 2017, this policy included a criterion protecting the ecological significance of the proposed location.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Conserving and Enhancing the Environment

View summary: 'Policies'	
<To Stage 3: 'Conserving and Enhancing the Environment'	To Stage 6:'Policies' >

Policy LP 31: Biodiversity and Protected Habitats and Species

Issue raised	Response to issue
The Middle Level Commissioners stated that any development and works affecting their systems, requiring their consent, or any on-site open watercourses within their rateable area would, in general, require an Environmental Statement and Risk Impact Assessment (RIA).	This policy was amended to provide greater protection for the hierarchy of protected sites.
Natural England supported the approach to the hierarchy of protected sites, but sought detailed amendments.	
The Wildlife Trust sought detailed wording changes to the policy and supporting text.	

Policy LP 32: Trees, Woodland, Hedges and Hedgerows

Issue raised	Response to issue
Several comments supported the policy.	In the Draft Consultation 2017, the policy was reworked to include when and how a statement should be undertaken, assessing the impact of a proposal on trees and hedges, as well as proposed mitigation.
A couple of comments considered that the the requirement for all major scale developments to provide additional new trees was too prescriptive.	The requirement for a specific number of trees to be planted at major scale developments was removed, although the overall requirement for major scale developments to include additional new trees was retained.

Policy LP 33: Protection of Open Space

Issue raised	Response to issue
Two comments supported this policy	N/A
One comment stated that an explicit reference should be included linking heritage assets and open space, reinstating text included in the Stage 3 Local Plan.	This suggestion was not followed up. It was considered that LP 34 Heritage Strategy and LP35 Heritage Assets and their Settings adequately provided protection for heritage assets on their own.

Policy LP 34: Rural Buildings

Issue raised	Response to issue
Two comments supported the policy.	N/A
One comment sought amendments supporting the replacement and relocation of an agricultural building with a residential use where it would provide benefits in terms of landscape impacts.	This change was made.
One comment sought explicit protection of derelict historic buildings that might otherwise be replaced under the wording of the policy as stated at the Targeted Consultation.	This change was not made.

Policy LP 35: Heritage Assets and their Settings

Issue raised	Response to issue
The County Council requested reference to the Historic Environment Record and suggested rewording to criterion f., clarifying the required approach to archaeological desk-based assessments and field evaluations. It also asked that when non-designated heritage assets of historic significance could not be retained, that a programme of archaeological investigation be undertaken, including making the findings public.	In the Draft Consultation 2017, the policy was significantly reworded, including: <ul style="list-style-type: none"> Clarifying the approach to desk-based archaeological assessments and field evaluations Revising the use of "significance" Including a requirement for archaeological investigation with publication of findings, where archaeological features cannot be retained
Historic England suggested that amendments be made to the policy to avoid confusion about the use of the word significance. It also requested that the supporting text should refer to scheduled monuments and registered parks and gardens, given that they form a key part of the district's designated heritage assets.	The reference to registered parks and gardens in the Heritage Strategy policy was retained.
One comment suggested that the policy should include a council commitment to take steps to increase understanding of Huntingdonshire's historic environment.	It was considered that this was a corporate policy decision outside the scope of the Local Plan.

Policy LP 36 Renewable and Low Carbon Energy

Issue raised	Response to issue
Natural England sought additional protection for sensitive environment receptors from renewable energy.	These aspects of the policy were not changed for the Draft Consultation 2017.
Historic England asked for consideration of the use of the word "significance"	
Two comments supported the policy.	N/A

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Policy LP 37: Ground Contamination and Pollution

Issue raised	Response to issue
Natural England asked that references be made to a number of designated sites within the district support habitats and species which are particularly sensitive to the effects of ground contamination and pollution, including air pollution, to give them particular protection.	In the Draft Consultation 2017, the air quality section of this policy was split out into its own policy, and was strengthened. However, the policy text was not amended in response to these issues.
The Environment Agency asked for detailed amendments in relation to groundwater Source Protection Zones.	
One comment supported this policy.	N/A

Policy LP 38: Water Related Development

Issue raised	Response to issue
Three comments supported this policy.	N/A
One comment sought more control over the residential use of boats.	The policy was revised to provide support to proposals for permanent sole or main residential use in marinas where the change of use would not lead to a change in the character of the marina away from a tourist/leisure facility.

Section D: Allocations

View summary: 'Allocations'	
<To Stage 3: 'Strategic Expansion Locations'	To Stage 6: 'Allocations'>

Section D: Allocations

Issue raised	Response to issue
<p>The Environment Agency raised a number of issues, including that:</p> <ul style="list-style-type: none"> in order for the duty to cooperate to be satisfied, completion of a suitable strategic flood risk assessment (SFRA) and evidence on the flood risk sequential test to support the allocation of sites would be required. They raise in principle concerns with both the process and the merits of a number of sites in areas at risk of flooding, and where surface water management has the potential to be significantly affected. The plan's approach to Strategic Environmental Assessment (SEA) will also require some significant work to ensure that the evidence fits with the legal, consultation and merit based aspects of the plan. The evidence base should use EA mapping in preference to SFRA mapping, since it is more up to date. 	<ul style="list-style-type: none"> A Level 1 and 2 SFRA, endorsed by the Environment Agency, was completed in June 2017 to support the Local Plan Draft Consultation 2017. A sequential and exception test report was also completed to support the draft allocations within the Plan. The Sustainability Appraisal Draft Final Report was revised and updated to support the Local Plan Draft Consultation 2017.
Objection to all allocations except SELs being identified as Strategic	In the Draft Consultation 2017, the approach of identifying all allocations as strategic policies is considered to be consistent with the NPPF and was retained.
The County Council corrected the naming of the Recycling Cambridgeshire and Peterborough (RECAP) Waste Management Design Guide SPD.	In the Draft Consultation 2017, this section was shortened and made more high-level. A reference to the SPD was not included.
Natural England stated that they would only be able to comment fully on the draft allocations when these are supported by the detailed Sustainability Appraisal and Habitats Regulations Assessment reports.	The Draft Consultation 2017 was accompanied by detailed Sustainability Appraisal and Habitats Regulations Assessment reports.

Appendix D: Stage 4 - detail

Strategic Expansion Locations

View summary: 'Strategic Expansion Locations'	
<To Stage 3: 'Strategic Expansion Locations'	To Stage 6: 'Allocations'>

Strategic Expansion Locations - general comments

Issue raised	Response to issue
Support for the requirement for Strategic Expansion Locations to provide strategic green infrastructure and publicly accessible natural green space and other open space.	These issues are addressed elsewhere in relation to the plan as a whole and to specific allocations.
The Home Builders' Federation argued that criteria relating to waste water, the Water Framework Directive and major transport constraints should have been resolved by the Council before they were allocated in the Plan.	
The Environment Agency required an SFRA level 2 to look at implications for flooding from surface water, and to identify opportunities to reduce flood risks.	
Urban & Civic supported the allocations, including the removal of specific phasing requirements.	
One comment sought greater clarity about the proposed approach to maintaining a balance of employment and housing delivery.	

Alconbury Weald

Alconbury Weald

Issue raised	Response to issue
Natural England asked that the allocation make reference to the potential impact of development on Great Stukeley Railway Cutting SSSI, and to the need for adequate mitigation measures to be agreed in relation to it.	The policy already contained criteria requiring appropriate assessment and mitigation of biodiversity impacts, which would include those on this site. It was not considered appropriate to make amendments to the policy on this issue.
The County Council requested that: <ul style="list-style-type: none"> The requirements for impacts on the road network be made less specific and therefore more comprehensive An additional requirement be added for provision of cycle and pedestrian connections 	These changes were made.

Issue raised	Response to issue
<ul style="list-style-type: none"> • A requirement be added for a day care centre • Minor amendments be made to the supporting text regarding both transport and community facilities 	
<p>Anglian Water mentioned ongoing discussions with the developer regarding foul water flows and requested that the design accommodates existing sewers and water mains.</p>	<p>This request was considered too detailed for a high-level allocation and was not amended.</p>
<p>Urban & Civic supported the allocation, but raised the concerns, including the following:</p> <ul style="list-style-type: none"> • Objected to the amendment to policy which stated potential additional housing is for beyond the plan period • Objected to the requirement for comprehensive public masterplanning • Sought detailed changes to criteria 	<p>The first requested amendment was made. The requirement for comprehensive public masterplanning was retained. Various detailed amendments were made to the policy.</p>
<p>Suggestion of inclusion in the allocation reference to creation of a heritage area, and advice that the requirement for retention of existing woodland might not be appropriate.</p>	<p>A minor wording change was made to respond to this comment.</p>
<p>Other comments included:</p> <ul style="list-style-type: none"> • Concern about the impact of development on flooding in Kings Ripton • Highlighting that discussions over effluent discharge were still ongoing. 	<p>No changes were considered necessary.</p>

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Neots East

St Neots East

Issue raised	Response to issue
<p>The County Council requested that:</p> <ul style="list-style-type: none"> • A reference be made to a waste audit and strategy • An additional requirement be added for provision of cycle and pedestrian connections • Minor amendments be made to the supporting text regarding both transport and community facilities 	<p>These changes were made.</p>
<p>In response to wording in the policy referring to a lack of capacity at St Neots WwTW, Anglian Water noted that it has identified further investment at St Neots Water Recycling Centre. In addition, requested that the design accommodates existing sewers and water mains.</p>	<p>This request was considered too detailed for a high-level allocation and was not amended.</p>
<p>The promoters of Loves Farm II requested that the policy be amended:</p> <ul style="list-style-type: none"> • To explicitly show that development will be delivered in phases with two principal phases being land north of Cambridge Road and land south of Cambridge Road • To be more flexible in relation to employment uses • To remove the requirement for a single masterplan • To remove reference to the creation of priority habitats • To add reference to the public house and the hotel proposed with the Loves Farm East application. 	<p>Reference was removed to priority habitats.</p> <p>Other requested changes were not made.</p>
<p>The promoters of Wintringham Park supported a number of amendments made since the Stage 3 version of the Draft Local Plan. They requested that the policy be amended:</p> <ul style="list-style-type: none"> • To remove maximum floorspace levels for the proposed supermarket • To remove reference to a requirement for a care home • To remove the requirement for a single large area of greenspace of 20ha 	<ul style="list-style-type: none"> • The maximum floorspace levels for the proposed supermarket were retained • The requirement for a care home was made more flexible to refer to specialist accommodation • The requirement for a single large area of greenspace of 20ha was removed.
<p>Concern was raised about the traffic impact of development on the A428</p>	<p>The allocation already included a requirement for transport impacts to be assessed and mitigated. These requirements were retained.</p>

Issue raised	Response to issue
<p>The Environment Agency referred to the need for an SFRA level 2 to support the allocation. It also recommended that the allocation could provide an area of land for betterment by storing the upstream flood waters on site, preventing them from contributing to flood problems downstream for the existing community.</p>	<p>It was not considered appropriate to require the development to deliver this request.</p>

Appendix D: Stage 4 - detail

Wyton on the Hill

Wyton on the Hill

Issue raised	Response to issue
<p>A range of concerns were raised about development at this site, including:</p> <ul style="list-style-type: none"> • The impact of development on the transport network • Why there was a need to allocate Wyton Airfield in the light of the decision by USAF to vacate Molesworth and RAF Alconbury • Land contamination on the site • The number of jobs to be provided in relation to the number of homes • The impact on health services • Flood risk 	<p>As part of the preparation of this plan, the Council commissioned a Strategic Transport Study to test the transport implications of a series of potential packages of development sites to ascertain their ability to deliver a sustainable development strategy for Huntingdonshire. The Strategic Transport Study included options with full redevelopment of Wyton airfield within the plan period to 2036, a slower rate of redevelopment to disperse the transport impacts over a longer period and no redevelopment. The Strategic Transport Study demonstrated that the road infrastructure requirements to serve redevelopment of Wyton Airfield, and the funding requirements for these in particular, were not deliverable at the time of the Draft Plan 2017 consultation.</p> <p>In the Draft Consultation 2017 Wyton Airfield was not included as an allocation, although there was a note on Wyton Airfield at paragraph 4.18 stating that the Council would continue to work positively with the promoters of the site to secure appropriate sustainable, viable reuse of the site subject to resolution of the transport infrastructure challenges.</p>
<p>The County Council supported the policy and asked for detailed wording changes to the supporting text. It also requested that:</p> <p>additional land be set aside for educational provision</p>	
<p>One comment raised concern that the proposed housing figure for this site was in excess of any of the figures previously suggested.</p>	
<p>One comment suggested that there were better sites for housing to meet identified needs, including at Alconbury Weald, as well as other towns and villages.</p>	
<p>Anglian Water requested that the design accommodates existing sewers and water mains.</p>	
<p>One comment expressed concern about the implied density of the site area and proposed housing levels.</p>	
<p>The Environment Agency required that a SFRA level 1 and 2 was produced to support the allocation. It also sought ongoing dialogue to address site specific issues.</p>	
<p>CPRE Cambridgeshire expressed concern that development at this site would create the need for a new Great Ouse crossing, which it would oppose.</p>	
<p>The promoter of the site supported the allocation, but requested that the policy be amended:</p> <ul style="list-style-type: none"> • To make the requirement for a care home more flexible to refer to specialist accommodation • To clarify requirements for a masterplan • To remove the requirement for a design code 	

Issue raised	Response to issue
<ul style="list-style-type: none"> • To remove the specification of land area to be set aside for education provision • To remove the requirement for a single large area of greenspace of 20ha • With other detailed minor wording changes 	
<p>One comment queried whether the development would bring improved public transport to surrounding villages.</p>	
<p>One comment stated that physical integration should be achieved by connecting Wyton on the Hill better into the surrounding network of towns and villages and also into the landscape.</p>	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Spatial Planning Area Sites

View summary: 'Huntingdon Spatial Planning Area'	
<To Stage 3: 'Huntingdon Spatial Planning Area sites'	To Stage 6: 'Allocations'>

General issues raised relating to Huntingdon SPA

Issue raised	Response to issue
Assessment through SA and HRA required for Huntingdon SPA sites as a whole and some more detailed assessments	SA and HRA both undertaken and published alongside the draft Consultation 2017.
Brampton Parish Council has no objections to the 2 proposals for Brampton.	Noted

Huntingdon SPA Sites included as allocations at Stage 4

Issue raised	Response to issue
HU 1: Ermine Street, Huntingdon	
Support realignment of A141 with any land to the north-west retained as strategic green space; suggests lower capacity; concern over impact on the Stukeleys	This site was included as site HU 1 in the draft Consultation 2017. Various amendments made to development guidance.
Minor rewording sought on impact on local road network	
Phasing sought to facilitate provision of primary school; requirement for pre-school provision	
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Concerns over consideration of archaeological potential	
Detailed concerns from agent about combination of sites, neighbourhood plan, delivery on required services, masterplanning, noise impact, retail capacity, deliverability	
HU 2: Former Forensic Science Laboratory, Huntingdon	
Concerns over pedestrian access and parking provision; concerns over primary education capacity	Discounted: site was refused planning permission in 2017 on highway impact grounds
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Detailed concerns from agent about education capacity, masterplanning, design details, highways, landscaping, flood risk and surface water	
HU 3: Hinchingsbrooke Health Campus, Huntingdon	

Issue raised	Response to issue
Concerns over primary education capacity	This site was included as site HU 2 in the draft Consultation 2017. Capacity and mix of uses changed; amendments reflect concerns raised and changing situation of NHS trust.
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Support	
Support for recognition of context	
Concerns over parking provision	
Management required of tree belt between hospital and police land	
HU 4: West of Railway, Brampton Road, Huntingdon	
Support in principle but seeks greater flexibility over potential uses and revisions to boundary to reflect A14 works	This site was included as site HU 3 in the draft Consultation 2017. Development guidance amended to reflect concerns raised.
Concerns over impact on cycle path and loss of car parking	
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Concerns over parking provision	
HU 5: South of Fern Court, Stukeley Road, Huntingdon	
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	Development completed for retail use
Concerns over parking provision	
HU 6: Ermine Street/ Edison Bell Way, Huntingdon	
Safe access should be agreed	Development commenced
Anglian Water responsible for any necessary WwTW improvements	
HU 7: North of Edison Bell Way, Huntingdon	
Level 2 SFRA needed	Development completed for retail use
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Agreed transport assessment and travel plan should be implemented	
HU 8: South of Edison Bell Way, Huntingdon	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	This site was included as site HU 4 in the draft Consultation 2017. Capacity increased to 74. Amendments made to reflect transport and access concerns. Level 2 SFRA completed. Site clearance undertaken, commencement imminent.
Level 2 SFRA needed	
Agreed transport assessment and travel plan should be implemented	
HU 9: Ferrars Road, Huntingdon	
Anglian Water responsible for any necessary WwTW improvements	Development completed
Agreed transport assessment and travel plan should be implemented	
HU 10: West of Edison Bell Way, Huntingdon	
Transport assessment required	This site was included as site HU 5 in the draft Consultation 2017. Minor amendments made to the development guidance.
Anglian Water responsible for any necessary WwTW improvements	
HU 11: George Street, Huntingdon	
Greater flexibility sought over potential uses	This site was included as site HU 6 in the draft Consultation 2017. Sainsbury's have withdrawn their supermarket proposal to the allocation has been fundamentally revised.
Objection to the alternative uses proposed and phasing of comparison retail floorspace	
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Transport assessment and safe access arrangements need to be agreed	
HU 12: George Street/ Edison Bell Way	
Safe access arrangements need to be agreed	This site was included as site HU 6 in the draft Consultation 2017. It has been merged with the former HU 11 and proposed use revised to residential.
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Site should be incorporated within HU 11; uses should be more flexible and reflect proximity to railway station/	
HU 13: Chequers Court, Huntingdon	
Sympathetic design in keeping with conservation area sought	Development commenced
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Transport assessment and travel plan will be required	

Issue raised	Response to issue
HU 14: Gas Depot, Mill Common, Huntingdon	
Safe access arrangements need to be agreed; reference to need for school place provision sought	This site was included as site HU 7 in the draft Consultation 2017. Capacity reduced to 11 dwellings, flood risk assessment requirement included. Level 2 SFRA completed.
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Adjacent to ecologically sensitive site - assessment through SA and HRA required	
Support for consideration of conservation area	
Level 2 SFRA needed	
HU 15: California Road, Huntingdon	
Safe access arrangements need to be agreed; reference to need for school place provision sought	This site was included as site HU 8 in the draft Consultation 2017. Capacity increased to 54; minor amendments to development guidance.
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
HU 16: Main Street, Huntingdon	
Support in principle; seeks development of western part separately	This site was included as site HU 9 in the draft Consultation 2017. Level 2 SFRA completed. Minor amendments made.
Details demonstrating safe access can be achieved are required; preference for access onto Old Houghton Road; reference to need for school place provision sought	
Confirmation required of capacity for foul water flows	
Support	
Support for consideration of conservation area	
Level 2 SFRA needed	
HU 17: Hinchingsbrooke Country Park Extension, Huntingdon	
Support	This site was included as site HU 10 in the draft Consultation 2017. Minor amendments made.
Safe access arrangements need to be agreed; concerns over parking provision	
HU 18: Huntingdon Race Course	
Level 2 SFRA needed	This site was included as site HU 11 in the draft Consultation 2017. Minor amendments made.
Transport assessment and travel plan will be required; concerns over parking provision; improvements needed to pedestrian access to Brampton	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Development should be located away from the SSSI; Natural England's agreement should be sought on mitigation measures	
Support recognition of need for archaeological investigation	
HU 19: Brampton Park	
Traffic impact on the surrounding road network should be mitigated in accordance with the agreed transport assessment and travel plan	This site was included as site HU 13 in the draft Consultation 2017. Development commenced but proposed allocation retained due to scale.
In principle support but concerns over flexibility of mix of uses and capacity; objection to employment land requirements; proposal of alternative masterplan	
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
Heritage assets should be explicitly protected	
Level 2 SFRA needed	
HU 20: Park View Garage, Brampton	
Support acknowledgement of waste consultation area; details demonstrating safe access can be achieved are required	This site was included as site HU 15 in the draft Consultation 2017. Minor amendments made.
Confirmation required of capacity for foul water flows; design needs to accommodate water main and sewers	
HU 21: Tyrell's Marina, Godmanchester	
Support for mixed use redevelopment as important gateway to Godmanchester	This site was included as site HU 16 in the draft Consultation 2017. Increased emphasis on flood risk assessment and mitigation
Heritage assets should be explicitly protected	
Sensitive design needed; concern over access arrangements onto The Avenue	
Details demonstrating safe access can be achieved are required	
Support in principle but seeking greater emphasis on residential development suggesting lack of interest in commercial use	

Issue raised	Response to issue
Level 2 SFRA needed; replacement of A14 and pedestrian bridges advocated by more attractive alternatives	
Design needs to accommodate water main and sewers	
HU 22: RGE Engineering, Godmanchester	
Retention of substantial area for public car parking sought; reduced residential capacity; support for proposal for foot/cycle bridge across Cook's Stream	This site was included as site HU 17 in the draft Consultation 2017. Level 2 SFRA completed - reduced flooding risk. Parking can be relocated on adjoining land. Minor amendments made.
Support for consideration of nearby conservation areas	
Transport assessment will be required; concerns over parking provision	
Level 2 SFRA needed	
Design needs to accommodate water main and sewers	
HU 23: Corpus Christi Lane, Godmanchester	
Access is a dangerous and capacity-limiting factor; village feeling should be retained	Discounted: existing properties listed; access constraints remain
Support for reference to protection of heritage assets	
Anglian Water responsible for any necessary WwTW improvements	
Promotion of larger site as previously put forward	
HU 24: Wigmore Farm Buildings, Godmanchester	
Objection due to inadequacy of Silver Street to accommodate additional traffic	This site was included as site HU 18 in the draft Consultation 2017. Capacity amended to 13. Minor amendments.
Details demonstrating safe access can be achieved are required	
Anglian Water responsible for any necessary WwTW improvements	
HU 25: Bearscroft Farm, Godmanchester	
Has planning permission but continuing concerns over A1198 dividing the new community from the existing town	This site was included as site HU 19 in the draft Consultation 2017. Development commenced but proposed allocation retained due to scale.
Welcome requirement for connectivity with existing town	
Transport impacts are set out in approved assessment and travel plan	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon SPA Sites submitted at Stage 4

Issue raised	Response to issue
Object to omission of site – Lodge Farm	Discounted: it is not considered to be suitable for development due to highway infrastructure constraints.
Object to omission of site – land at Green End, Great Stukeley which is proposed for amalgamation with HU 1.	Discounted: separation required between Huntingdon and Great Stukeley
Object to omission of site – Thrapston Road, Brampton as enabling development for Hinchingsbrooke Country Park extension	Discounted: unacceptable harm to the surrounding landscape

St Neots Spatial Planning Area Sites

View summary: 'St Neots Spatial Planning Area'	
<To Stage 3: 'St Neots Spatial Planning Area sites'	To Stage 6: 'Allocations'>

St Neots SPA Sites included as allocations at Stage 4

Issue raised	Response to issue
SN 1: Eaton Court, St Neots	
Support for reduced capacity	Development commenced
Confirmation required of capacity for foul water flows	
SN 2: Huntingdon Street, St Neots	
Removal of the mixed use element will undermine delivery of the St Neots Neighbourhood Plan.	Discounted: Residential redevelopment promoted by landowners would conflict with St Neots Neighbourhood Plan
Details demonstrating safe access can be achieved are required	
Support for consideration of conservation area	
Mixed use preferred – need to retain employment uses	
Confirmation required of capacity for foul water flows	
Design needs to accommodate water main and sewers	
SN 3: Former Youth Centre, Priory Road, St Neots	
Details demonstrating safe access can be achieved are required	This site was included as site SN 5 in the Draft Consultation 2017. Development guidance amended.
Support for consideration of conservation area	
Level 2 SFRA needed; should demonstrate sequential and exception tests passed	
Confirmation required of capacity for foul water flows	
Design needs to accommodate water main and sewers	
SN 4: St Mary's Urban Village, St Neots	
Support for principle of mixed use development, larger retail units sought in town centre	This site was included as site SN 1 in the Draft Consultation 2017. Additional heritage and air quality assessment requirements included.
Details demonstrating safe access can be achieved are required	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Heritage assets should be explicitly protected	
Level 2 SFRA needed; flood risk can be mitigated with good design	
Confirmation required of capacity for foul water flows Design needs to accommodate water main and sewers	
SN 5: Loves Farm Reserved Site, St Neots	
Details demonstrating safe access can be achieved are required	This site was included as site SN 2 in the Draft Consultation 2017. Additional flood risk assessment and mitigation required.
Support in principle – higher capacity sought	
Confirmation required of capacity for foul water flows Design needs to accommodate water main and sewers; confirmation required of capacity for foul water flows	
SN 6: Cromwell Road North, St Neots	
Transport assessment will be required; concerns over parking provision	This site was included as site SN 3 in the Draft Consultation 2017. Development guidance amended.
Level 2 SFRA needed; watercourse should be reopened from culvert to give amenity corridor	
Confirmation required of capacity for foul water flows Design needs to accommodate water main and sewers	
Support in principle – higher capacity sought; culvert easement is only 3m and should remain closed for safety; gas pipeline can be disconnected and not form a constraint to development	
Flood risk can be mitigated; delete reference to WwTW, refer to LP17	
SN 7: Cromwell Road Car Park, St Neots	
Need to demonstrate uses are compatible with nearby waste management uses	This site was included as site SN 4 in the Draft Consultation 2017. Development guidance amended.
Details demonstrating safe access can be achieved are required	
Confirmation required of capacity for foul water flows	
Delete reference to WwTW, refer to LP17	

Issue raised	Response to issue
SN 8: Nelson Road, St Neots	
Transport assessment will be required	Development commenced
Design needs to accommodate water main and sewers; confirmation required of capacity for foul water flows	
Amend to refer to permitted care home; contamination demonstrated through application not to be a significant constraint; delete reference to WwTW, refer to LP17	
Support in principle – higher capacity sought	

St Neots SPA Sites submitted at Stage 4

Issue raised	Response to issue
Tithe Farm, St Neots	
The landowner resubmitted this site for consideration for mixed use development.	Discounted: As previously stated, it is considered that a further large extension to St Neots would not be deliverable within the time period of the Local Plan.
West of Little Paxton	
Site submitted for mixed use development to diversify from over-reliance on strategic expansion locations.	Discounted: poor access to services and difficulty in integrating with the village; high landscape impact.
Riversfield, Little Paxton	
Long standing commitment for employment use, put forward for mixed use development with significant residential element.	Discounted: Potentially suitable but with sustainability and deliverability constraints.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Ives Spatial Planning Area Sites

View summary: 'St Ives Spatial Planning Area'	
<To Stage 3: 'St Ives Spatial Planning Area sites'	To Stage 6: 'Allocations'>

General issues raised relating to St Ives

Issue raised	Response to issue
A new river crossing in St Ives would be required to support this level of development as the town is regularly gridlocked.	A Strategic Transport Study was commissioned to investigate transport infrastructure requirements. A new river crossing is not financially viable without substantial public investment.
Note the importance of views from the Conservation Area especially Hemingford Meadow. Consideration urged of the current outbreaks of tree disease when placing reliance on screening by existing trees or tree planting.	Urban design and conservation guidance enhanced in Draft Consultation 2017.
Previous growth levels should be taken into account	Sustainability appraisal undertaken of development strategy as a whole.
Concern over surface water issues	Environment Agency and Anglian Water consulted at all relevant stages.
Any development proposals should consider the level of supporting infrastructure required	An Infrastructure Delivery Plan was commissioned to support the Draft Consultation 2017 which identifies detailed infrastructure requirements.

St Ives Sites included as allocations at Stage 4

Issue raised	Response to issue
SI 1: St Ives West	
Overall strategy needed before any development is agreed	This site was allocated as site SI 1 in the draft Consultation 2017. Amendments have been made to reduce the capacity and landscape impact.
Gap should be retained between St Ives and Houghton; conservation assets should be considered more; concerns over biodiversity, heritage and tourism	
Lower capacity sought; concerns over biodiversity, heritage and tourism; need to protect trees; development should be screened across the meadow; concerns over parking provision; concern over potential impact on proposed AONB; object to access from Knights Way	
Support in principle - concerns over viability of incorporation of The How	
Support from landowner	

Issue raised	Response to issue
Amendment sought to demonstrate no adverse effect on Houghton Meadows SSSI and St Ives Thicket	
Support for consideration of conservation area and heritage assets	
Object to access from Knights Way; substantial tree screening required; green space should be maintained for wildlife and recreation use	
Flood risk assessment required; sequential approach required to focus development in flood zone 1; surface water should be discharged directly to the River Great Ouse	
Should be excluded from built-up area definition	
Design needs to accommodate water main and sewers	
Support in principle – should be split into separate allocation parcels; objects to requirement for masterplan; objects to inclusion of draft neighbourhood plan guidance on housing mix	
Access should be from Houghton Road/ Garner Road junction; transport assessment and travel plan will be required	
Traffic impact of whole site should be considered	
SI 2: St Ives Football Club, St Ives	
Object in principle; concerns over access and traffic congestion; should be offered to St Ivo School for expansion; bat survey required	This site was allocated as site SI 2 in the Draft Consultation 2017. Capacity has been reduced to 30, amendments made to development guidance regarding traffic impact.
Transport assessment and travel plan will be required	
Only low density housing acceptable if developed	
Design needs to accommodate sewers	
SI 3: Giffords Farm, St Ives (in Holywell-cum-Needingworth parish)	
Details demonstrating safe access can be achieved are required; connections to pedestrian and cycleways to the south required	This site was allocated as site SI 3 in the Draft Consultation 2017. Development guidance amended regarding transport and flood risk issues.
Rat-running through the A1123 must be prevented	
Only suitable for employment use	
Level 2 SFRA needed; sequential approach required to layout; flood risk mitigation for Parsons Drain required	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Mixed use preferred	
Co-ordinated flood mitigation measures required	
SI 4: Former Car Showroom, London Road, St Ives	
Support for care home	This site was allocated as site SI 4 in the Draft Consultation 2017. Amendments have been made to improve the deliverability of the site, reflect the flood risk and ensure appropriate access arrangements.
Support acknowledgement of sand and gravel minerals safeguarding area; details demonstrating safe access can be achieved are required	
Support for consideration of conservation area	
WwTW has capacity; design needs to accommodate sewer pipe	
Level 2 SFRA needed; object to highly vulnerable use in rapid inundation zone; substantial flood risk mitigation required; flood risk assessment required for surface water	
SI 5: Vindis Car Showroom, St Ives (in Fenstanton parish)	
Transport assessment and travel plan will be required; concerns over parking provision; pedestrian connectivity to St Ives required	Discounted: It is not considered suitable for residential redevelopment as it is too highly constrained by issues of flooding and availability; however, continuation of current or alternative employment uses would be acceptable.
Support in principle - lower capacity sought; sensitive area - high quality design required; pond needs to be retained	
Adjacent to St Ives conservation area	
Lower capacity sought; heritage statement required	
Level 2 SFRA needed; should demonstrate sequential and exception tests passed; flood risk assessment required for surface water	
WwTW has capacity	

St Ives Sites submitted at Stage 4

Issue raised	Response to issue
West of London Road, St Ives (Rear of Two Marks) (in Hemingford Grey parish)	
Site resubmitted suggesting that it is suitable as it is protected by flood defences and will have minimal landscape impact. Consulted on in the HELAA : Additional Sites Consultation 2013 and the HELAA : Additional Sites Consultation 2016 following receipt of further information.	Discounted: Potentially suitable subject to passing sequential and exception tests for flooding and demonstrating that safe satisfactory access can be achieved.

Issue raised	Response to issue
South of Needingworth Road, St Ives (in Holywell-cum-Needingworth parish)	
Site resubmitted suggesting that it is suitable for employment development.	Discounted: Sequential and exception flood risk tests would be required. Storage permitted on part.
Giffords Park, St Ives (in Holywell-cum-Needingworth parish)	
Substantially larger mixed use proposal put forward incorporating the Giffords Farm site (SI 3). Consulted on in the HELAA : Additional Sites Consultation 2016.	Discounted: Site incorporated in the Strategic Transport Assessment 2017. Unsuitable due to highway infrastructure constraints.

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey Spatial Planning Area Sites

View summary: 'Ramsey Spatial Planning Area'	
<To Stage 3: 'Ramsey Spatial Planning Area sites'	To Stage 6: 'Allocations'>

General issues raised relating to Ramsey SPA

Issue raised	Response to issue
Improvements needed to B1040 between Ramsey and the A141 before any more development	Improvements will be considered alongside any relevant planning application of as part of the local highways authority's ongoing work
Middle Level Commissioners' consent required for disposal of treated effluent from all sites	Noted, will be dealt with through individual planning applications

Ramsey SPA Sites included as allocations at Stage 4

Issue raised	Response to issue
RA 1: Ramsey Gateway (High Lode)	
Support for consideration of conservation area	This site was included as site RA 1 in the Draft Consultation 2017. Amendments have been made to the development guidance, including requiring a pedestrian and cycle bridge
Additional invested in Ramsey WwTW committed; design needs to accommodate water main and sewers	
Transport assessment and travel plan will be required; new bridge required across High Lode	
RA 2: Ramsey Gateway	
Access should be via Tesco's roundabout	This site was included as site RA 2 in the Draft Consultation 2017.
Support for consideration of conservation area	
Additional investment in Ramsey WwTW committed	
RA 3: West Station Yard and Northern Mill, Ramsey	
Support for consideration of conservation area and retention of the mill	This site was included as site RA 3 in the Draft Consultation 2017. Minor amendments have been made to the development guidance.
Additional investment in Ramsey WwTW committed	
Details demonstrating safe access can be achieved are required	
RA 4: Field Road, Ramsey	
Transport assessment and travel plan will be required	This site was included as site RA 4 in the Draft Consultation 2017. Amendments have been made to the development guidance reflecting the outline permission granted in October 2016.
Support for 90 dwellings; sustainable location for development; strong woodland boundary treatments will protect neighbour amenity	

Issue raised	Response to issue
Flooding experienced at upstream end of the Slade sewer due to poor maintenance	
Additional investment in Ramsey WwTW committed	
Concern over MLC's opposition to increases in flow volume as NPPF urges a positive approach	
RA 5: Whytefield Road, Ramsey	
Details demonstrating safe access can be achieved are required	This site was included as site RA 5 in the Draft Consultation 2017. Capacity has been increased to 40 dwellings and minor amendments have been made to the development guidance.
Support for consideration of conservation area Investigation of retention of garage building recommended	
Additional investment in Ramsey WwTW committed	
RA 6: 94 Great Whyte, Ramsey	
Details demonstrating safe access can be achieved are required	This site was included as site RA 6 in the Draft Consultation 2017. Minor amendments have been made to the development guidance.
Support for consideration of conservation area	
Additional investment in Ramsey WwTW committed	
RA 7: Former RAF Upwood and Upwood Hill House, Ramsey	
Support for acknowledgement of need for waste strategy; 450 homes poses challenges for provision of pre-school and primary education; concerns over parking provision	This site was included as site RA 7 in the Draft Consultation 2017. Land contamination investigation required.
Transport assessment and travel plan will be required	
Masterplan should be agreed with relevant stakeholders	
Heritage assessment required to assess appropriate non-designated heritage assets to be preserved	
Support - sustainable location for development	
Land contamination may affect land use and drainage	
Additional investment in Ramsey WwTW committed	
Acknowledgement of waste strategy supported	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey SPA Sites submitted at Stage 4

Issue raised	Response to issue
None submitted	

Service Centre Sites

View summary: 'Key Service Centres and Small Settlements'	
<To Stage 3: 'Key Service Centre sites'	To Stage 6: 'Allocations'>

General Issues raised relating to Service Centres

Issue raised	Response to issue
Assessment through SA and HRA required	SA and HRA both undertaken and published alongside the draft Consultation 2017.

Buckden Sites

Buckden Sites included as allocations at Stage 4

Issue raised	Response to issue
BU 1: East of Silver Street, Buckden	
Objection as outside built up area	This site was allocated as site BU 1 in the Draft Consultation 2017. Capacity amended to 14 and improved allotments access and parking required
Details demonstrating safe access can be achieved are required - not opposite Lincoln Close	
Support in principle – higher capacity sought; objection to inclusion of additional allotment land; objection to retention of central tree belt as too restrictive; more flexibility sought on wording of technical requirements; sustainable location for development	
Buckden WwTW has capacity	
Objection to building on rear paddock; objection to impact on street scene	

Fenstanton Sites

Fenstanton Sites included as allocations at Stage 4

Issue raised	Response to issue
FS 1: Former Dairy Crest Factory, Fenstanton	
Transport assessment will be required; concerns over parking provision; pedestrian access to village centre required	This site was allocated as site FS 1 in the Draft Consultation 2017. Land contamination remediation required and minor amendments to development guidance.
Access to High Street should be limited	
Support for consideration of conservation area and listed building	

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Potential for land contamination Source protection zone should be protected	
Anglian Water responsible for any necessary WwTw improvements	
FS 2: Cambridge Road, Fenstanton	
Transport assessment will be required; concerns over parking provision	This site was sub-divided following further discussions with the agents related to deliverability and is allocated as site FS 2 (western part) and FS 3 (eastern part) in the Draft Consultation 2017.
Support as forms a sustainable location for development; deliverability confirmed	
Anglian Water responsible for any necessary WwTw improvements	
In a minerals safeguarding area so any extraction must be put to sustainable use	
FS 3: Ivy Nursery, Fenstanton	
Transport assessment will be required; concerns over parking provision	Development commenced
Anglian Water responsible for any necessary WwTw improvements	

Kimbolton Sites

Kimbolton Sites included as allocations at Stage 4

Issue raised	Response to issue
KB 1: West of Station Road, Kimbolton	
Parish council support	This site was allocated as site KS 1 in the Draft Consultation 2017. SFRA level 2 has been undertaken, development can easily be accommodated within flood zone 1.
Details demonstrating safe access can be achieved are required	
Recognition of heritage issues supported	
Level 2 SFRA needed; sequential approach to layout required	
Kimbolton WwTW has capacity; design needs to accommodate water main and sewers	

Issue raised	Response to issue
Concern over flood risk in southwestern part of site; need to demonstrate no increase in surface water runoff rates	
Acknowledgement of minerals safeguarding area supported	
KB 2: Land adjacent to Bicton Industrial Estate, Kimbolton	
Support; cycleway urged to connect to village centre	This site was allocated as site KS 2 in the Draft Consultation 2017. Access requirements amended; heritage assets acknowledged.
Details of junction capacity required	
Concern over proximity to heritage assets	
Kimbolton WwTW has capacity	

Sawtry Sites

General issues raised relating to Sawtry

Issue raised	Response to issue
Middle Level Commissioners' consent required for disposal of effluent from all sites	Noted, will be dealt with through individual planning applications
Object – excessive development in Sawtry; inadequate infrastructure to support growth; alternative sites should be developed in preference; foul and surface water flooding issues need to be addressed	Infrastructure Delivery Plan commissioned to identify additional infrastructure requirements arising from new development. Alternative sites considered across the district through the Sustainability Appraisal.

Sawtry Sites included as allocations at Stage 4

Issue raised	Response to issue
SY 1: East of Glebe Farm, Sawtry	
Details of junction capacity required	This site was allocated as site SY 1 in the Draft Consultation 2017. Boundary amended and development guidance revised.
Sawtry Internal Drainage Board's consent required	
Support – higher capacity sought; sustainable location for development; boundary alteration to remove 56 Gidding Road	
Sawtry WwTW has capacity	
SY 2 West of St Andrew's Way, Sawtry	
Objection as not being sustainable development; inadequate infrastructure provision to support	This site was allocated as site SY 2 in the Draft Consultation 2017. Minor amendments to development guidance including retention of hedgerow adjoining

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
development; watercourses cannot absorb additional discharge	scheduled ancient monument and reflecting planning permission granted in 2016.
Support for clarification over protection of heritage assets	
Hedgerow adjoining scheduled ancient monument should be retained	
Sawtry WwTW has capacity	
Transport assessment will be required	

Somersham Sites

General issues raised relating to Somersham

Issue raised	Response to issue
Additional river crossing needed at St Ives to support new development in Somersham	A Strategic Transport Study was commissioned to investigate transport infrastructure requirements. A new river crossing is not financially viable without substantial public investment.
Receiving watercourses may not have capacity for additional flows	Flood risk assessments will be sought as necessary.

Somersham Sites included as allocations at Stage 4

Issue raised	Response to issue
SM 1: Newlands, St Ives Road, Somersham	
Details demonstrating safe access can be achieved are required Mixed use preferred – need to retain employment space; supported housing sought	This site was allocated as site SM 1 in the Draft Consultation 2017. Capacity increased to 45 dwellings; care home will provide employment
Support for consideration of heritage assets	
Anglian Water responsible for any necessary WwTW improvements; design needs to accommodate sewer	
SM 2: The Pasture, Somersham	
Objection to use of Rectory Lane for access	The western part of this site was allocated as site SM 2 in the Draft Consultation 2017. Site area reduced due to access difficulties in the eastern part.
Details demonstrating safe access can be achieved are required using The Pastures only	
Support for consideration of heritage assets	

Issue raised	Response to issue
SM 1: Newlands, St Ives Road, Somersham	
Anglian Water responsible for any necessary WwTW improvements	
SM 3: Somersham Town Football Ground, Somersham	
Details demonstrating safe access can be achieved are required	This site was allocated as site SM 3 in the Draft Consultation 2017. Capacity increased to 45 dwellings; minor amendments to development guidance.
Objection – detrimental impact on highway network; objection – flooding issues to south of St Ives Road; concern over impact on Bishop’s Pond	
Support	
Support for removal of Ponds Closes; support for protection of setting of heritage asset	
SM 4: North of The Bank, Somersham	
Support as easy access to main village and green spaces	This site was allocated as site SM 4 in the Draft Consultation 2017. Capacity increased to 120 dwellings on extended site following further discussions with landowner.
Transport assessment will be required; concerns over parking provision	
Anglian Water responsible for any necessary WwTW improvements	

Warboys Sites

General issues raised relating to Warboys

Issue raised	Response to issue
Substantially increased combined growth than previously proposed; 0.5 form entry extension to primary school required and additional pre-school	
Receiving watercourses may not have capacity for additional flows	Flood risk assessments will be sought as necessary

Warboys Sites included as allocations at Stage 4

Issue raised	Response to issue
WB 1: West of Station Road, Warboys	
Object to site but note planning permission has been granted	Development commenced

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Anglian Water responsible for any necessary WwTW improvements	
Agreed transport assessment and travel plan should be implemented	
Footpath and cycleway connections to village centre required	
WB 2: West of Ramsey Road, Warboys	
Support subject to inclusion of affordable housing	This site was allocated as site WB 1 in the Draft Consultation 2017. Amendments to development guidance reflecting issues raised.
Details demonstrating safe access can be achieved are required	
Support for consideration of conservation area listed buildings should also be mentioned	
Support	
Anglian Water responsible for any necessary WwTW improvements; design needs to accommodate sewers	
WB 3: Manor Farm Buildings, Warboys	
Details demonstrating safe access can be achieved are required	This site was allocated as site WB 2 in the Draft Consultation 2017. Minor amendments to development guidance.
Objection – impact on listed buildings; objection – unsuitable access; adjoining playing field would cause disturbance	
Welcome explicit recognition of heritage assets and sensitivity	
Anglian Water responsible for any necessary WwTW improvements	
WB 4: rear of 64 High Street, Warboys	
Details demonstrating safe access can be achieved are required	Development completed
No objection – development commenced	
Support for consideration of heritage assets	
Anglian Water responsible for any necessary WwTW improvements	
WB 5: South of Farrier's Way, Warboys	

Issue raised	Response to issue
Objection – impact of traffic on Forge Way; objection – precedent for land further south	This site was allocated as site WB 3 in the Draft Consultation 2017. Amendments to require access point to adjacent site to the east. Amendments to development guidance to reflect planning permission granted in 2016.
Anglian Water responsible for any necessary WwTW improvements	
Vehicular access via Farrier's Way only; pedestrian access needed to Bencroft Lane and footpath by open space; transport assessment and travel plan will be required	
WB 6: Fenton Field Farm, Warboys	
Access should only be via adjoining allocation as Bencroft Lane is unsuitable	This site was allocated as site WB 4 in the Draft Consultation 2017. Retained as separate allocation with access required through site to the west.
Object to separation from adjoining site as Bencroft Lane is unsuitable	
Support for separate development	
Anglian Water responsible for any necessary WwTW improvements	

Warboys Sites submitted at Stage 4

Issue raised	Response to issue
Objection to omission of site – land at Warboys Airfield suitable for extension to industrial estate; offers additional employment opportunities and diversification of locations	The land was not considered suitable for further assessment due to its unsustainable location in open countryside, outside of any broad location. The area is covered by an area of search in the Cambridgeshire and Peterborough Minerals and Waste Development Plan: Site Specific Proposals 2012

Yaxley Sites

Yaxley Sites included as allocations at Stage 4

Issue raised	Response to issue
YX 1: Askew's Lane, Yaxley	
Details demonstrating safe access can be achieved are required	This site was allocated as site YX 1 in the Draft Consultation 2017. Amendments to development guidance reflecting access and sewer pipe.
Support for consideration of conservation area	
WwTW has capacity; design needs to accommodate sewer	
YX 2: Former Snowcap Mushrooms and adjoining land, Yaxley	
Transport assessment and travel plan will be required	Development commenced

Appendix D: Stage 4 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
WwTW has capacity; design needs to accommodate water main and sewers	
YX 3: Yax Pax, Yaxley	
Details demonstrating safe access can be achieved are required	This site was allocated as site YX 1 in the Draft Consultation 2017. Amendments to development guidance reflecting access and sewer pipe.
WwTW has capacity; design needs to accommodate water main and sewers	

Small Settlements

D.3 No small settlements were submitted at Stage 4.

Appendices

Monitoring Issues raised at Stage 4

Issue raised	Response to issue
<p>Support for consideration of listed buildings at risk should be extended to cover heritage assets at risk</p> <p>Improved management of Prestley Wood should be monitored</p>	<p>Monitoring indicators substantially revised and related to specific policies</p>

Established Employment Areas issued raised at Stage 4

Issue raised	Response to issue
<p>Support identification of Little Staughton Airfield and Industrial Park as an established employment area; area does not coincide with that granted permission in 1982</p>	<p>Little Staughton established employment area mapped agrees with Redevelopment Guidance drawn up in 2012</p>
<p>Nelson Road residential site should be excluded from established employment area as planning permission granted for care home and housing</p>	<p>Area amended to exclude this site</p>

Appendix E: Stage 5 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Appendix E: Stage 5 - detail

Response to Consultation

View summary: 'Stage 5 - Responses to Consultation'	
<To Stage 4: 'Conserving and Enhancing the Environment'	To Stage 6: 'Policies'>

Wind Energy Developments

Issue raised	Response to issue
Support for options proposed	
<p>There was roughly equal support for each of the four options:</p> <ul style="list-style-type: none"> • Option 3 was slightly ahead of the others on basic numbers of comments, but not significantly so. • There was little support for option A, with quite a number of queries and disadvantages identified - how the option would be combined with others; what size of turbines would be acceptable; fears that it might lead to many more turbines instead of a few large ones; points about the amount of energy generated by small turbines compared with large ones and concerns about noise. • In relation to all options, there were quite a number of comments expressing the view that if the policy is applied robustly, including consideration of all planning impacts as required by the WMS, then applications with unacceptable impacts would be refused and this would be true wherever they were located. 	<p>Taking into account comments made, the Draft Consultation 2017 policy LP 36 included a statement that a proposal for wind energy development of a scale that would require planning permission will not be supported.</p>
Qualitative comments made	
A number of comments expressed support for decentralised renewable energy.	
A number of comments expressed objection to the principle of any more wind turbines within the district.	
One comment stated that further detailed evidence was required to identify more specific suitable areas for wind turbines.	
One comment stated that to prevent further wind turbine development anywhere in the district would be against national planning policy.	
A few comments expressed concern that no consideration had been given in the document to the local health impacts of wind turbines.	

Issue raised	Response to issue
<p>One comment suggested additional wording to the Renewable Energy policy to give greater protection to sites of biodiversity importance.</p>	
<p>Some comments suggested that within evidence and policy, more focus should be placed on the spectrum of renewable energy technologies; not just on wind. It was suggested that preparing a Renewable Energy SPD might be beneficial.</p>	
<p>A few comments suggested that the use of Landscape Character Areas to differentiate between suitable and not suitable areas for wind turbines was not appropriate.</p>	
<p>Some comments expressed concern that a number of smaller turbines could have a more significant detrimental landscape impact than fewer larger turbines, while producing much less power.</p>	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Appendix F: Stage 6 - detail

Consultation process

View Summary: 'Stage 6 - Consultation Process'
<To 'Stage 5 - Consultation Process'

Consultation Events

Event	Seminar for District & County Councillors
Dates held	1 August 2017
Location	Huntingdonshire District Council offices, Huntingdon
Attendees	22 members attended this session
Event content	A presentation was made providing an overview of the Consultation Draft Local Plan as well as arrangements for the consultation. A substantial proportion of the seminar was given to a question and answer session.

Event	Seminars for Town and Parish Councils and District & County Councillors
Dates held	2 and 8 August 2017
Location	Huntingdonshire District Council offices, Huntingdon
Attendees	<p>59 representatives from some 25 Town and Parish Councils attended one of the two sessions as follows. In a number of cases there was more than one representative from each Council.</p> <ol style="list-style-type: none"> 1. Abbots Ripton 2. Alconbury 3. Bluntisham 4. Brampton 5. Bythorn and Keyston 6. Earith 7. Elton 8. Godmanchester 9. Gt Gransden 10. Hemingford Abbots 11. Hemingford Grey 12. Holme 13. Holywell cum Needingworth 14. Houghton & Wyton 15. Huntingdon 16. Old Hurst 17. Sawtry 18. Somersham 19. St Ives 20. The Stukeleys 21. Upwood & The Raveleys

Event	Seminars for Town and Parish Councils and District & County Councillors
	22. Warboys 23. Waresley cum Tetworth 24. Wyton on the Hill 25. Yaxley
Event content	A presentation was made providing an overview of the Consultation Draft Local Plan as well as arrangements for the consultation. A substantial proportion of the seminar was given to a question and answer session.

Publicity materials

The screenshot shows a news article on the website 'The Hunts Post'. The article title is 'Residents urged to have their say on the future of the district's development'. It includes a navigation menu with categories like HOME, NEWS, SPORT, and WHAT'S ON. A banner for 'LATEST' articles is visible. The article text discusses a public consultation by Huntingdonshire District Council regarding its local plan, which will shape the district's development up to 2036. It mentions Councillor Ryan Fuller and the deadline for the consultation on August 25. The article also features a photo of a modern building and social media sharing icons.

The Hunts Post

HOME NEWS SPORT WHAT'S ON BUY AND SELL HUNTS LIFE MOTORING CONTACT

Latest News St Helens Macmillan Appeal Business News Education Photo Galleries Weather

Get the **LATEST** articles delivered direct to your email inbox! SIGN UP to our newsletter

Residents urged to have their say on the future of the district's development

PUBLISHED: 16:50 09 August 2017 | UPDATED: 16:50 09 August 2017 | Sophia Day

Huntingdonshire District Council is inviting residents and businesses to have their say on where much-needed houses in the district should be built.

Get regular updates directly to your inbox

Enter your email:

The consultation is seeking views on the authority's local plan which will shape the district's development up to 2036 and include policies on housing, infrastructure, the environment and retail.

Councillor Ryan Fuller, executive member for planning and housing, said: "This plan has been informed by a series of studies including a Strategic Transport Study and flood risk, housing need and retail studies. It follows a number of previous rounds of consultation and takes account of the comments made on earlier drafts of the plan."

The public consultation is a step forward for the authority that is aiming to submit its final plan to the government by March 2018.

"This plan needs to be the most appropriate strategy to meet the current and future needs of our communities and businesses, and ensure Huntingdonshire remains a great place to live, work and invest," Cllr Fuller added.

The consultation on the proposed policies runs until 4.30pm on August 25.

The complete local plan will be published later this year for further consultation before being submitted to government.

To comment on the plan go to consult.huntingdonshire.gov.uk/portal.

TOPIC TAGS: HUNTINGDONSHIRE DISTRICT COUNCIL HUNTINGDONSHIRE

f t g+ r e

Response to Consultation

Consultation Draft 2017

Section A: Introduction

What is this Plan and what does it do?

View summary: 'Policies'
<To Stage 4: 'Section A: Introduction'

F.1 A wide range of comments that were submitted did not specify a specific section of the plan and were therefore attributed to the draft plan as a whole. In most cases these comments identified a number of issues that individually could be attributed to a particular section of the plan. Where issues raised relate to the local plan as a whole they are dealt with here. Issues that are more applicable to other sections of the local plan are dealt with in the relevant section.

Issues raised that apply to the draft Local Plan as a whole, and issues raised in the Introduction section

Issue raised	Response to issue
Support for conservation of landscape and settlement character within the Local Plan	N/A
Cambridgeshire County Council support for close partnership working to date on the Local Plan	N/A
Highways England highlighted that the Council should consider strategic road improvement proposals as for example set out in a number of their strategies, and asked to be kept up to date on Local Plan proposals for development.	The Council maintains awareness of strategic road improvement proposals, and continues to engage with Highways England on these.
Inconsistencies highlighted in the Local Plan with the St Neots neighbourhood plan.	The Local Plan is considered in general to align with the neighbourhood plan, although it is not required to do so.
Concern raised about the amount of focus previously placed on delivering Wyton	Wyton has now been omitted from the Local Plan; reconsideration has been given to the strategy in developing the Proposed Submission Local Plan.

What is this Plan and what does it do?

Issue raised	Response to issue
Request for NHS to be involved in emerging neighbourhood plans	The NHS are included on the Council's consultation database and therefore have the opportunity to engage in neighbourhood plan proposals.
Seeks that allocations should not all be considered 'strategic policies'	Allocations are considered to be strategic policies to meet the homes and jobs needed in the area, in accordance with NPPF paragraph 156.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Supportive duty to cooperate statement from East Northamptonshire District Council	N/A
Comment identifying a potential error in the Huntingdonshire Strategic Transport Study	This issue will be investigated.
Request to define the boundaries of the Housing Market Area in this section of the Local Plan.	This part of the Local Plan provides a high-level introduction. Adding details such as this, which is set out elsewhere in the evidence base, is not considered appropriate.
Request for Statement of Consultation to be published.	The Statement of Consultation was published a short time into the consultation period in July 2017.
Seeks that developers should not have to pay the costs of viability assessments	Requirement retained
Seeks that open book viability assessments should be shared with parish/town councils	Assessments are independently reviewed

Huntingdonshire District Portrait

View summary: 'Policies'
<To Stage 4: 'Huntingdonshire in 2015'

Huntingdonshire District Portrait

Issue raised	Response to issue
One comment sought more detail regarding specific historic aspects of Huntingdonshire	This requested change was made.
One comment sought that access to natural greenspace and other open spaces should be added to settlement portraits	This would be complex to assess and present. The effort required to achieve this is not considered worth the benefit.
One comment sought that education and health should be separated in the settlement portrait tables for the purpose of clarity.	No change. It was considered that the tables are relatively clear as they are.
One comment identified that Kimbolton no longer has a bank.	Kimbolton settlement table was amended to reflect this change.

Issues Shaping the Local Plan

View summary: 'Policies'
<To Stage 4: 'Huntingdonshire in 2015'

Economic Issues

Issue raised	Response to issue
<p>Comments on the economic issues included the following:</p> <ul style="list-style-type: none"> • Add a reference to Junction 10 of the A1 • Add challenge of provision of local transport infrastructure • Add Access to high speed Broadband • Plan further strategic transport infrastructure improvements - this must include full multi-modal consideration including rail and light rail as well as other public transport • Are the economic aspirations realistic? 	<p>Responses to these issues include:</p> <ul style="list-style-type: none"> • The A1 is already mentioned in the Partners' responses section • Transport infrastructure is already listed in the local infrastructure challenge • Opportunity relating to high speed broadband added • The Local Plan responds to strategic transport infrastructure improvements and contributes to creating a need for them, rather than proposing them itself. • The Local Plan is a vehicle for delivering Huntingdonshire's economic strategy, and does not seek to set economic strategy itself.

Social Issues

Issue raised	Response to issue
Comments on the economic issues included the following:	Responses to these issues include:

Appendix F: Stage 6 - detail

Issue raised	Response to issue
<ul style="list-style-type: none"> Support for affordable housing priority Recognise risk of settlements becoming dormitory towns 	<ul style="list-style-type: none"> No response necessary The location of employment, and the allocation of additional employment, is a consideration in identifying allocations for growth.

Environmental Issues

Issue raised	Response to issue
<p>Comments on the economic issues included the following:</p> <ul style="list-style-type: none"> Add the historic environment as a key issue Support for the challenge that distinctive landscape and settlement characters need conserving Not all MOD sites are in sustainable locations Add in focus on green space and biodiversity Add reference to surface water and other forms of flooding Add: Tackling climate change and improving flood risk by Making Space for Water Add detail regarding former MOD sites reducing flood risk Add opportunities to create habitats 	<p>Responses to these issues include:</p> <ul style="list-style-type: none"> The historic environment was added as a key issue No response needed This is a high-level description of issues; location is clearly a factor in assessing proposals for development Reference added to surface water and climate change Reference added to Tackling climate change and improving flood risk by Making Space for Water Reference added to opportunities to create habitats

Objectively Assessed Needs

Issue raised	Response to issue
<p>Comments on the objectively assessed needs included the following:</p> <ul style="list-style-type: none"> Objection to the calculation of objectively assessed need for development Objection to the presentation of objectively assessed need for development - comments sought that the objectively assessed needs should be presented as policy text. 	<p>Responses to these issues include:</p> <ul style="list-style-type: none"> The calculation of objectively assessed need for development is set out in the Huntingdonshire Objectively Assessed Need for Housing Update 2017. This evidence document will be tested at the Local Plan examination. The Local Plan reflects that calculation rather than setting it. In the Proposed Submission Local Plan, the objectively assessed needs were included in their own policy: LP 1.

Vision and objectives

Issue raised	Response to issue
<p>Comments on the vision and objectives included the following:</p>	<p>Noted</p>

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Support for specific objectives	

Appendix F: Stage 6 - detail

Section B: The Strategy

The Development Strategy

View summary: 'Policies'
<To Stage 4: 'Policies'

Strategy for Development

Issue raised	Response to issue
Lacking a strategic policy to protect and enhance the historic environment	Changes made to vision
Objectively assessed need should be higher with various figures presented	No change; the figure is based on locally prepared evidence using a methodology tested and supported at other local plan examinations.
Overall strategy should be reassessed and a wider distribution of growth considered.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply and provide a wider distribution of allocations
Persistent under delivery against the housing requirement suggests a need for a comprehensive and radical re-elevation of the current housing strategy.	Lower delivery anticipated in the earlier part of the plan period due to use of strategic expansion locations but these will deliver substantial numbers of dwellings over the longer term.
5YHLS is not robust and the Council should seek further small/medium sized sites to assist their supply position in the early years of the Local Plan period.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply; these comprise small and medium sized sites.
Housing delivery target is not clearly outlined in policy.	New policy included to address this.
Policy presumption sought against windfall development in flood zone 3.	Reference to conformity with other policies tweaked. Part of suggested text added to supporting text but primarily not a local policy issue.
Re-examine the % of housing to reduce the figure for Key Service Centres and Small Settlements and increase for spatial planning areas.	Allowance is included for small and windfall sites
Insufficient recognition of A428 upgrade proposals, East-West rail proposals, St Neots Traffic Strategy and proposed St Neots masterplan	Para 4.11 amended to reflect future ambitions
Promotion of additional strategic sites at Sibson garden village, land east & south of Romans' Edge, Godmanchester and Giffords Park, east of St Ives	No change; development strategy meets objectively assessed need.
Strategy will place undue pressure on existing market towns, create competing development sites in concentrated locations and lead to the suppression of housing delivery.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply

Issue raised	Response to issue
Greater flexibility is needed to provide a buffer against potential shortfalls from large sites	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply. Flexibility provided through allocating in excess of OAN.
Approach is consistent with the agreed duty to cooperate documents relating to Cambs and Peterborough	Noted
Need allocations in rural areas to create/ support thriving rural communities and economies.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply
Should have a more refined categorisation of small settlements and allow for allocations within the more sustainable	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply
Lapse rate should be applied to allow flexibility - 10% and 20% suggested.	At least 10% flexibility above OAN now built in with more arising from small and windfall sites.
Costs and uncertainty of bringing forward unallocated developments in the countryside around small settlements puts landowners/ developers off so suitable sites should be allocated	Policies amended to provide greater certainty
Growth around market towns should be checked to ensure it does not damage their intrinsic character	No change
Objection to suggestion of KSC and Small Settlements growing by 10% due to impact on character.	Text amended to clarify guidance
Third river crossing is unnecessary and would cause too much environmental damage	Text amended to reflect environmental aspects.

Green Infrastructure

Issue raised	Response to issue
The local plan should have a policy on development adjacent to watercourses; Central Bedfordshire's draft plan has an example. This would cover issues such as encroachment towards the watercourse, building over culverts, provision of a buffer etc	This has been considered but a new policy of this detailed and highly specific nature would not be justified at this stage.
Identifies a new management plan for Paxton Pits. Suggests addition policy text regarding the West Cambridgeshire Hundreds (WCH)	Policy text has been updated with detail of new management plan. Regard to Cambridgeshire Strategic Green Infrastructure network has been strengthen. WCH has not been identify specifically as it is not considered appropriate to identify it as a priority area as most of the area is outside of the district. The supporting text has been added to to support this project.
Would like to see a need for early/ timely provision of new green infrastructure to avoid adverse impacts	The policy has been amended regarding net benefits where harm or loss would result from a proposal.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Should include monitoring and recognise potential for release of Green Infrastructure	Green Infrastructure is diverse and is monitored in various ways, no change is considered necessary.
Suggests Cambridgeshire Rights of Way Improvement Plan 2016 be added to supporting text and evidence base. Suggests adding to monitoring indicators re PROWs	Supporting text has been updated as suggested.
Suggests adding to policy and supporting text re heritage assets	No change to policy as adequately addressed by other policies.
Suggests adding support for proposals at Grafham Water related to AW water supply role. Seeks clarification of requirements re enhance/create GI linkages around Grafham Water	Policy has been added to on basis of suggestion.
Suggests provision/ acknowledgement of countryside leisure uses needing to be in or near GI areas	The policy requirements regarding associated facilities have been clarified and additional supporting text added with reference to Tourism and Recreation policy.
Suggest that multi-user paths rather than shared pedestrian/ cycle paths should be included in projects.	Supporting text regarding PROW has been added.
Correction to Brampton Wood	Change made.
Identifies additional agencies for monitoring box	Added as suggested

Delivering the Strategy

Issue raised	Response to issue
Additional allocations required to provide flexibility.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply
Should over-allocate by 20% to allow flexibility.	At least 10% flexibility above OAN now built in with more arising from small and windfall sites.
Small and medium sized allocations in small settlements should be added increase potential delivery.	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply
Delivery tests should be set out in policy.	Text amended to explain approach where under-delivery is identified.
Delivery tests should be deleted.	
Infrastructure Delivery Plan has too many 'unknowns' regarding timing of delivery of critical elements.	Infrastructure Delivery Plan will be finalised for proposed submission.
Previously identified highway improvements should be delivered	Additional text included on transport infrastructure improvement proposals.

Delivering Infrastructure

Issue raised	Response to issue
Scenario tested for Strategic Transport Study appears to fall short of the OAN. Clarification sought to ensure full impact of development on the strategic road network is understood.	Strategic Transport Study supplemented by clarification.
Seek clarification that planning obligation contributions will not result in double charging over CIL	
Suggested additional text on timing of infrastructure provision.	Amendment made to reflect suggestion.
Reference to footpaths is unclear; wider public rights of way should be added	Text amended as suggested

Waste Water Management

Issue raised	Response to issue
Suggests text to ensure flexibility to accommodate any changes to responsible authorities	Policy text revised based on suggestion.
Suggests provision for refusal where capacity can't be readily increased	Policy text revised based on suggestion.
Suggest amendment for clarity relating to waste water treatment capacity	Policy text amended as suggested.
Identities issue with waste water from villages	Supporting text reviewed and amended to clarify
Suggests a number of amendments to criteria to add flexibility to reflect locationally specific circumstances	Although the potential value of the suggested changes is recognised it is considered that the current policy requirements give clarity and certainty about what is expected, which would be eroded if changed as suggested.
Positive confirmation should be required for development from EA etc	This suggestion is considered to potentially represent an unacceptable delay to development as well as a significant extra burden of work for the Council and responsible authorities.

The Key Diagram

Issue raised	Response to issue
Area for SELs doesn't reflect draft allocations	The area for Alconbury Weald was amended for this version of the plan but it will be reviewed with a view to having a more representative area.
Other than SELs allocations are not reflected on the diagram, particular issue for those where development has started.	Review how allocations could be shown – most would be very small at the scale of the diagram.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
The West Cambridgeshire Hundreds should be added to the key diagram	As detailed for issues raised on the Green Infrastructure policy the West Cambridgeshire Hundreds is not going to be identified as a green infrastructure priority area so will not be added to the key diagram.
Key Diagram doesn't reflect definitions of SPAs	The diagram reflects in a diagrammatic way the current built-up areas of SPA settlements and is considered to be appropriate – No change.

Built-up Areas Definition

Issue raised	Response to issue
Several expressions of support	Noted
No evidence for reasoning behind 30 homes threshold; definition is too rigid	Text added to explain methodology.
Use of built up areas as settlement boundaries may preclude sustainable development	No change. Policies allow for a variety of exceptions

Spatial Planning Areas

Issue raised	Response to issue
Ramsey SPA needs additional economic development and transport infrastructure	Dependent on land availability
Remove Houghton and Wyton from any SPA	No change. Text is clear that the built up parts of the villages are excluded from related SPAs.
Unallocated sites can pose service delivery difficulties for CambsCC.	No change. Infrastructure provision addressed by CIL or S106.
Approach is too restrictive; prevents other sustainable growth	Minor wording amendment to clarify additionality to allocations.
Objection to the local threshold for retail of 600sqm and no regard paid to impact on like for like businesses.	No change; threshold is based on local evidence and proportionate assessment is required;
Lower retail threshold sought for Small Settlements.	Threshold should not be a mechanism to restrict competition
Development should be allowed outside the built up area where there is demonstrable need and any adverse impacts would not significantly and demonstrably outweigh its benefits	No change. Allocations meet identified need in full and policies allow for a variety of exceptions beyond built up areas.

Key Service Centres

Issue raised	Response to issue
Limitation to sites within the built up area fails to plan positively; further locations should be identified for development when well-related to the built up area.	No change: allocations meet identified need in full and policies allow for a variety of exceptions beyond built up areas.
Objections to omission of a variety of sites as allocations around Key Service Centres	Additional allocations made for most sustainable sites
Omission of mapped development limits contravenes NPPF requirement to provide a practical framework for decision making.	No change; textual definition allows flexibility to reflect change

Small Settlements

Issue raised	Response to issue
Support acknowledgement of variation in small settlements	Noted
Suggestion of various Small Settlements where growth should be allocated including Elton, Great Gransden, Colne and Stilton.	Strategy expanded to add Local Service Centres offering 5 core services.
Support for classification of various Small Settlements including Elton, Great Gransden, Holywell & Needingworth, Kings Ripton	Noted
Minor rural centres category should be added with approximately 12 villages with higher levels of services.	Strategy expanded to add Local Service Centres offering 5 core services.
Restriction on development outside built up area to community planning proposals and rural exceptions should be extended to include employment.	Amended to allow for employment uses
Allocation of small sites in small settlements should be considered to boost 5YHLS	Strategy expanded to add Local Service Centres offering 5 core services.
10% growth could not be achieved within built up areas; allocations required in larger small settlements.	Built up area boundary definition amended to facilitate more organic growth
Omission of mapped development boundaries does not provide the degree of certainty required by the NPPF	No change; textual definition allows flexibility to reflect change

The Countryside

Issue raised	Response to issue
Support	Noted
Support sought for proposed Ouse Valley AONB	No change; proposal noted elsewhere

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Grade 3a sites suitable for development exist and should be allowed; much of the strategy allocates grade 2 and 3a land.	No change; the policy allows for development where it is most suitable. A high proportion of the district around major settlements is grade 2 and 3a and sustainable development could not be achieved with use of some.
Not all land outside a built up area should be classed as countryside	No change; development allowed on land well-related to a built up area in specified circumstances.
Should include more specific provision for bridleways to support the rural economy	Amendment reflected in the sustainable travel policy instead.

Flood Risk

Issue raised	Response to issue
Support early preparation of sequential test document but concern over lack of 'no' option on orange boxes	Addressed in production of revised sequential testing document.
Supports policy. Considers there to be inconsistency between policy requirements and some draft allocations regarding location within higher risk flood zones	
Supports policy in general but raises concerns on insufficient distinction between sequential approach/ test and exception test and the overall requirement from national policy to avoid all forms of flood risk.	Addressed through incorporation of suggested amendments.
Seeks clarification on role of responsible bodies and future-proofing should responsibilities change.	Clarified and future-proofed as suggested.
Seeks policy content to address residual ambient risk in defended areas and identifies the opportunity to clarify the approach to proposals in such areas.	Policy amended to incorporate requirements to address ambient risk. Sufficient provision is considered to be made for development in defended areas through the amended policy and the Flood and Water SPD. No further changes to the plan are considered necessary
Seeks policy provision for areas benefiting from flood defences to enable the overall strategy to support development in sustainable locations.	
Seeks clarification on flood plain compensation including its sustainability.	Suggested amendments incorporated.
Suggests reordering policies so Flood Risk and Surface Water are next to each other to aid cross referencing.	Flood risk has been moved to follow Delivering Infrastructure, ahead of Waste Water Management to reflect its strategic nature. Although the relationship with the Flood Risk policy (and Waste Water Management) is acknowledged the Surface Water policy has not been moved as it is considered to have a more synergistic relationship with other policies in the Requiring Good Design chapter.

Issue raised	Response to issue
Accept policy. Note that most of the Hemingford Grey parish is within the flood plain and the built up areas rely on defences.	No changes considered necessary.
Identifies scale of flood risk factors and effect of development needs on water supply/ treatment. Raises concerns about impact of development on flood risk and surface water management, and impact on existing built-up area, seeks change in emphasis to protect existing property and people first.	Policy wording has been amended to clarify avoidance of all forms of flood risk and requirements for not increasing flood risk elsewhere.
Seeks increase in flood water storage.	Outside the remit of the Local Plan.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Section C: Development Management

Requiring Good Design

View summary: 'Policies'	
<To Stage 4: 'Requiring Good Design'	

Design Context

Issue raised	Response to issue
Including reference to specific SPD in the policy reduces flexibility	It is considered that SPD should be reasonably long lived and 'or successor documents' is included in policy, so no changes are considered necessary.

Design Implementation

Issue raised	Response to issue
Reasoning for BREEAM 'Good' rather than 'Excellent' needed	Supporting text has been amended to identify that 'Excellent' is particularly challenging in some circumstance so 'Good' is considered to be realistic but challenging for the majority of development proposals.
Concern about the clarity of criteria and consequent consistency of their application	Some changes have been made to the supporting text in order to help clarify criteria. with clear links to the Design Guide for more detailed information and guidance.

Strategic Placemaking

Issue raised	Response to issue
Concerned that the thresholds for masterplanning and design codes are too low	Policy name changed to 'Placemaking' to better reflect importance of requirements encompassed by policy to design of developments more generally. Added 'proportionate to the scale and complexity of the site and development proposed' after 'masterplanning process' at end of first sentence. Design code level is considered to be appropriate, minor amendments made to wording for clarity. Policy text regarding design review has been amended, supporting text is considered to strike the correct balance as extra detail may date.
Concerned that Design Review is ill defined and potentially over burdensome	
Concerned about pressure during masterplanning for mixed use sites to reducing the proportion of non-residential uses	
Concerned about design code requirement slowing down planning decisions	

Amenity

Issue raised	Response to issue
Identifying a disconnect between the introduction paragraph and the policy	Introduction paragraph has been revised to more clearly relate to purpose of the policy with regards to amenity.

Issue raised	Response to issue
Concerns about securing good equestrian provision/ facilities	No changes made regarding equestrian or non-motorised user provision/ facilities, but those issues were referred to consideration of Sustainable Travel policy.
Concerns about securing good non-motorised user provision/ facilities	
Objection to the broadband infrastructure requirement	Policy and supporting text revised regarding broadband requirements so that the requirement is clearer.

Surface Water

Issue raised	Response to issue
Seeking a requirement for 50+ parking spaces to have surface water run-off interceptor	New text has been added into policy and supporting text regarding surface water run-off interceptor and also for the Parking Provision policy.
Seeking water retaining SuDS to help improve condition of Ouse Washes	New criterion regarding water retaining SuDS has been added into policy and supporting text has been revised. This issue will be review the Green Infrastructure policy and the Biodiversity and Geodiversity policy.
Concern about surface water impact on existing development	Concern about surface water impacts on existing development to be considered in relation to the Flood Risk policy.
Concern with pollution risk from deep infiltration SuDS	A statement regarding deep borehole soakaways has been added at end of the policy based on suggested change. Supporting text has also been added.
Seeking an increase in floodplain storage	The issue of flood plain storage will be considered with other issue relevant to the flood risk policy.

Sustainable Travel

Issue raised	Response to issue
Suggested adding to supporting text to identify limitations eg short term funding for bus services	Supporting text has been amended to identify limitations eg short term funding for bus services.
Concern about/ seeking improvement to bridleway/ non-motorised user/ cycling provision and clarification on routes	Supporting text has been amended to clarify policy with regards to bridleway/ non-motorised user/ cycling provision and routes.
Seeking a change so that refusal would only result where evidence shows that impact will be severe	Policy wording clarified with regards to severe impacts.
Concerns about congestion	The concerns about congestion did not specific issue relate to the policy.
Seeking specific reference to DfT Circular 02/2013	Specific reference to DfT Circular 02/2013 has been made.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Concerned with loss of public transport	The concern expressed with loss of public transport was considered to not relate to policy wording
Concerned about provision for public transport and private cars	Concerns about provision for public transport and private cars are considered to be suitably addressed within the policy and supporting text.
Seeks more connection between this and parking & renewable energy policies recognising predictable future changes to majority electric/ driverless cars	Connection between policies recognising predictable future changes to majority electric/ driverless cars is considered to be unnecessary, however supporting text has been amended for this and the parking provision policy.
Seeks early engagement with Highways England regarding the Strategic Road Network	Supporting text has been amended to include early engagement with Highways England regarding the Strategic Road Network.

Parking Provision

Issue raised	Response to issue
Seeking greater provision for charging cars and cycles as well as points at public car parks	The policy and supporting text have been amended with regards to charging cars and cycles as well as points at public car parks.
Queries regarding future parking provision requirements	Supporting text has been amended with regards to future parking provision requirements
Seeking reduction in cycle parking provision and clarification on disabled parking	The cycle parking provision requirements have been clarified. Links to disabled user provision have been corrected.
Concerns about the consistency of applying the policy	With regards to concerns about the consistency of applying the policy, the wording has been reviewed and minor amendments have been made.

Building a Strong, Competitive Economy

View summary: 'Policies'	
<To Stage 4: 'Building a Strong, Competitive Economy'	

General comments on Chapter 6

Issue raised	Response to issue
Reference should be made wherever possible to the need for childcare provision for parents who wish to work or train	Reference added to para 6.4
Additional employment allocations sought in the eastern part of the district, particularly at Warboys to support housing growth.	Amendments made to facilitate extensions to existing established employment areas.

Established Employment Areas

Issue raised	Response to issue
Plan should safeguard warehousing and distribution provision given the strategic transport network in the district.	Policy covers use class 'B' which includes warehousing and distribution.
Plan should promote initiatives to address lower educational standards and being about aspirational change.	Reference to Cambridge Regional College (Huntingdon campus) and iMET added to paragraph 6.2.
Retail development in employment areas should be considered acceptable in principle	Main town centre uses are directed to town centres first and need to undertake a sequential test to justify alternative locations.

Rural Economy

Issue raised	Response to issue
Good equestrian access should be facilitated to support the rural economy.	Addressed in the Sustainable Transport policy
Concern that existing businesses are limited to expansion within their existing site	The policy was revised to allow for extension onto land immediately adjoining and capable of integration with an Established Employment Area. Consequential changes were made to Key Service Centre and Small Settlements policies.
New businesses should also be supported on land well related to the built up area or established employment areas.	
Over-reliance on Alconbury Weald; greater flexibility needed to bring economic benefits to the wider district	
One comment expressed concern over limitation to B1a to 600sqm expansion.	No change as B1a is classed as a main town centre use.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Support expressed for re-use of traditional rural buildings but greater clarity sought on protection of buildings of historic or architectural value from redevelopment	Policy amended to strengthen preference for reuse of existing buildings and supporting text supplemented with need to protect buildings of historic or architectural value.
One comment advocated recognition of the role of Cambridgeshire County Farms in supporting new entrants to agriculture.	No change made as this would not assist with determining a planning application.

Homes for Rural Workers

Issue raised	Response to issue
Support was expressed for the policy and its intentions.	Noted
Suggestion that requiring 'no interest' from a qualifying person is unreasonable and should be replaced by 'no reasonable offer to purchase'	Amended as suggested

Town Centre Vitality and Viability

Issue raised	Response to issue
Should reflect Cambridgeshire Combined Authority work on St Neots market town strategy	Added to the chapter introduction
Objection to the 600sqm local threshold on retail impact assessments seeking replacement with national threshold of 2,500sqm.	Policy amended to require proportionate impact assessment.
Impact assessment should be proportionate to the development proposed.	
Policy should safeguard A1 shops	No change as this conflicts with the evidence base and modern retail trends.
Commercial redevelopment north of Station Road, St Ives advocated.	Town Council aspiration but not put forward by the landowner so no certainty over delivery. Policy would support this anyway.

Local Services and Community Facilities

Issue raised	Response to issue
Reference to cemeteries should be added, a needs assessment undertaken and allocations made	Reference added enabling support for cemetery proposals.
Support	Noted

Tourism and Recreation

Issue raised	Response to issue
Should include more references to improved multi-user rights of way network as it supports the rural economy.	Considered in the Sustainable Travel policy.
Policy is inconsistent with LP7 over flexibility regarding tourism and recreation proposals in the countryside close to small settlements.	Amended policies LP6 and LP7 clarify support for range of uses on land well-related to the built up area of a settlement.
Policy should include reference to historic environment and is local economic benefits	Already addressed in criterion b.
Policy should be more flexible to reflect instances where local economic benefits outweigh environmental concerns.	This would be contrary to the fundamental purpose of the policy.
Should refer to local economic benefits and water based opportunities.	No change needed as addressed in separate water based tourism policy.
Supported as the policy allows for new or expanded sports and leisure uses in the countryside.	Noted

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Strengthening Communities

View summary: 'Policies'	
<To Stage 4: 'Strong Communities'	

General comments on Chapter 7

Issue raised	Response to issue
<p>Issues raised included the following:</p> <ul style="list-style-type: none"> • Seeking further consideration of education capacity • Seeking more houses in rural areas • Seeking support for community development aspirations 	<p>Responses to these issues include:</p> <ul style="list-style-type: none"> • Education capacity is considered on a site by site basis. • The Local Plan seeks to enable housing in rural areas and to support community development aspirations

Affordable Housing Provision

Issue raised	Response to issue
Concern raised that viability caveats in the policy may reduce amount of Affordable Housing achieved – especially wording re. 'other material considerations'	This is a standard phrase used by development management officers; in all instances material considerations need to be taken into account.
Suggested that the policy should recognise the impact on schools capacity of additional affordable housing.	Education capacity is considered on a site by site basis.
Suggested that the range of affordable housing types, sizes and tenures should be clearly set out within the main policy text.	Flexibility is required to ensure that the policy doesn't date if national affordable housing guidance is changed.
Concern raised about criterion c. requiring affordable housing to be dispersed across the development in 'small clusters of about 15 dwellings'.	Policy amended to refer only to small clusters, defined in the supporting text as being proportionate to the scale of development.
Suggested that, where it is supported by viability evidence, the location of sites will be a material consideration to justify a reduction in the amount of affordable housing proposed on site.	This is already accounted for via standard inputs to viability assessments.
Suggested that the strategy needs amending to allocate additional small medium and large sites which will deliver most affordable housing.	Additional allocations were made of a range of sizes to add flexibility to the Local Plan.
Any policy requirement in respect to the tenure split of affordable housing should be remain fluid in order to respond to the most up to date evidence and market conditions.	The 70%/30% tenure split required in the policy is derived from the high need for social/affordable rented housing as evidenced by the housing register. This split has been shown to be viable in the Local Plan Viability Study.
Support for the policy.	N/A
Request for preference for houses given to local people or people with local connections where feasible.	This is already achieved via the process of the Housing Needs Register application process.

Issue raised	Response to issue
Stated that in the case of the Hinchingsbrooke Hospital site some residential development may be necessary to support capital investment in healthcare facilities and that such investment could decrease the amount of affordable housing that might otherwise be deliverable.	This is a site-specific issue that would be weighed as a material consideration in the planning application process. It should not affect a Local Plan policy.

Housing Mix

Issue raised	Response to issue
Stated that the mix requirements should refer to the most up to date evidence as well as the Strategic Housing Market Assessment and other documents.	Criteria d. and e. allow for consideration of other assessments of housing and demographic need that can be referred to as well as the Strategic Housing Market Assessments. It is considered that this provides sufficient flexibility for applicants to refer to more up to date data.
Requested that the policy should allow for alternative mixes to be approved in circumstances where the applicant can justify that the mix is required to address operational needs.	
Add specific requirement for bungalows, apartments and smaller properties to be included within the housing mix.	The Strategic Housing Market Assessment referred to in the policy points to a need for smaller properties. In addition, there is a need for more accessible housing – bungalows in themselves may not be accessible.
Support for the policy.	N/A
Policy LP24 should also include reference to 'Park Homes'.	Park homes may be built using the existing housing policies within the Local Plan; there is no clear evidence of need to justify including a policy reference to this type of housing.
Stated that the policies proposed in LP24 are aspirational in terms of what the Council would like to achieve rather than grounded in evidence and we are concerned about the robustness of the evidence that has been put forward: little local evidence; a consistent reliance on national figures and studies which are not specific to Huntingdonshire	The Huntingdonshire Accessible and Specialist Housing Evidence Paper was updated to include more local and clearer evidence of need.
Local Plan Viability identifies that the requirements contained within this policy cannot be accommodated in a number of areas across the district. Stated that the Council should work out what percentage would be viable across the majority of the area and set a policy requirement based on this.	Further viability work was commissioned to support the Proposed Submission Local Plan.
Stated that the policy does not go far enough to address the requirements to provide enough serviced plots to meet demand for self and custom build housing.	The Council is currently meeting its identified need for self and custom-build plots. The policy provides flexibility to address this further should the need increase significantly.
Stated that the Plan should include a specific policy for the delivery of self-build and custom build plots.	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Suggested that any policy requirement in relation to self-build housing maintains an element of flexibility to allow for negotiation over self-build plots on the basis of viability to ensure that site delivery is not delayed or prevented from coming forward, and that any policy specific requirement needs to include a mechanism whereby if the self-build plots are not taken up within a given time period then these revert back to market housing to be provided as part of the wider scheme.	

Specialist Housing

Issue raised	Response to issue
Suggested that the Local Plan should include allocations of care homes/elderly village at St Neots	Site specific comment
Support for the policy.	N/A
Stated that the policy should include an allowance for developments on sites which are well related to a built-up area as an exception to the requirements of relevant policies. In this way self-contained specialist housing (class C3) schemes and care (class C2) schemes could be developed in all types of settlement which will encourage local people to downsize	This approach could be achieved through the current draft exceptions housing policy No change – for care homes especially need to be close to a source of employees, who are unlikely to be able to afford to travel by car to rural locations
Stated that specialist accommodation may need to be located to address healthcare needs, even if such accommodation does not meet all of the locational criteria in the draft policy	At the application stage, if material considerations may justify a location that does not meet policy requirements. It is considered that this instance would be infrequent and therefore does not need addressing through policy.

Gypsies, Travellers and Travelling Showpeople

Issue raised	Response to issue
Stated that the policy should make explicit reference to avoiding harm to the historic environment.	Protection of the historic environment is addressed through policies LP 34 and 35.
Support for placing sites close to education facilities.	N/A
Suggested that reference to school capacity should be added within the policy.	This is a site specific issue that is not addressed in policies for other housing types. It is not therefore considered appropriate to include a criterion for this type of accommodation.
Support for the policy.	N/A
Concern raised that the Cambridgeshire, King's Lynn, Peterborough, and West Suffolk Gypsy and Traveller Accommodation Assessment, October 2016 (GTAA 2016) is not robust.	The GTAA 2016 was found to be robust by the inspectors examining the Cambridge City and South Cambridgeshire Local Plans. There is therefore no need to add allocations to the Local Plan.

Issue raised	Response to issue
Stated that there is a need to allocate to make provision for ethnic Gypsies and Travellers who fall outside the Planning Policy for Traveller Sites (PPTS) 2015 Gypsy and Traveller definition.	Proposals for occupants who do not meet the definitions set out in the PPTS will be assessed against other relevant policies in the Local Plan, subject to the provisions of the Equality Act 2010.
Stated that the policy should include allocations to meet additional pitch needs.	Criteria based policy allows consideration of detailed proposals in locations preferred by potential residents
Noted that NHS England use a 2km radius as a starting point for review; they do not refer to 'threshold' as this may give unrealistic expectation that every household will have access to GP services within a certain distance.	The distances used have been assessed for their reasonableness in terms of travel time and implementation in terms of possible locations. The phrase "For the purposes of this policy" has been added to paragraph 7.37 to show that these distances are set by the Council and do not have implication for health provision.
Support for paragraph 7.39	N/A

Community Planning Proposals

Issue raised	Response to issue
Town and Parish Councils seeking full consultation in the planning process	This is part of the current planning application requirements
Further clarification sought over the relationship between market housing quantity and use of CIL/ S106 to support facilities necessary for that development	Introductory text to the policy revised to clarify this point
Concern over demonstrating community initiative rather than developer led proposals and open book viability assessment.	Supporting text requires evidence of community need and support and demonstration that level of enabling development is proportionate to the costs of the community facility being provided.
Concern that many communities are resistant to change and local support will not always be forthcoming for schemes offering wider community benefits and meeting housing needs of younger residents	The policy is envisaged to only support development proposed by the community. Supporting text revised to acknowledge that a balanced judgement will be required between expressions of community support and objection.

Rural Exceptions Housing

Issue raised	Response to issue
Suggested that a reference to encouraging community engagement and/or support should be included in the supporting text.	Supporting text was amended to state that promoters will be expected to work with communities to resolve any concerns expressed regarding a specific proposal. However, given that any individual scheme is likely to receive both support and objections, a balanced judgement will be taken reflecting community views and the merits of the proposal.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Concern that the policy does not provide housing for all population groups within villages, such as first time buyers, including young single people and couples, nor does it provide for the fastest housing group, the retired, and who require appropriate housing for sale	This is not the case. The affordable housing will respond to the housing needs survey, and criterion c. for market housing is required to be tailored to meet locally generated need.
Support for the policy.	N/A
Concern that the policy could increase land values. Stated that the policy should seek to ensure that public subsidy is used unless in specific circumstances.	Supporting text was amended to state that where public subsidy is available for a scheme, the market housing element should be reduced to reflect this.
Stated that the perpetuity restriction should be relaxed as this is discriminatory against residents living in rural areas.	Policy will concur with national requirements
Request for reference to the historic environment.	Protection of the historic environment is addressed through policies LP 34 and 35.
Concern that the locational criteria are not sufficiently clear to ensure applicants know where may be acceptable.	Addressed through built up area definition
Suggested to allocate small sites as rural exceptions sites, to ensure confidence and certainty.	This approach would not respond local evidence of need which is the purpose of the policy.
Concern raised that it is inappropriate to seek to place a blanket exclusion on any further viability considerations being taken into account.	If 40% market housing is inadequate to fund the development then the proposal would not constitute a rural exception.
Concern to prevent developers from developing selected parts of the permission. Whilst a viability assessment may not be required to demonstrate the scale of uplift in land value there should be a requirement for evidence that the affordable housing element of the scheme is both viable and deliverable. Ideally, a Registered Provider partner should be identified.	Conditions added to prevent occupation of market housing prior to completion of affordable housing
Suggested that there should be a stronger emphasis on ensuring the affordable units are delivered as a priority. Open market units should be subject to occupation trigger points.	Conditions added to prevent occupation of market housing prior to completion of affordable housing
Suggested that a wider description of what constitutes a local connection should be used in 7.52, to include those with close family in the parish.	These criteria have been revised to reflect the comments made.
Suggested that it should be considered whether specifying in the supporting text methods of ensuring that affordable housing remains so in perpetuity might be helpful.	Policy will concur with national requirements

Issue raised	Response to issue
Suggested that the use of restrictions should be explored to ensure that small market homes on rural exception sites can be retained to be for people with a local connection.	The Council does not have sufficient evidence to justify this approach. In addition, adopting this approach may affect viability.

Health Impact Assessment

Issue raised	Response to issue
Suggested that the policy should include more specific references to the provision of Rights of Way, bridleways and Non-Motorised Use routes.	Health Impact Assessment addresses all health issues – reference to Rights of Way, bridleways and Non-Motorised Use routes at this point in the LP is considered to be too detailed to be appropriate.
Concern that the thresholds are of 50 dwellings for a rapid Health Impact Assessment and 200 for a full Health Impact Assessment are too low.	All developments have the potential to impact human health so a proportionate assessment is required; 200 is also the threshold for requiring EIA for certain developments.
Query raised regarding the evidence base/health service policy for this threshold.	<p>An HIA need not be a burden on the applicant or the Council, a concise HIA can be carried out using templates which lead the applicant through the process, e.g. the HUDU HIA toolkits.</p> <p>The requirement for an HIA fits with (and is a way of demonstrating compliance with) both the NPPF and the NPPG. The National Planning Policy Framework, 2012 (NPPF) recognises the need to understand and <i>"take account of the health status and needs of the local population including expected future changes, and any information about relevant barriers to improving health and well-being."</i></p>
Concern that the other policies in the Local Plan should be sufficient to enable the health and wellbeing of residents and users on and affected by new development. Recommended to delete the policy.	Policy retained
Support for the policy.	N/A

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Conserving and Enhancing the Environment

View summary: 'Policies'	
<To Stage 4: 'Conserving and Enhancing the Environment'	

Biodiversity and Geodiversity

Issue raised	Response to issue
Seeking minor changes to text text relating to nature conservation sites.	A minor change has been made to text text relating to nature conservation sites.
Seeking inclusion of national and local	With regards to the inclusion of national and local it is not clear how this could be done as both are included within the policy already.
Seeking enhancement of valued spaces	Regarding the issue of enhancement of valued spaces this is considered to be adequately addressed in the Protection of Open Space policy.

Trees, Woodland, Hedges and Hedgerows

Issue raised	Response to issue
Comments on this policy were supportive.	No changes made

Protection of Open Space

Issue raised	Response to issue
The supporting evidence is flawed	Shortcomings in the evidence base (Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021) have been referred to colleagues in Lifestyles.
The policy is too vague	Amendments to the policy have been made to address clarity.
Concern about Local Green Space	No changes made with regards to Local Green Space as the Local Plan is not allocating any so current level of detail is considered appropriate.

Rural Buildings

Issue raised	Response to issue
Potentially conflicts with NPPF and principles of sustainable development, particular relating to replacement	Policy has been simplified and clarified to address issues identified.
Prior approval should be identified as a material consideration	Supporting text on Prior Approval has been expanded including reference to it being a material consideration.

Heritage Strategy

Issue raised	Response to issue
Houghton Mill and Thicket Wood should be in list	List of important heritage assets is considered to be sufficiently comprehensive.
Seeking a change to historic environment, rather than Heritage Assets and more consistency in the use of terminology	Terminology has been reviewed.
Seeking conservation areas and scheduled monuments to be added to the list.	
Objections as it is not a policy.	'Policy' box has been changed to a yellow box for important information and definitions.

Heritage Assets and their Settings

Issue raised	Response to issue
Object to requirement for intrusive archaeological investigation	Archaeological requirements have been reviewed and are considered to be appropriate.
A number of detailed separate concerns with wording	A number of detailed changes have been made to the policy wording to improve clarity, consistency with national policy and conservation legislation, and so that there is more consistency with the use of terminology.
Concern about the application of the policy with regards to non-designated assets	
Concern about the consistent use of terminology specifically 'historic environment' vs 'heritage assets' and 'substantial' harm	

Renewable and Low Carbon Energy

Issue raised	Response to issue
Objections to no support for wind energy proposals as not justified or supported by evidence	Policy has been amended to support wind energy proposals across the district with the exception of the Great Fen and its landscape and visual setting (reflecting Option 2 from the Wind energy consultation). This is considered to reflect available evidence and be in line with national policy. Supporting text amended to reflect changes to policy. Policy wording amended to clarify how the consideration of potential impacts is to be addressed.
Concern about existing wind turbine installations' futures beyond permitted period	
Identifies the benefits to Warboys area from the turbines nearby, that would be denied to other places with the policy	
Identifies conflict with national policy and strategies	
Identifies conflict with CRIF	
Would prevent public bodies from developing wind turbines on its assets in Huntingdonshire.	
Policy would add to local's energy costs.	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Concern that as worded the policy would not provide a positive setting to encourage renewable energy	
Seeking a positive approach for single 'local' turbines and hydroelectricity schemes	With the change with regards to wind energy the policy is considered to be appropriately supportive of renewable energy.

Air Quality

Issue raised	Response to issue
Suggesting a more site by site basis for requiring an air quality assessment	Requirements for when an air quality assessment will be required are considered to be appropriate and give certainty.
Seeks change from 'proposal' to 'planning application' and definition for large scale major.	The use of 'proposal' is consistent across all policies and is considered to be beneficial as it would include pre-application work/ discussions. Large scale major is defined in the glossary.

Ground Contamination and Groundwater Pollution

Issue raised	Response to issue
Suggesting a revision to 1st para of policy	Policy text has been revised based on suggestion.
Seeking reference to brownfield land and Brownfield Land Register	Supporting text will be updated to include reference to brownfield land. The Brownfield Land Register is considered to be a detailed but separate issue that will be addressed separately to the Local Plan

Water Related Development

Issue raised	Response to issue
Suggesting clarifications	Policy wording changed to aid clarity.
Supports short stay berths with residential use only if facilities are available	Supporting text reviewed.
Suggesting additional text referring to the River Basin Management Plan	

Section D: Allocations

View summary: 'Allocations'	
<To Stage 4: 'Allocations'	

Allocations

Issue raised	Response to issue
<p>Identifies Historic England's Advice Note on allocations in Local Plans which seeks to help LPAs understand the potential impact of allocations on heritage assets. Seeks a standard reference to conserving and enhancing on-site or nearby heritage assets and their setting, the need for high quality design and other factors relevant to the historic environment. Identifies a series of requirements from NPPF/PPG linked to historic environment.</p> <p>Urges against simple distance consideration for impact on heritage assets.</p>	<p>Allocation policies and supporting text has been reviewed and amended as necessary to ensure a more consistent approach with regards to the historic environment, using 'setting' type terms rather than distance related terms, such as 'nearby' where possible.</p>
<p>Outlines the health service infrastructure in the district. Identifies work underway seeking to address potential infrastructure deficiencies and minimise new space requirements. Seeks consideration of adverse impacts on healthcare provision. Supported by detailed analysis of impacts. Will need to check how we have engaged with them through DtC and IDS.</p>	<p>Supporting information has been reviewed and taken into account in the Infrastructure Delivery Strategy.</p>
<p>Requests allocation of sites:</p> <p>Biggin Lane, Ramsey; Old Ramsey Road, St Ives; Thrapston Road, Brampton; Call for Sites 2017 site 144 (Bluntisham); Call for Sites 2017 site 136 (Stilton); Call for Sites 2017 sites 147 and 143 (Hilton); West of Longacres, Bluntisham (CfS2017:157); Dexter's Farm, Godmanchester; Lodge Farm, Huntindon</p>	<p>Detail of and reasons for decisions on the consideration of sites for allocations is contained in various other documents:</p> <p>Housing and Economic Land Availability Assessment 2017;</p> <p>Huntingdonshire Local Plan to 2036: Sequential Testing for Flood Risk;</p> <p>Strategic Transport</p>
<p>Requests Stilton be identified as either a Key Service Centre or a new tier where allocations will be made.</p>	<p>A new Local Service Centres tier has been added to the settlement hierarchy to include Alconbury, Bluntisham and Great Staughton. Allocations have been included for each of these villages. Stilton was not considered to have the necessary level of services and facilities to be identified as a Local Service Centre.</p> <p>Further allocations have been added in spatial planning areas and Key Service Centres</p>
<p>Recommends identifying further small/ medium housing sites in a variety of locations and sizes to be allocated to ensure that the housing needs of local people are delivered in the short term, before large sites come on stream and to meet the backlog.</p>	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Seeks an updated housing trajectory	An updated housing trajectory was published at the end of August 2017 and a further update will be part of the Annual Monitoring Report 2017, due to be published in December 2017.

Huntingdon Spatial Planning Area

Strategic Expansion Location: Alconbury Weald

View summary: 'Huntingdon Spatial Planning Area' (Alconbury Weald)
<To Stage 4: 'Strategic Expansion Locations'

Strategic Expansion Location: Alconbury Weald

Issue raised	Response to issue
SEL: Alconbury Weald	
Plan should reduce reliance on large sites by allocating more small/ medium sized sites to guard against under delivery at sites such as SEL1.1/1.2	Strategy expanded to add Local Service Centres and additional allocations included to boost housing supply and include more small and medium sized sites.
Concerns with development trajectory for the 2 SEL1 sites that the rate would not be deliverable. Suggests phasing some delivery to after 2036. Raises concern about affordable housing delivery for further capacity of SEL1.1 given level from current permission.	Concerns noted; HDC will continue to liaise with the developers to ensure delivery rates are achieved. Affordable housing will be renegotiated at each stage.
Concern regarding education infrastructure and identification of further capacity for SEL1.1/1.2	This will be addressed through CIL/S106.
Suggests changes to last paragraph of SEL1.1 supporting text and changes to criteria in SEL1.2 with regards to agreement and continued monitoring on water management.	No change
SEL 1.1: Former Alconbury Airfield and Grange Farm	
Objects to omission of requirement to safeguard a route for new A141, as per HU1 in SEL1.1	Requirement added
Concern regarding size of secondary school site and identification of further capacity.	Scheme already provides flexibility.
Objects to further capacity for SEL1.1 being identified in supporting text.	Already referenced within policy
Neither the policy nor the supporting text adequately reflects the importance of the site's historic environment and does not reference the significance of the	Additional paragraph incorporated giving detailed references

Issue raised	Response to issue
designated heritage assets within and surrounding the site.	
SEL 1.2: RAF Alconbury	
(h) could mention inclusion of ecological mitigation and enhancement measures within the green infrastructure network	Reference added
Allocation policy and supporting text should incorporate historic environment safeguarding.	Additional paragraph incorporated giving detailed references
Impact on local highways network should be added to for strategic road network	Reference added

Huntingdon SPA sites

View Summary: 'Huntingdon Spatial Planning Area'
< Stage 4: 'Huntingdon Spatial Planning Area'

Huntingdon Sites

Issue raised	Response to issue
Huntingdon	
Seeks allocation of land between Green End, Great Stukeley and HU1.	Not included
Words 'if necessary' should be replaced with 'where appropriate', applies to all sites.	Not included
HU1: Ermine Street	
Seeks requirement for pedestrian and cycle links between the north and south parts of the site and to the wider network to enable children to travel to school by these modes. Seeks phasing of develop so the primary school is provided in the first phase.	Requirement added
Generally supportive of the allocation. Seeks more certainty over the need for a new A141. Seeks similar safeguarding for a new A141 in SEL1.1. Suggests rewording GI gap for benefit of Green End and the new development. Suggest 1600 homes is actual capacity.	A141 upgrading is uncertain therefore no more can be added. Green End referenced in bullet point e.
Suggests HU1 is not deliverable and that there is an over dependence on large urban extensions near Huntingdon. Promotes Gifford's Park instead.	Discussions with site developer' has indicated it can be delivered
Supports the allocation. Seeks capacity increase to 1600.	Lower figure retained to ensure OAN is achieved

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
HU2: Hinchingsbrooke Health Campus	
Seeks housing capacity to be subject to testing. Seeks phasing development after Views Common link is open. Suggests new hospital link to A14-A141 junction.	Site has been removed following confirmation of reorganisation at the NHS Trust and longer timescales for devising future masterplan.
Seeks preservation or enhancement of Huntingdon conservation area in policy.	Police HQ land retained as a separate site.
Constraints on education infrastructure should be identified as per other allocations nearby.	
Confirms that the hospital part of this allocation should be removed as there is no certainty over any part of the identified uses or the residential capacity being needed or deliverable.	
HU3: West of Railway, Brampton Road	
Seeks supporting text changes to potentially support development of a small area of Views Common if available as a result of A14 related highway works.	Amendment made
Identifies that the southern half of the site is within Huntingdon CA and there is a SAM to the south (not on our GIS), which should be preserved/ enhanced in the policy and supporting text. Suggests the old water tower could be locally listed.	Paragraph added
HU4: South of Edison Bell Way	
Preliminary risk assessment required due to potential contamination and controlled water receptors	Development has started so allocation will be deleted.
Reference should be added to listed Montague House and enhancing the conservation area	
HU5: West of Edison Bell Way	
Suggest alternative allocation for any main town centre use, including the option for about 40 homes or car parking	Preferred car parking use retained
Policy and supporting text should identify the opportunity for positive enhancement of the Huntingdon CA.	Paragraph added
9.66 Supports landscaping, suggest advertising hoardings could be part of screening for railway.	Further reference to landscaping added
9.66 Policy should include requirement for a contamination preliminary risk assessment and if necessary subsequent investigation.	Policy requirement added

Issue raised	Response to issue
HU6: George Street	
Seeks removal of requirement for master-planning as it has been completed.	Retained in case an alternative scheme is brought forward in the future
Policy and supporting text should be stronger on preserving and enhancing the CA and nearby listed buildings.	New bullet point added to policy
9.69 Seeks recognition of potential need to alter existing signalised access onto Edison Bell Way.	Transport assessment will address this
9.7 Seeks rewording of text regarding access from St John's Road.	Amendments made
9.72 Seeks deletion of reference to open space as landmark building is better design response.	Amendments made to public realm requirement
9.73 Seeks deletion of requirement for a low emissions strategy.	Retained due to AQMA proximity
HU7: Gas Depot, Mill Common	
Add consideration of climate change to points on flood risk.	Amendment made
HU8: California Road	
Amend the allocation area to reflect the actual surplus area available for development.	Site boundary amended
Seeks surface water flood risk reduction	Policy requirement added
Seeks policy requirement and clarification of archaeological investigation	Policy requirement added
HU9: Main Street	
Seeks amendments to reflect part of the site being within the CA. Seeks preserve/ enhance heritage assets in addition to CA.	Boundary amended, no element now within conservation area
Seeks amended site boundary.	Amendment made
Seeks surface water flood risk to be assessed.	Amendment made
HU10: Hinchingsbrooke Country Park Extension	
Seeks phasing of this site ahead of nearby sites in Brampton to help avoid adverse impacts on Brampton Wood SSSI.	No change
Seeks surface water management plan including B1514 to help reduce flood risk.	Paragraph added

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Seeks deletion of HU10 as the land owner is unwilling to sell or lease the land and delivery in the plan period is questionable.	Allocation retained as a long term Council aspiration
Seeks acknowledgement that more parking is required now and that new additional parking should be provided at the current area off Hinchingsbrooke Park Road.	Parking demand is acknowledged; aspiration is to avoid additional traffic needing to use Hinchingsbrooke Park Road.
HU11: Huntingdon Racecourse	
Seeks key requirement to be a reduction of exposure to flood risk through relocation on site.	Policy requirement added
Seeks clear indication of no prejudice to rugby club and associated uses.	Policy requirement added
Provides new boundary plan. Conference and events facilities should be added to the list of uses allocated. Required evidence/ studies should be where appropriate to proposed development.	Amendments made

Brampton Sites

Issue raised	Response to issue
Brampton	
Seeks more housing allocations in and around St Ives similar to Brampton numbers.	No change; numbers reflect the availability and suitability of sites.
Gladmans seek allocation of a further site at Brampton.	Land put forward largely at flood risk or required for A14/A1 upgrade
HU12: Dorling Way	
Seeks delay in development until after the extension to Hinchingsbrooke Country Park to avoid adverse impact on Brampton Wood.	Extension delivery is an aspiration of the Council; impact on designated nature site tested through Habitats Regulations Assessment and not found to be significant. Planning permission already granted.
Seeks possible archaeological recording and conservation work be identified in the policy.	Policy requirement added
HU13: Brampton Park	
Identifies a need for future management and maintenance of sport facilities.	No amendment made; would be agreed through planning conditions/ S106
Seeks delay in development until after the extension to Hinchingsbrooke Country Park to avoid adverse impact on Brampton Wood	Extension delivery is an aspiration of the Council; impact on designated nature site tested through Habitats Regulations Assessment and not found to be significant. Planning permission already granted.

Issue raised	Response to issue
Seeks clarification of 'viability' and preserving significance in supporting text regarding the reuse of listed Brampton Park House. Seeks preservation/enhancement of heritage assets both within and near to the site.	No change; adequately addressed
HU14: Brampton Park Golf Club Practice Ground	
Seeks recording and conservation re archaeological investigation in policy and justification in supporting text.	Paragraph added
Seeks increase in capacity to 68 to match planning application submitted.	Capacity increased to 65 as allocations rounded to nearest 5 dwellings and evidence presented to demonstrate this figure can be achieved
HU15: Park View Garage	
Seeks simplification of policy requirements to remove unnecessary design and tree related criteria.	Design criteria amended

Godmanchester Sites

Issue raised	Response to issue
Godmanchester	
Seeks allocation of land for a cemetery to be purchased by HDC from CIL.	CIL expenditure is prioritised through the Regulation 123 list
HU16: Tyrell's Marina	
Allocation underplays the significance of flood risk. 15 homes capacity should not be stated. Series of detailed points that would have to be addressed if allocation is retained.	Potential uses amended to provide greater flexibility
Impact on heritage assets is not addressed in sufficient detail in either policy or supporting text.	Amendments made
HU17: RGE Engineering	
Seek a reduction in capacity to 30/35 and retain more parking. Support cycle/foot bridge requirement.	Addition parking to be provided on adjacent land
Seeks preservation/enhancement of heritage assets and their settings.	Amendments made
Object to cycle/foot bridge requirement. Seeks increase in capacity to 150. Seeks amendment to car park retention to be 're-provision' instead.	Amendment made to investigate provision of footbridge; re-provision reference added
HU18: Wigmore Farm Buildings	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Raises concerns about access.	Access arrangements agreed through recent planning permission
Policy should require modelling of ordinary watercourse to determine extent of flood risk.	Amendment to require flood risk assessment considering all forms of flooding
HU19: Bearscroft Farm	
Seeks recording, conservation and other works as necessary regarding archaeological investigation to be required in policy.	Development under-construction; archaeological works already completed
Seeks employment requirement be deleted.	Employment requirement retained to promote a sustainable balance of uses.

St Neots Spatial Planning Area

View Summary: 'St Neots Spatial Planning Area'
< Stage 4: 'St Neots Spatial Planning Area'

St Neots Spatial Planning Area

Issue raised	Response to issue
Seeks allocation for a nursing home/ respite care facility to serve St Neots; no site put forward.	Care home recently completed on former draft allocation
Further employment land should be promoted in St Neots and the Local Plan should reflect the aspirations of the Combined Authority.	Combined Authority aspirations still evolving; 22ha of employment land within St Neots Eastern Expansion

Strategic Expansion Location: St Neots East

View Summary: Strategic Expansion Location: 'St Neots Spatial Planning Area'
< Stage 4: 'Strategic Expansion Locations'

Strategic Expansion Location: St Neots East

Issue raised	Response to issue
Development will require significant new facilities for indoor and outdoor sport. Evidence base is inadequate and a robust assessment is required.	Requirement for objective assessment of need for sports and active recreation added and for appropriate provision to be made.
Any additional dwellings above the allocation number would pose difficulties for education infrastructure.	Noted; education contributions will be negotiated through the S106.

Issue raised	Response to issue
Concerns over location of primary schools and expressed preference for them to be away from the railway line. Assurance sought that if they are near it the additional costs will be met by the developer.	Detail for resolution through the planning application.
Gladman do not object to this proposed SEL but it is imperative that the Council closely monitor progress to ensure that the delivery assumptions being applied are not overly optimistic and ambitious. Further contingency and flexibility is required within the Local Plan. The Council should be identifying additional sites and opportunities for sustainable residential development in the KSC and smaller settlements.	Noted; additional sites are allocated to provide flexibility.
Wildlife Trust supports the inclusion of bullet points (l) & (m) and expect that the areas of highest biodiversity value within Wintringham Park (for example Railway Meadow) are integrated into the design of the green spaces.	Reference added
The policy could link the requirement for green infrastructure and flood risk assessment to provide downstream betterment. Linking the two requirements would limit the financial burden on the developer and be more likely to access Defra grant in aid to help fund it.	Detail for resolution through the planning application.
Setting of surrounding Grade II listed structures and scheduled monument should be referenced.	No amendment made given intervening distance.
Policy SE2 should state that the phasing of development will be in accordance with available road capacity.	Detail for resolution through the planning application.
The SEL2 list of development requirements (point a) is amended to include reference to the A1 as well as the A428 and local road network.	Amendment made
Concerned over unrealistic annual delivery rates and lower than policy compliant levels of affordable housing. Seeks allocation of Gifford's Park to meet the under supply of housing from the strategic allocations and the non-delivery of policy compliant levels of affordable housing	Noted; additional sites are allocated to provide flexibility.
Development cannot go ahead until A428 upgrade is completed with an access to St Neots. If orange route is not implemented St Neots East must be reconsidered.	Transport assessment required which will promote necessary highway improvements to meet demand arising from the site.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Neots SPA sites

View Summary: 'St Neots Spatial Planning Area'
< Stage 4: 'St Neots Spatial Planning Area'

St Neots Sites

Issue raised	Response to issue
SN1: St Mary's Urban Village	
Historic England welcomes the requirement for development to enhance the character of the St Neots Conservation Area and to safeguard and enhance the character and setting of St Mary's Church and Brook House. Other heritage assets should be specifically named and their settings protected.	Heritage assets and settings specifically referenced
Support incorporation of functional flood plain land within the St Mary's Urban Village site; add comments on climate change and sequential testing of development to avoid future risks.	Amendments made
SN2: Loves Farm Reserved Site	
Support references to listed milestone; seeks additional reference to protection of its setting.	Reference to roadside already included
Shortage of primary school places; seeks addition of reference to provision of primary, early years and secondary education facilities, in agreement with Cambridgeshire County'. This allocation should be treated as part of the St Neots Eastern Expansion.	Site is not contiguous with St Neots Eastern Expansion. Education contributions will be a CIL issue.
SN3: Cromwell Road North	
Allocation should aim to open up the culvert to reduce maintenance costs and provide improved habitat and amenity value.	Reference to opening the culvert added
Development guidance should refer to having regard to the setting of the conservation area.	No change made given intervening development.
Landowner supports the principle of redevelopment at the Cromwell Road North site and confirms its availability for development within the next 5 years. Flood risk is overstated and in discussions with the Environment Agency. Proposes 120 dwellings.	Noted. Capacity retained at the lower figure to ensure supply is not over-estimated.
SN4: Cromwell Road Car Park	
No comments	
SN5: Former Youth Centre, Priory Road	

Issue raised	Response to issue
Allocation should refer to the character or appearance of the conservation area and its setting.	Amendment made

Little Paxton Sites

Issue raised	Response to issue
No sites proposed	N/A

St Ives Spatial Planning Area

View Summary: 'St Ives Spatial Planning Area'
< Stage 4: 'St Ives Spatial Planning Area'

St Ives Spatial Planning Area

Issue raised	Response to issue
Object to omission of Land west of London Road St Ives as EA has concluded that although in defended flood zone 3a, the site is capable of being developed with suitable mitigation.	No allocation made for this site
Object to omission of land North of Marley Road, St Ives as an allocation – promoting 250 dwellings.	No allocation made for this site
Concern expressed over relationship between allocations and inclusion in the built up area of the SPA once complete.	Noted
Object to omission of land West of Cullum Farm for custom build residential development.	No allocation made for this site

St Ives Sites

Issue raised	Response to issue
SI1: St Ives West	
Objects to reduction in undeveloped gap on the southern side of Houghton Road. Indicative linear landscaping will not address concerns and coalescence will occur. The suggested form of development will have an impact on views from the Great Ouse as the present gap occupies land sloping up from the valley.	Detailed landscaping negotiations will seek to prevent coalescence
Supportive of green infrastructure provisions at St Ives West; strongly urge early restoration of the CWS.	Noted

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Welcome references to the character, appearance and setting of the heritage assets at St Ives West; reference to setting should be added to the policy.	Amendment made
The rationale for a meaningful and significant gap between Houghton and Wyton and St Ives has been established over many years. Proposal will erode this which Houghton and Wyton Neighbourhood Plan seeks to protect.	Detailed landscaping negotiations will seek to prevent coalescence
St Ives West should be deemed a commitment rather than an allocation. Additional development at Gifford's Park should be allocated in St Ives to provide development beyond the short term.	Allocation retained as only partial planning permission. Giffords Park not added as an allocation as it has not been demonstrated to be achievable.
Support reduction in numbers at St Ives West. Concern over lack of identified funding for highway improvements. Seeks improvements to the A1123 junctions at Hill Rise and Harrison Way.	Transport assessment and mitigation required.
HCA broadly support wording but are seeking greater flexibility in the supporting text and illustrated diagram. Assumption of 314 dwellings on HCA's landholding is conservative.	Clear guidance required given the sensitivity of the site.
The HCA has made separate representations to the Houghton and Wyton Neighbourhood Plan supporting an anti-coalescence policy but objecting to the entirety of Field site being designated as a green gap. Development of the Field can be delivered without coalescing with The Spires development to the east, through well-planned development and sensitive landscape-led design.	Detailed landscaping negotiations will seek to prevent coalescence
Reduction in the gap renders it no longer significant.	Detailed landscaping negotiations will seek to prevent coalescence
Reference to a cycleway along The Thicket in paragraph 11.1 should be deleted as the designation was turned down at public inquiry in 2017.	Amendment made
Supports country park proposal but the scale and size of the park should not compromise the scale of the equally important 'substantial band of green space' referred to in section 11.10.	Noted
Shop is not necessary and would threaten the sustainability of the Community Shop in Houghton and Wyton.	Requirement for shop deleted

Issue raised	Response to issue
Paragraph 11.5 should clarify that the illustrative diagram is indicative and not a prescriptive concept plan.	No change as the illustration is based on detailed assessment
Illustration emphasises the shrinkage of the undeveloped frontage of BBSRC field on the A1123. Planting barrier sought between BBSRC Field and Houghton Grange.	Detailed landscaping negotiations will seek to prevent coalescence
Seeks sight of detailed urban design work informing the illustration. Considers this conflicts with need for completion of a detailed master planning exercise.	Noted
Would resist any road link cutting across the designated gap.	Noted; detailed issue for planning application
Seeks retention of natural greenspace rather than more managed open space to protect the character and setting of Houghton and Wyton and the Ouse Valley. Welcomes the principle of a 'substantial band of greenspace being retained and that this is positioned to the east of Houghton Grange but concerned that insufficient land will be forthcoming.	Noted
Supports high quality redevelopment of Houghton Grange and seeks high proportion of 2 bed properties built to high environmental standards. Community should be involved in preparing proposals.	Community engagement prior to preparation of detailed proposals will be encouraged
SI2: St Ives Football Club	
Replacement facilities of equivalent or greater quantity, quality, accessibility and management arrangements are required prior to loss of St Ives Football Club.	Required
EA are aware of widespread surface water risks and the need to carry out both a sequential approach and flood risk assessment at St Ives Football Club. Advised to consult Lead Local Flood Authority	Minimal surface water flood risk indicated. LLFA raised no concerns.
Development at St Ives Football Club should have regard to setting of the conservation area.	No amendment given limited visual connection
St Ives Football Club could be used for expansion of St Ivo School instead.	Noted but no request received from school.
SI3: Gifford's Farm	
Gifford's Park would lie within Holywell-cum-Needlingworth parish and development of this scale could not be served by the village's existing services.	Proposal is not for the larger Gifford's Park scheme put forward by developer.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
<p>Objects to additional traffic generation on A1123 and B1086. Revised transport strategy for the whole area would be required.</p> <p>Gifford's park is grade 2 agricultural land and preference should be given to redevelopment of RAF Wyton instead.</p>	
<p>Agent confirms that the Gifford's Farm site will not be delivered for employment as they are seeking the much larger residential led Gifford's Park development.</p>	<p>Noted; site retained as earlier submission by agent demonstrated need for employment uses.</p>
<p>Support for employment proposal.</p>	<p>Noted</p>
<p>SI4: Former Car Showroom, London Road</p>	
<p>Increase extent of the site to include all previously developed land up to Harrison Way.</p>	<p>Site boundary amended</p>
<p>Environment Agency support HDC steering away from more vulnerable land uses on this site.</p>	<p>Noted</p>
<p>Support and queries if the site includes supported accommodation. The existing flood bank protection may allow more of the site to be developed.</p>	<p>Noted</p>
<p>Suggest that reference to an estate manager's office would be more appropriate in the supporting text rather than being a policy requirement.</p>	<p>Amendment made</p>
<p>Should avoid ruling out development on any particular part of the site provided sufficient evidence demonstrates it would not increase the risk of flooding onsite or elsewhere. Reference to supported housing should be removed.</p>	<p>Amendments made</p>
<p>Historically much is previously developed and buildings could preserve and enhance the character and appearance of the Conservation Area</p>	<p>Noted</p>
<p>Following discussions with National Grid, the costs of relocating the gas valve compound are significant. To prevent this from affecting the financial viability of any redevelopment, the policy should remain flexible as to whether the compound is resited or remains in situ.</p>	<p>Amendment made</p>
<p>No quantitative shortfall of open space in the vicinity. The site's masterplanning should be able to respond to constraints in a flexible manner.</p>	<p>Amendment made</p>
<p>Paragraph 11.29 should be deleted. Remediation will be required and potential engineering works to address flood risk-related considerations.</p>	<p>Retained to reflect other elements of the development plan</p>

Ramsey Spatial Planning Area

View Summary: 'Ramsey Spatial Planning Area'
< Stage 4: 'Ramsey Spatial Planning Area'

Ramsey Spatial Planning Area

Issue raised	Response to issue
Three additional sites promoted: Ramsey Gateway (High Lode): 1) Abbey College Playing Field, 2) off Hollow Lane; and 3) Colts Football Ground off Mill Road and Stocking Fen Lane.	Additional allocations not made

Ramsey Sites

Issue raised	Response to issue
RA1: Ramsey Gateway (High Lode)	
Further information needed to ascertain suitability for specialist accommodation given the need to make the development safe from flood risk at Ramsey Gateway.	Proposal accords with planning permission
The policy should specify that development should preserve or enhance the character or appearance of the conservation area.	Amendment made
RA2: Ramsey Gateway	
Wording should be amended to require development to preserve or enhance the character or appearance of the Ramsey Conservation Area	Amendment made
RA3: West Station Yard and Northern Mill	
The need to maintain the setting of the Northern Mill should be reflected in the policy itself.	No change to allow flexibility on viability grounds
Seeks additional reference to require development to preserve or enhance the character or appearance of the Ramsey Conservation Area.	Amendment made
RA4: Field Road	
Consideration required of the Field Road site's integration with the existing settlement.	Amendment made
RA5: Whytefield Road	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Policy should specify that development should preserve or enhance the character or appearance of the conservation area.	Amendment made
RA6: 94 Great Whyte	
Policy should specify that development should preserve or enhance the character or appearance of the conservation area.	Amendment made
RA7: Former RAF Upwood and Upwood Hill House	
Request that evidence is provided to demonstrate that the remainder of land at RAF Upwood is available for development.	No amendment made to allocation boundary
The heritage value of the RAF Station should be carefully considered and opportunities taken to identify and where appropriate preserve non-designated heritage assets. Any future master plan could seek to reflect the site's former use as an airfield. Should consider separation from Upwood conservation area.	Amendment made regarding design
Wildlife Trust concerned that redevelopment will result in adverse recreational impacts on Upwood Meadows SSSI and National Nature Reserve. Amend bullet i) to address this.	Reference added in development guidance
Concerned that that the issue of transport links and infrastructure is being avoided by planning to develop this site in smaller parts. This is a great development opportunity - however it needs careful implementation to avoid ruining the existing rural community and environment.	Transport assessment required
Natural Cambridgeshire seeks recognition of impact of the development on the nearby Upwood Meadows SSSI/NNR, in the Master plan.	Reference added in development guidance

Key Service Centre sites

View Summary: 'Key Service Centres'
< Stage 4: 'Key Service Centres and Small Settlements'

Issue raised	Response to issue
No general issues raised	N/A

Buckden Sites

View Summary: 'Key Service Centres'

< Stage 4: 'Key Service Centres and Small Settlements'

Issue raised	Response to issue
Buckden	
Land at Lucks Lane, Buckden should be allocated to reflect recent permission.	New allocation included
BU1: East of Silver Street, Buckden	
An archaeological investigation should be required in the policy and the reasons for it stated in the supporting text.	Requirement added

Fenstanton Sites

View Summary: 'Key Service Centres'

< Stage 4: 'Key Service Centres and Small Settlements'

Issue raised	Response to issue
Fenstanton	
Objections raised to the omission of sites at: <ul style="list-style-type: none"> • North of West End Farm • South of West End Farm • off Hilton Road. 	No additional allocations made as all proposed sites are separated from the main body of the village by the current A14 and require pedestrian access via a subway.
FS1: Former Dairy Crest Factory	
There is a potential impact on the Conservation area and historic environment.	Heritage assets recognised in allocation
FS2: Cambridge Road West	
A14 to the south will control encroachment into the countryside. There are no heritage assets on site. There would be potential impact on Fenstanton conservation area north of the site. The policy and supporting text should reference this and Cambridge Road which increases archaeological potential.	Reference to archaeological investigation requirement added
FS3: Cambridge Road East	
Question the requirement to include additional allotment plots at Cambridge Road East and this site poses a flood risk.	Requirement retained as allotment need is demonstrated locally and coordinated provision would ease management.
Cambridge Road is a Roman Road which increases archaeological potential and the policy and supporting statements should consider the potential impact.	Reference to archaeological investigation requirement added.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Kimbolton Sites

View Summary: 'Key Service Centres'	
< Stage 4: 'Key Service Centres and Small Settlements'	
Issue raised	Response to issue
KB1: West of Station Road	
Overland flood route across the site. This should be within the flood risk reasoning.	Site specific flood risk assessment required
Supporting text (13.23) states heritage impact is a constraint upon development but should not be considered as one. The policy support text for the site states design and landscaping should show how it minimises impact, this should be in the policy itself not just supporting text. Archaeological potential is also missing from the policy.	Reference removed
KB2: Land adjacent Bicton Industrial Estate	
Consideration should be given to how development of the site would integrate into the surrounding landscape.	Screening required
Consideration should be given to a requirement to provide a safe pedestrian/cycle route linking the Bicton industrial estate to Kimbolton.	Transport assessment required

Sawtry Sites

View Summary: 'Key Service Centres'	
< Stage 4: 'Key Service Centres and Small Settlements'	
Issue raised	Response to issue
Sawtry	
An employment allocation should be made at Sawtry to ensure the balance between homes and employment opportunities.	Several previously consulted upon; discounted for site specific reasons and proximity to enterprise zone.
SY1: East of Glebe Farm	
The site has a history of flooding. Would recommend flood risk provisions for improvements and management.	Required through detailed proposals
SY2: West of St Andrew's Way	

Issue raised	Response to issue
A Flood Risk Assessment should be carried out for the site as there is an area where surface water ponds.	Site removed as development has commenced
Development could encroach on the church and scheduled monument.	
Please amend the policy to read scheduled monument rather than scheduled ancient monument for consistency with NPPF terminology.	
We would welcome clarification that the provision of substantial open space will be in the northern part of the site.	
We would wish to see existing hedgerow and vegetation that lies between the site and the scheduled monument maintained and reinforced. And suggest the policy be amended to include this requirement.	
SY3: South of Gidding Road	
Significant risk of surface water to the north of the site.	Surface water drainage strategy required.
The policy does not make any provision for the protection or consideration of archaeological interest.	Programme of archaeological investigation and protection required.

Somersham Sites

View Summary: 'Key Service Centres'
< Stage 4: 'Key Service Centres and Small Settlements'

Issue raised	Response to issue
SM1: Newlands, St Ives Road	
There is a risk of flooding from the watercourse along the eastern boundary of the site. A detailed sequential approach to the layout of the development should be considered.	Improved drainage requirements included.
Would like to see an area of the site retained for light industrial use as the current neighbouring industrial estate is full.	Industrial allocation not taken up since 1995 so no justification for retention.
Recommend an area is set aside to include more parking on the site to prevent residents and visitor vehicles parking along St Ives Road.	Transport assessment required but scale of development does not justify a travel plan.
Would like a Section 106 agreement implemented specifically for subsidised transport to avoid residents being isolated.	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
Development of the site would have the potential to impact The Somersham Conservation Area which lies to the northeast of the proposed site.	No change; addressed by design policies
SM2: The Pasture	
The allocation should be reverted to 0.9ha of land and approximately 20 dwellings, as there is no sound reason for the reduction to 0. 6ha and 15 dwellings.	Eastern part cannot be safely accessed.
Any proposed access to The Pasture from Rectory Lane would not be supported by councillors due to the narrowness, poor accessibility and cramped parking conditions.	
The Pasture site would be sensitive to develop due to its proximity to the adjacent conservation area and the Grade II listed Rectory.	Additional acknowledgement of conservation area and adjacent listed building
SM3: Somersham Town Football Ground	
There is a risk of flooding at Somersham Football Ground. Detailed consideration should be given to the risk and a sequential approach should be taken for the layout of development.	Detailing flood risk guidance added.
The land at Somersham Football Ground is unsuitable and unsustainable for housing. 45 homes with at least 2 cars each will have a significant and detrimental impact on an already busy highway.	Access improvements will be required
Drainage requirements and the potential impact sufficient drainage would have on the 'permanently wet Bishop's pond areas' have not been addressed at Somersham Football Ground.	Detailing flood risk guidance added.
The archaeological potential of the site should be assessed and the impacts to be mitigated by archaeological recording, in line with para 135 and 141 of the NPPF. There is unclear wording about the buffer between development and the scheduled monument and the the policy should refer to the need for development to have regard to the setting of the scheduled monument in general.	Additional archaeological protection requirements included.
SM4: North of The Bank	
Consideration should be given to how development of the site would integrate into the surrounding landscape.	Guidance enhanced on landscaping the northern part of the site.

Warboys Sites

View Summary: 'Key Service Centres'

< Stage 4:'Key Service Centres and Small Settlements'

Issue raised	Response to issue
Warboys	
The Parish Council has no objection to the allocation of the remaining sites WB1 and WB2 for development. However the Parish Council endorses comments regarding the protection of the heritage assets to the south of Manor Farm.	Noted
Expansion of existing childcare provision will be required to meet the demand arising from the additional homes on the various proposed allocations in the village.	No change; childcare may be privately provided or funded through CIL.
Seeking additional allocation of former Gladwins sites.	No allocation made as previously developed land anyway
WB1: West of Ramsey Road	
Support. The type of development as required can be achieved to avoid on any impact upon the adjoining listed buildings and the trees on site.	Noted
The blanket protection of all trees along the frontage of No 21 is overly restrictive. Requiring the pedestrian link to be provided to Ramsey Road through No 21 Ramsey Road, whilst retaining the existing house and the important landscaped features that align the site boundaries is far from straightforward. Consideration should be given to the concept of the removal of No 21 Ramsey Road and the replacement with a new access and suitable landscaping. With the land promoted through a planning application.	Amendments made to allow for removal of some trees and direct access from Ramsey Road.
Propose that part G. of the draft policy be deleted. This is because the technical evidence in the WCS 2014 demonstrates that whilst Old Hurst Water Treatment Works cannot accommodate all of the planned growth in its catchment, improvements can be made within the limits of conventional treatment which would not impact on the attainment of future Water Framework Directive water quality objectives.	Requirement retained
It is considered that reference to the Environment Agency in part F. be deleted. It is proposed that part F. be amended to read as follows: It be demonstrated	Requirement retained

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
that the waste water flows from the proposed development can be satisfactorily accommodated at the relevant Waste Water Treatment Works.	
There are three Grade II listed buildings situated to the east of the site. The policy and supporting text should be amended to refer to these heritage assets and to the need for development of this site to have regard to their settings.	Reference made to the conservation area; listed buildings are not a constraint to development
Long views from the west across the open landscape will need to be considered as this is a key aspect of the setting of the town's conservation area.	Appropriate boundary treatment required
WB2: Manor Farm Buildings	
Safe vehicular access insufficient. Requirements to include measures to protect adjacent boundaries are also needed.	Challenging nature of demonstrating adequate visibility splays given adjacent boundaries already included
Retention of mature trees by access road on south side of site should also be retained to protect the setting of the adjacent listed buildings and the historic skyline.	Already required
The names of the high value heritage assets need amending to change name from Manor Farm to Manor House and also include Grade 2 Barn, Grade 2 boundary wall to Church Road abutting the site entrance and conservation of front lawn protected by covenant.	Amendments made
A Heritage Impact Assessment should be produced to understand the potential impact of new development on heritage assets.	Heritage statement required
13.71 Potential dwellings are to replicate massing, alignment and use of appropriate building materials in accordance with section 6.30 of supporting document Policy BH11 add line 19.	Detailed design requirements will be addressed through any planning application
13.71 The Grade II Barn sits on the boundary of the site and to protect its status, and that of the other listed buildings, no new buildings should be erected within 25 metres of the barn or the boundary of the Manor House and garden.	Detailed design requirements will be addressed through any planning application
13.71 Sufficient access of at least 10 metres must be available to the north wall of the Grade II Barn to allow for maintenance and any necessary scaffolding for work on the barn	Detailed design requirements will be addressed through any planning application
13.72 Screening of the site must include the retention of mature trees on both sides of the access road on the south side of site and planting of tall mature trees	Retention of boundary trees and additional planting already required

Issue raised	Response to issue
along the south side of the site adjacent to the Courtyard of the Manor House. Boundary planting should be incorporated to mitigate the visual impact of development on the site.	
WB3: South of Farrier's Way	
There is a risk of ponding at the entrance to the site. Development may alleviate this risk and it may impact access to the site.	Detailed design requirements will be addressed through any planning application
There is potential to affect the setting and character at the site. Views from the south across open landscape should be considered as this is an important aspect of the town's setting. Archaeological potential of the site should be assessed.	Amendments made
WB4: Fenton Field Farm	
Landowner supports the allocation of Site WB4 but not the accompanying text. There's no legal agreement to ensure access from WB3 to WB4 or planning conditions to require connection to WB3. The owners of WB3 have declared a ransom on that connection thus making access from WB4 non-viable.	Site deleted as it's deliverability cannot be demonstrated.
The archaeological potential of the site at should be assessed.	

Yaxley Sites

View Summary: 'Key Service Centres'
< Stage 4: 'Key Service Centres and Small Settlements'

Issue raised	Response to issue
Yaxley	
With the exception of one modest site in Yaxley, there are no proposed housing allocations in the settlements near to Peterborough, and that limited growth is proposed in these settlements in the plan.	Noted
Further land needs to be allocated for housing development to meet housing need in Huntingdonshire and ensure the continued prosperity and sustainability of the settlement.	Additional allocations made but none in Yaxley

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Issue raised	Response to issue
The two sites submitted to the Call for Sites by David Wilson Homes South Midlands should be allocated for housing development to meet the housing needs in Huntingdonshire and allow for the sustainable expansion of this Key Service Centre.	Sites have previously been assessed and not considered suitable
YX1: Askew's Lane	
Paragraph 13.89 requires amendment to take account of planning permission.	Amendment made

Call for Sites July 2017

F.2 A formal 'Call for Sites' was publicised alongside the draft Local Plan consultation seeking submissions of additional sites that landowners, developers and agents wished to put forward for potential residential development. They were asked to put forward sites which met the following criteria:

1. Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
2. Greenfield land which meets the criteria set out below:
 - A. Is located in or adjacent to one of the:
 - spatial planning areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
 - Key Service Centres identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
 - small settlements which has a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house; and
 - B. Does not comprise:
 - Grade 1 agricultural land, which is the highest quality agricultural land
 - Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA)
 - Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
 - Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011.

Sites received and assessed in detail

F.3 The following tables list the sites received and summarises the assessment of their suitability. Where a site is considered not to be suitable for development only the key reasons why are set out below. Full details of the assessments completed can be found in the Housing and Economic Land Availability Assessment December 2017.

Potential New Settlements

F.4 Given the scale of potential growth and the limited information on all of the proposals except Sibson Aerodrome no definitive assessment

Potential New Settlement Proposals		
Site name	Settlement	Notes
Sibson Aerodrome	Sibson	A expression of interest was submitted to the Homes and Communities Agency's Garden Villages programme in July 2016. This was unsuccessful. The site has capacity for approximately 2,220 homes and 15ha of employment land.
RAF Molesworth	Molesworth	An announcement was made in 2015 that RAF Molesworth would be transferred to the Homes and Communities

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Potential New Settlement Proposals		
Site name	Settlement	Notes
		Agency in 2022/23. In September 2017 the US Embassy formally updated the MOD that the site would not be released until 2024 at the earliest. The site has capacity for approximately 4,600 homes and 32ha of employment land.
West of A1 from Buckden to Brampton	Countryside between Buckden and Brampton, west of the A1	The landowners have confirmed that they do not intend to pursue the site through this round of the Local Plan but wished to raise awareness of its longer term potential depending on improved east-west transport infrastructure. The site has capacity for approximately 9,200 homes and 69ha of employment land.
Abbotsley Squash Club and Cromwell Golf Course, South of B1046	Abbotsley	The two sites were submitted separately but are in the same ownership; in combination they are large enough to merit consideration as a potential new settlement.
Abbotsley Golf Course, surrounding Eynesbury Hardwicke Manor	Abbotsley	Together the sites have capacity for approximately 1,640 homes and 11ha of employment land.

Spatial Planning Areas

Huntingdon Spatial Planning Area		
Site name	Settlement	Assessment
North of Cambridgeshire Regional College	Huntingdon	Suitable
Former Police HQ site (part), Hinchingsbrooke Park Road	Huntingdon	Suitable
Corpus Christi Lane	Godmanchester	Not suitable - heritage impacts
Lodge Farm	Huntingdon	Not suitable - highway infrastructure constraints
East of West Anglia Training Centre	Huntingdon	Not suitable - flood risk and separation
Rectory Farm, Cambridge Road	Godmanchester	Not suitable - flood risk
East of Romans' Edge	Godmanchester	Not suitable - environmental and social impact plus transport infrastructure requirements
Dexters Farm	Godmanchester	Not suitable - landscape impact

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Huntingdon Spatial Planning Area		
Site name	Settlement	Assessment
Adjacent to New A14/ A1198 junction	Godmanchester	Impractical to determine without further details
South of Stokes Drive	Godmanchester	Suitable - but contrary to policies of the Godmanchester neighbourhood plan scheduled for Referendum on 7 December.
North of Clyde Farm	Godmanchester	Suitable - but proposed as a local green space in the Godmanchester neighbourhood plan scheduled for Referendum on 7 December.
South of Brampton Road, West of Scholars Avenue	Huntingdon	Not suitable - relationship with setting of Hinchingsbrooke House
South of West End to West of Buckden Road	Brampton	Small element suitable
West of 118 Thrapston Road	Brampton	Not suitable - relates more to surrounding countryside
Thrapston Road West	Brampton	Not suitable - relates more to surrounding countryside

St Neots Spatial Planning Area		
Site name	Settlement	Assessment
North of St James Road to north of High Street	Little Paxton	Suitable - western half only
South east of A428 from roundabout with B1425 Cambridge Road	St Neots	Not suitable - separation
East of Potton Road	St Neots	Not suitable - separation
East of Brook Road	St Neots	Not suitable - flood risk

St Ives Spatial Planning Area		
Site name	Settlement	Assessment
Former car showroom (enlarged), London Road	St Ives	Suitable
East of Old Ramsey Road (amended area)	St Ives	Subject to sequential flood risk testing
North of St Ives	St Ives	Not suitable - known transport constraints

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

London Road, North of Ames Corner	Hemingford Grey	Not suitable - landscape impact
West of Cullum Farm and Yes! Estate	Hemingford Grey	Subject to sequential flood risk testing
Houghton Hill Farm, Sawtry Way	Houghton	Not suitable - landscape impact and coalescence
West of Old Ramsey Road	St Ives	Not suitable - separation

Ramsey Spatial Planning Area		
Site name	Settlement	Assessment
Lion Yard	Ramsey	Not suitable - impact on heritage assets and flood risk
East of Stocking Fen Road and North of Mill Lane	Ramsey	Not suitable - agricultural grade 1, proximity to waste water treatment works and flood risk
Abbey College Playing Field	Ramsey	Not suitable - landscape impact
East of Valiant Square (amended boundary)	Bury	Suitable
South of Tunkers lane and Buryfields	Bury	Not suitable - landscape impact

Key Service Centres

Buckden		
Site name	Settlement	Assessment
East of Silver Street and South of A1	Buckden	Suitable

Fenstanton		
Site name	Settlement	Assessment
East of Hilton Road	Fenstanton	Not suitable - separation
West of Hilton Road, North of West End Farm	Fenstanton	Not suitable - separation
West of Hilton Road, South of West End Farm	Fenstanton	Not suitable - separation

Kimbolton		
Site name	Settlement	Assessment

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

7 London Road and Abattoir to rear	Kimbolton	Suitable - subject to sequential flood risk testing
North of Station Road/ Stowe Road	Kimbolton	Suitable
West of Rookery Lane	Kimbolton	Suitable - subject to sequential flood risk testing
West of Pound Lane	Kimbolton	Not suitable - mature trees and relationship to open surroundings

Sawtry		
Site name	Settlement	Assessment
South of The Mulberries to West of St Judith's Lane recreation ground	Sawtry	Not suitable - visual intrusion into countryside
West of Glatton Road	Sawtry	Not suitable - landscape impact
East and West of Glatton Road	Sawtry	Western part - not suitable - separation Eastern part - suitable for employment

Somersham		
Site name	Settlement	Assessment
East of Robert Avenue	Somersham	Suitable
College Farm, West of Newlands industrial estate	Somersham	Suitable
East of Chapel Field Lane	Somersham	Not suitable - separation
West of Parkhall Road	Somersham	Suitable
Rosefield, Parkhall Road	Somersham	Suitable for two Gypsy and Traveller pitches

Warboys		
Site name	Settlement	Assessment
North of Heath Road	Warboys	Not suitable - visual intrusion
Laurels Farm, Fenton Road	Warboys	Not suitable - separation
Avenue Farm, Fenton Road	Warboys	Not suitable - separation
51 Church Road	Warboys	Suitable - employment only

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

East of Church Road	Warboys	Not suitable - visual intrusion
Former Gladwins site, Church Road	Warboys	Not suitable for residential use - separation Suitable - employment only
Old Radio Station, Warboys Airfield	Warboys	Not suitable - separation
South of Stirling Close	Warboys	Suitable
South and East of Ramsey Road	Warboys	Not suitable - landscape impact
Extension to Warboys Airfield industrial Estate	Warboys	Suitable - employment only

Yaxley		
Site name	Settlement	Assessment
Part of 165 Main Street, to rear of Three Horseshoes Public House	Yaxley	Only small portion suitable

Settlements with Good Sustainability

Alconbury		
Site name	Settlement	Assessment
East of B1043	Alconbury	Not suitable - visual intrusion prior to completion of Alconbury Weald
South of Hermitage Wood	Alconbury	Not suitable - visual intrusion prior to completion of Alconbury Weald
Farmland North of Alconbury Weald, East of Hermitage Wood	Alconbury	Not suitable - visual intrusion prior to completion of Alconbury Weald
North of B1043 and to the East of the A1(M)	Alconbury	Not suitable - poor residential environment
East of Globe Lane	Alconbury	Suitable
West of Great North Road	Alconbury	Suitable - subject to sequential flood risk testing
North of School Lane	Alconbury	Suitable

Bluntisham		
Site name	Settlement	Assessment
West of Longacres (smaller site)	Bluntisham	Suitable

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

West of Longacres (larger site)	Bluntisham	Suitable
18 Holliday's Road to North of Rectory Road	Bluntisham	Not suitable - heritage impact and countryside intrusion
South of Mill Lane allotments	Bluntisham	Not suitable - visual intrusion
North of 10 Station Road	Bluntisham	Suitable
North of Orchard Estates	Bluntisham	Not suitable - visual intrusion and landscape impact
Rear of 20 and 22 High Street	Bluntisham	Suitable

Great Staughton		
Site name	Settlement	Assessment
South of 29 The Green	Great Staughton	Suitable
West of Cage Lane and North of Croft Close	Great Staughton	Not suitable - countryside intrusion
Between 20 Cage Lane and Averyhill	Great Staughton	Suitable
Brook Farm, The Highway	Great Staughton	Not suitable - heritage impact and visual intrusion
Rear of 69 The Highway	Great Staughton	Suitable

Small Settlements with Reasonable Sustainability

Abbots Ripton		
Site name	Settlement	Assessment
North of Station Road and West of Rectory Farm Close	Abbots Ripton	Suitable
East of Alconbury Weald, including Solar Farm	Abbots Ripton	Suitable

Catworth		
Site name	Settlement	Assessment
Homefields Nursery	Catworth	Suitable

Elton		
Site name	Settlement	Assessment

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Between Middle Street and Highgate Green	Elton	Suitable
Between Duck Street and Wansford Road	Elton	Suitable
Between Wansford Road and Oundle Road	Elton	Not suitable - countryside intrusion
Between Oundle Road and Greenhill Road	Elton	Not suitable - countryside intrusion
South of 6 Chapel Lane	Elton	Suitable
North of Chestnuts Farm and River Lane	Elton	Suitable

F.5 Note: the village shop in Elton closed at the end of August 2017 and therefore the village does not at present meet the service level for the category of Small Settlements with Reasonable Sustainability. The shop is being marketed at the time of writing (November 2017); until it is successfully re-let or an alternative qualifying facility provided the village does meet the minimum level of service provision for this category of settlement.

Farcet		
Site name	Settlement	Assessment
East of Peterborough Road (includes land in Peterborough City Council area)	Farcet	Not suitable - landscape impact and coalescence
East of Field Terrace and West of Cross Street	Farcet	Suitable
South of Field Terrace	Farcet	Suitable - subject to access constraints
Manor Farm	Farcet	Not suitable - countryside intrusion
West of Peterborough Road and South of the A605	Farcet	Not suitable - landscape impact and coalescence

Great Gidding		
Site name	Settlement	Assessment
North of 90 Main Street	Great Gidding	Suitable
South west of Chapel End	Great Gidding	Suitable

Great Gransden		
Site name	Settlement	Assessment

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

West of Eltisley Road	Great Gransden	Suitable
South of Sand Road, East of Mandene Gardens	Great Gransden	Suitable
South east of Baldwin Motors	Great Gransden	Suitable - subject to sequential flood risk testing
North west of West Street	Great Gransden	Suitable

Great Paxton		
Site name	Settlement	Assessment
West of High Street	Great Paxton	Suitable
Southwest of Church Lane	Great Paxton	Not suitable - visual intrusion
South of London Lane	Great Paxton	Suitable - frontage only
East of Dovecote Lane	Great Paxton	Suitable

F.6 Note: Great Paxton was omitted in error from the HELAA consultation document issued in October 2017; assessments have been completed since and outcomes included here to provide a comprehensive picture.

Hemingford Grey		
Site name	Settlement	Assessment
Opposite Pembroke Close, Hemingford Road	Hemingford Grey	Not suitable - flood risk
South of St Ives Road, East of Old Pound Close	Hemingford Grey	Suitable - subject to sequential flood risk testing
South of Hemingford Road to East of Sadler Way	Hemingford Grey	Not suitable - flood risk and visual intrusion
East of Long Lane, South of Marsh Lane	Hemingford Grey	Not suitable - countryside intrusion
West of Gore Tree Road, South of Haley Close	Hemingford Grey	Suitable - subject to sequential flood risk testing

Hilton		
Site name	Settlement	Assessment
East of B1040, North of Cross Farm Close	Hilton	Suitable - subject to sequential flood risk testing
North of High Street, East of Cross Farm Close	Hilton	Suitable

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

South of Church End, West of Wychwood	Hilton	Suitable
Graveley Way	Hilton	Not suitable - countryside intrusion
North of New England	Hilton	Suitable - subject to sequential flood risk testing

F.7 Note: Hilton was included in error and does not offer the necessary level of services and facilities to qualify as a Small Settlement with Reasonable Sustainability.

Houghton and Wyton		
Site name	Settlement	Assessment
New Manor Farm Equestrian Centre, Sawtry Way	Houghton and Wyton	Not suitable - countryside intrusion
Between Houghton Hill Road and Sawtry	Houghton and Wyton	Not suitable - countryside intrusion

Needingworth		
Site name	Settlement	Assessment
Bluntisham Farm, Bluntisham Road	Bluntisham	Suitable
North of Meeting Lane	Bluntisham	Not suitable - impact on character
West of 11 Church Street	Bluntisham	Suitable subject to obtaining access

Offord Cluny		
Site name	Settlement	Assessment
Whitwell Farmyard	Offord Cluny	Suitable
Opposite The Glebe, New Road	Offord Cluny	Not suitable - countryside intrusion
South of New Road	Offord Cluny	Suitable

Offord D'Arcy		
Site name	Settlement	Assessment
West of Graveley Road, south of Orchard Way	Offord D'Arcy	Suitable
Paxton Road Farm	Offord D'Arcy	Suitable

Stilton		
Site name	Settlement	Assessment

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

East of North Street to A1(M)	Stilton	Suitable - but limited by the A1(M)
Former Coal yard, North of Fen Street	Stilton	Suitable
South of 53 High Street	Stilton	Suitable
West of 34 High Street to South of Fox Covert	Stilton	Suitable
North of Elm Close, West of Harvest Close	Stilton	Suitable

Waresley		
Site name	Settlement	Assessment
Between Eltisley Road and Waresley Garden Centre	Waresley	Suitable

F.8 Note: Waresley was included in error and does not offer the necessary level of services and facilities to qualify as a Small Settlement with Reasonable Sustainability.

Southoe

F.9 Southoe was included as an exception due to the Parish Council's ongoing concerns about the nature of the access from the village to the A1 to assess opportunities for enabling development to improve this.

Southoe		
Site name	Settlement	Assessment
South of Lees Lane	Southoe	Southoe does not meet the required sustainability criteria and this would only be considered as an enabling development to resolve access issues.
North of Lees Lane	Southoe	Not completed as over half the site is grade 1 agricultural land

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Sites received but not assessed in detail

F.10 The following tables identify the sites submitted in response to the Call for Sites for which detailed assessments were not completed and summarises the reasons why.

Spatial Planning Areas

Huntingdon Spatial Planning Area		
Site name	Settlement	Comments
George Street (amended boundary), Huntingdon	Huntingdon	Previously considered - new proposal not a substantive revision
West of Edison Bell Way (amended boundary), Huntingdon	Huntingdon	Previously considered - new proposal not a substantive revision
Parkview Garage, Buckden Road, Brampton	Brampton	Housing now proposed - as previously stated not suitable in principle
Forensic Science Laboratory	Huntingdon	Previously considered - new proposal not a substantive revision
Land west and north of Alconbury Airfield (Alconbury Weald)	Alconbury Weald	Site previously considered - new proposal not substantively revised
7 River Lane, Brampton	Brampton	More than half the site is within the Flood Zone 3b
West of Park Road, Brampton	Godmanchester	The site is a County Wildlife Site
Dexters Farm, Godmanchester (duplicate site)		Duplicate

St Neots Spatial Planning Area		
Site name	Settlement	Comments
Riversfield, Little Paxton	Little Paxton	Previously considered - new proposal not a substantive revision
Peppercorn Lane, Eaton Socon	St Neots	Site previously considered - new proposal not substantively revised
Tithe Farm	St Neots	Site previously considered - new proposal not substantively revised
North of A428, East of Howard Road Industrial Estate	St Neots	More than half the site is within the Flood Zone 3b

St Ives Spatial Planning Area		
Site name	Settlement	Comments

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

St Ives West	St Ives	New submission removes eastern part due to its currently being under development. This does not affect the assessment of the overall site.
Houghton Hill Farm, St Ives	St Ives	Site previously considered - new proposal not substantively revised

Ramsey Spatial Planning Area		
Site name	Settlement	Comments
Shotbolt Engineering Works, Ramsey	Ramsey	Previously considered - new proposal not a substantive revision
East of Stocking Fen Road and North of Mill Lane, Ramsey	Ramsey	Within 400m of a WWTW
Land off Valiant Square, Bury	Bury	Part of East of Valiant Square
West of Upwood Road, Ramsey	Ramsey	Site previously considered - new proposal not substantively revised
East of Stocking Fen Road, Ramsey	Ramsey	Within 400m of a WWTW

Key Service Centres

Key Service Centres		
Site name	Settlement	Comments
South of Vineyard Way, Buckden	Buckden	Within 400m of a WWTW
East of Hardwick Lane, Hardwick, Buckden	Buckden	Late submission, not adjacent to built-up area, indicative capacity below threshold
North of Black Horse Industrial Estate, Sawtry (duplicate site)	Sawtry	Site previously considered - new proposal not substantively revised
South of St Andrew's Way, Sawtry (duplicate site)	Sawtry	Site previously considered - new proposal not substantively revised
South of St Andrew's Way, Sawtry	Sawtry	Site previously considered - new proposal not substantively revised
North of Black Horse Industrial Estate, Sawtry	Sawtry	Site previously considered - new proposal not substantively revised
East of Colne Road, South of Hollies Farm, Somersham	Somersham	More than half the site comprises grade 1 agricultural land
South of Main Street, North of Produce World, Yaxley	Yaxley	Site previously considered - new proposal not substantively revised

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Other Small Settlements

Alconbury Weston		
Site name	Settlement	Comments
Off Butchers Close / Vinegar Hill, Alconbury Weston	Alconbury Weston	Not in a sustainable location
48 North Road	Alconbury Weston	Not in a sustainable location

Brington		
Site name	Settlement	Comments
Brington Road	Brington	Not in a sustainable location

Colne		
Site name	Settlement	Comments
Rear of 27 & 29 East Street and off Earith Road, Colne	Colne	Not in a sustainable location
Land off Bluntisham Road	Colne	Not in a sustainable location
Brook Farm	Colne	Not in a sustainable location

Ellington/ Ellington Thorpe		
Site name	Settlement	Comments
Land to the North of Thrapston Road and East of Grove Cottage, Malting Lane, Ellington	Ellington	Not in a sustainable location
Grafham Road	Ellington	Not in a sustainable location
The Elms	Ellington Thorpe	Not in a sustainable location

Great Stukeley		
Site name	Settlement	Comments
North of Green End, Great Stukeley	Great Stukeley	Not in a sustainable location
Land off Ermine Street	Great Stukeley	Not in a sustainable location
Three Horseshoe Farm, Ermine Street, Great Stukeley	Great Stukeley	Not in a sustainable location

Haddon		
---------------	--	--

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site name	Settlement	Comments
Land west of A1(M) and south of A605	Haddon	Not in a sustainable location

Hail Weston		
Site name	Settlement	Comments
Land south of High Street and east of Hail Weston House, Hail Weston	Hail Weston	Not in a sustainable location

Hemingford Abbots		
Site name	Settlement	Comments
Hemingford Abbots Golf Course, Cambridge Road	Hemingford Abbots	Not in a sustainable location
Rideaway	Hemingford Abbots	Not in a sustainable location

Holme		
Site name	Settlement	Comments
Pingle Bank	Holme	Not in a sustainable location
Land off Short Drove and Yaxley Road, Holme	Holme	Not in a sustainable location
Land off Station Road	Holme	Not in a sustainable location
North of Station Road, Holme	Holme	Late submission - not in a sustainable location

Houghton and Wyton		
Site name	Settlement	Comments
South of Huntingdon Road, West of Rhymers Gate, Houghton and Wyton	Houghton and Wyton	Not in a sustainable location

Kings Ripton		
Site name	Settlement	Comments
Manor Farm, Kings Ripton	Kings Ripton	Not in a sustainable location

Leighton Bromswold		
Site name	Settlement	Comments

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

South of Church Lane, Leighton Bromswold	Leighton Bromswold	Not in a sustainable location
West of Sheep Street, Leighton Bromswold	Leighton Bromswold	Not in a sustainable location
Town End Farm buildings, Leighton Bromswold	Leighton Bromswold	Not in a sustainable location

Little Stukeley		
Site name	Settlement	Comments
Nook Farm, Little Stukeley	Little Stukeley	Not in a sustainable location
North east of Nook Farm Little Stukeley	Little Stukeley	Not in a sustainable location
South east of Nook Farm, Ermine Street Little Stukeley	Little Stukeley	Not in a sustainable location

Offord Cluny		
Site name	Settlement	Comments
North of Station Lane, & West of Asplins Lane, Offord Cluny	Offord Cluny	Not in a sustainable location

Perry		
Site name	Settlement	Comments
West of Valley Road, Perry	Perry	Not in a sustainable location

Pidley		
Site name	Settlement	Comments
Fen Road	Pidley	Not in a sustainable location

Pondersbridge		
Site name	Settlement	Comments
Land at Farcet Road, Pondersbridge	Pondersbridge	Not in a sustainable location

Ramsey villages		
Site name	Settlement	Comments

Stage 6 - detail Appendix F:

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

North of Crossland Vehicles, Ramsey Forty Foot	Ramsey Forty Foot	Not in a sustainable location
Lodes End, West of Oilmills Road, Ramsey Mereside	Ramsey Mereside	Not in a sustainable location

Spaldwick		
Site name	Settlement	Comments
Agrovista site, Thrapston Road	Spaldwick	Not in a sustainable location
Land to the rear of 41-43 High Street	Spaldwick	Not in a sustainable location
Land off Ivy Way	Spaldwick	Not in a sustainable location
Land at Bury Field	Spaldwick	Not in a sustainable location
Land north of Manor Farm, High Street	Spaldwick	Not in a sustainable location

Stibbington		
Site name	Settlement	Comments
West of Old Great North Road, north of Wansford Station, Stibbington	Stibbington	Not in a sustainable location
West of Old Great North Road, south of A1 sliproad, Stibbington	Stibbington	Not in a sustainable location
South of Church Lane, Stibbington	Stibbington	Not in a sustainable location
South of New Lane, west of A1, Stibbington	Stibbington	Not in a sustainable location

Stilton		
Site name	Settlement	Comments
South of Stilton Oaks Golf Course	Stilton (beyond village)	Not in a sustainable location

Stirtloe		
Site name	Settlement	Comments
Manor Farm	Stirtloe	Not in a sustainable location

Stonely		
Site name	Settlement	Comments

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Adjacent to 73 Stonely Hill cottage and Stonely Hill Farm, Main Road	Stonely	Not in a sustainable location
Adjacent to 73 Stonely Hill cottage and Stonely Hill Farm, Main Road (slightly larger area)	Stonely	Not in a sustainable location
Adjacent to 73 Stonely Hill cottage and Stonely Hill Farm, Main Road (smallest area)	Stonely	Not in a sustainable location
Adjacent to 73 Stonely Hill cottage and Stonely Hill Farm, Main Road (largest variant)	Stonely	Not in a sustainable location
Park Lane Farm, Park Lane	Stonely	Not in a sustainable location
West of Park Lane Farm, Park Lane	Stonely	Not in a sustainable location

Stow Longa		
Site name	Settlement	Comments
Manor Farm, Stow Longa	Stow Longa	Not in a sustainable location

Stukeleys		
Site name	Settlement	Comments
Lodge Farm, The Stukeleys south west of the A14	Stukeleys	Not in a sustainable location

Upton		
Site name	Settlement	Comments
South-west of Green Lane, Upton	Upton	Not in a sustainable location

Site name	Settlement	Comments
Rear of 59-65 Elton Road, Wansford	Wansford	Not in a sustainable location

Woodhurst		
Site name	Settlement	Comments
Land to the west of Pear Tree Cottage	Woodhurst	Not in a sustainable location
East of Meadow View, South Street	Woodhurst	Not in a sustainable location

Previously submitted sites reconsidered for HELAA

F.11 A number of sites have been submitted during the Local Plan and HELAA preparation process which did not meet the development strategy settlement hierarchy at the time of submission. These have been reconsidered against the criteria set out in the Call for Sites of October 2017 to ascertain whether they subsequently met the criteria for a detailed assessment. Where the site met the new criteria an assessment has been undertaken and is identified below.

Site name	Settlement	Detailed assessment completed	Comments
North of Vermuyden	Earith	No	Availability uncertain
South of Field Terrace, Farcet	Farcet	Yes	Potentially suitable if access constraints can be overcome
East of Field Terrace and West of Cross St, Farcet	Farcet	Yes	Potentially suitable if access constraints can be overcome
Manor Farm, South East of Broadway, Farcet	Farcet	Yes	Unsuitable due to countryside impact
N of Folksworth Spinney r/o 12-14 The Paddocks	Folksworth	No	Not in a sustainable location
r/o 35-45 West Street	Great Gransden	Yes	Potentially suitable for low density development
r/o 16-32 Mandene Gardens	Great Gransden	Yes	Potentially suitable for low density development
North of New England, Hilton	Hilton	Yes	Partially suitable subject to sequential and exception tests for flooding
Graveley Way, Hilton	Hilton	Yes	Unsuitable due to countryside impact
Former Coal Yard, Station Road	Holme	No	Not in a sustainable location
Off Church street, W of Holmewood Hall	Holme	No	Not in a sustainable location
N of Long Drove, E of Station Road	Holme	No	Not in a sustainable location
N of Short Drove, E of Church St	Holme	No	Not in a sustainable location
Hartford Marina	Houghton & Wyton	No	Purpose of previous submission no longer a live issue (regularisation)

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Site name	Settlement	Detailed assessment completed	Comments
			of houseboats as permanent dwellings)
Photographic block	Houghton & Wyton	No	Within 400m of WWTW
N of Meeting Lane	Needingworth	Yes	Unsuitable due to impact on character and biodiversity
N of New Road, opposite The Glebe	Offord Cluny	Yes	Unsuitable due to countryside impact
Whitwell Farmyard, Offord Cluny	Offord Cluny	Yes	Potentially suitable for low density development
Paxton Road Farm, Offord D'Arcy	Offord D'Arcy	Yes	Potentially suitable for low density development
Former Coal Yard, North of Fen Street, Stilton	Stilton	Yes	Potentially suitable for low density development
R/o Stilton Cheese Inn	Stilton	Yes	Potentially suitable for frontage development
W of A1, opposite golf club	Stilton	Yes	Potentially suitable for low density development

Housing and Economic Land Availability Assessment October 2017 Consultation Responses

F.12 To ensure that an opportunity had been provided for public consultation on any possible additional allocations in the proposed submission Local Plan an additional element of the Housing and Economic Land Availability Assessment was prepared which reviewed sites submitted through the Call for Sites. This was published for consultation from 4 October to 3 November 2017.

F.13 The tables below set out the responses received during this additional consultation period.

General Issues Raised

Key issues raised	Response to issues
General issues raised:	
<p>Comments raised on the HELAA as a whole included:</p> <ul style="list-style-type: none"> • Approach to development is flawed – should allow more housing in any village • Concern that sites are contrary to current strategy • Concerned about potential cumulative effects of development on natural environment • Recommends appropriate evidence to support assessment of sites' cumulative effects as part of the SA and HRA processes • Suggest reference to IDP with regards to increased recreational pressure • Identifies potential for HDC and Central Beds to work collaboratively to ensure sustainable growth 	<p>Purpose of the HELAA is to explore the wider potential capacity of development sites without being constrained by the current strategy.</p> <p>Cumulative impacts will be taken into account if any site specific proposals are brought forward.</p>
Introduction	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Objects to 'Not a Policy Document' statement, considers it misleading • Object to sites in small settlements as they are inherently unsustainable 	<p>National guidance requires production of a HELAA to inform policy making.</p>
Methodology	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Raises concern about flood risk and how it affects deliverability of sites • Raises issue of a potential lack of modelling for some sites near ordinary water courses • Raises issue of defended areas • Raises concern about climate change related flood risk • Identifies sites that could help reduce flood risk off site, includes: North of Station Road/Stowe Road, Kimbolton (070); North of School Lane, 	<p>Flood risk issues will be considered in more detail through sequential and exception site testing if appropriate.</p> <p>Policies cannot require rectification of existing issues but may seek to ensure they are not compounded.</p>

Appendix F: Stage 6 - detail

Key issues raised	Response to issues
<p>Alconbury (059); West of Longacres, Bluntisham (157 + 159); North of 10 Station Road, Bluntisham (015) and South of 29 The Green, Great Staughton (050)</p> <ul style="list-style-type: none"> • Recommends that for the above sites, the a planning policy is put in place that requires the surface water run off rates and volumes be set below that of the current greenfield rates. A policy requiring source control measures to reduce sediment entry to the watercourses would be beneficial to. • Recommends that the policy covering these development sites require the developer to determine what options would be feasible to reduce downstream flood risk. • Recommends that there be a policy put in place, requiring the future developers to investigate the risk and provide flood mitigation if it is shown feasible to do so through the development • Identifies that several sites lie over secondary aquifers • Identifies that several sites lie in source protection zones 	
Scope of the assessment	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • List of services and facilities should be widened • Offord D'Arcy should be considered to have 'good' sustainability • Elton now does not meet level of services for 'reasonable sustainability' • Waresley does not meet level of services for 'reasonable sustainability' • Hilton does not meet level of services for 'reasonable sustainability' • Approach to limiting call for sites to settlements with 'good' and 'reasonable' sustainability is contrary to NPPF55 • Suggest Hail Weston should be considered as sustainable and sites there assessed. 	<p>List of services and facilities considered to cover those which meet basic everyday needs.</p> <p>Elton does not meet criteria since closure of village shop at the end of August 2017; it is currently being marketed and HELAA updated to note this.</p> <p>Elton and Waresely have been recategorised.</p> <p>Hail Weston has very limited service provision, no changes made.</p> <p>Southoe remains following concern expressed by the Parish Council over the current access arrangements.</p>

Key issues raised	Response to issues
<ul style="list-style-type: none"> Object to Southoe site being assessed – inconsistent with methodology Makes ref to the consultation on Standard Methodology for assessing housing need arguing that HDC can't afford to exclude potentially sustainable sites 	
Site assessments	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Historic environment should be a fundamental environmental constraint Identifies factors to assess impact on heritage assets Support for identifying heritage assets as part of constraints States expectation that sites that would adversely affect heritage assets would not be taken forward Seeks to ensure that any airfields taken forward should reflect the sites former use within masterplanning Seeks archaeology be mentioned in SA tables 	<p>Fundamental constraints are only those which would physically prevent development.</p>

Potential New Settlement Proposals

Key issues raised	Response to issues
General issues raised on Potential New Settlement Proposals	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> New settlement sites should be assessed in detail to see whether sufficient ecological mitigation can be delivered These sites if taken forward must deliver landscape scale biodiversity net gains All sites except Sibson Aerodrome are unsuitable/ can't deliver in the LP period There are inconsistencies in the assessment of new settlement sites and that all should be scored higher as they can deliver services and facilities 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>

Appendix F: Stage 6 - detail

Key issues raised	Response to issues
General issues raised on Potential New Settlement Proposals	
<ul style="list-style-type: none"> • Sibson and Buckden to Brampton as potentially having significant impact on A1 which is a concern • Concern about cumulative impact of development on strategic highway network • Abbotsley (051, 052) and St Neots SPA (076, 077) sites potentially having an impact on cross boundary strategic planning issues • Welcome requirement for preplanning enquiry with AWS where sites haven't been assessed in WCS and revised WCS once any are allocated 	
Sibson Aerodrome, Sibson (201)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Elton PC object in the strongest possible terms as set out when the garden village expression of interest was prepared • Impact on strategic road network and new junction on A1 must be assessed • Transport assessment required • Site owner extensive statement of support and commentary on detailed elements of the appraisal • Sibson Aerodrome is not in a location which is supported by local residents and is not LPA led • Sibson would unacceptably impact on transport infrastructure and landscape • Concern over impact on heritage assets • Concern over need for significant upgrade of waste water infrastructure capacity and discharge to river Nene • Site has extensive biodiversity value and potential for restoration of priority habitat and consequent need for comprehensive assessment should there be further consideration of development 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>
RAF Molesworth (138)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Concern over potential contamination and seeks a preliminary risk assessment • Site lies over a secondary aquifer which should be assessed • An objective should be the reduction of flood risk through reduced surface water run off to local water courses 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>

Key issues raised	Response to issues
General issues raised on Potential New Settlement Proposals	
<ul style="list-style-type: none"> • Seeks clarification of differences in appraisal of RAF Molesworth and Sibson • Supports assessment of and promotes RAF Moleworth • Concern over waste water treatment and WFD impact • Transport assessment needed 	
West of A1 from Buckden to Brampton (208)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Objects with regards to impact on Brampton Wood SSSI from greatly increased visitor numbers • Concerned about impact on, and potential constraint to, strategic road network and about A1 capacity, air quality, noise and road safety • need for new flood risk assessment following A14/A1 scheme • Concern over waste water capacity • Concern over impact on several SSSIs, particularly Brampton Wood • Identifies that the site includes areas for biodiversity mitigation/ enhancement for the A14 scheme • Landowner supports the site and considers there to be no major constraints • Raises queries with a number of SA Objective scores – flood risk, biodiversity, climate change, crime and the fear of crime, reducing the need to travel • Query over the site's deliverability • Transport assessment needed 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>
Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley (051)	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues raised on Potential New Settlement Proposals	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Object due to; impact on rural character, increase in traffic, no public transport, conflict with A428 upgrade proposals, effects on footpaths, potential archaeological interest • Surface water data indicates flood risk associated with water courses on site that would affect developable area • No foul drainage infrastructure and limited treatment capacity • Raises queries with a number of SA Objective scores (in comparison with Sibson) – landscape/ townscape, employment, reducing the need to travel • Query over the site's deliverability • Object because of impact on local road network • Object due to impact on surrounding area/ landscape, visual intrusion, local road network, no public transport, very limited services, insufficient information on utility services and infrastructure at risk of flooding • Transport assessment needed • Concern about transport infrastructure capacity 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>
<p>Abbotsley Golf Course, surrounding Eynesbury Hardwicke Manor, Abbotsley (052)</p>	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Object due to; impact on rural character, increase in traffic, no public transport, conflict with A428 upgrade proposals, effects on footpaths, potential archaeological interest • Concern about potential conflict with A428 upgrade proposals • Surface water data indicates flood risk associated with water courses on site that would affect developable area • No foul drainage infrastructure and limited treatment capacity • Object due to impact on surrounding area/ landscape, visual intrusion, local road network, no public transport, very limited services, 	<p>The proposed site is not taken forward as an allocation in the proposed submission Local Plan to 2036. Detailed requirements will be worked up should this situation change.</p>

Key issues raised	Response to issues
General issues raised on Potential New Settlement Proposals	
<p>insufficient information on utility services and infrastructure at risk of flooding</p> <ul style="list-style-type: none"> • Transport assessment needed • Concern about transport infrastructure capacity 	

Huntingdon Spatial Planning Area

Key issues raised	Response to issues
General issues raised on Huntingdon SPA	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Identifies cumulative adverse impact from residential development on Portholme SAC and Brampton Wood SSSI and policy requirements to mitigate them 	Cumulative impacts on these nature conservation sites are assessed through the Habitats Regulations Assessment
North of Cambridgeshire Regional College, Huntingdon (094)	
No comments were raised regarding this site.	Noted
Former Police HQ site (part), Hinchingsbrooke Park Road, Huntingdon (167)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment, seeks flexibility in mix of uses 	Noted
Corpus Christi Lane, Godmanchester (amended boundary) (196)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment conclusion of not suitable • Identifies surface water flood risk and potential to help address this for Godmanchester 	Comments noted, site not proposed as an allocation.
Lodge Farm, Huntingdon (141)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Highways England request early involvement in transport assessment • Identifies surface water flood risk which may reduce developable area. Seek reduction of run-off rates to below greenfield rates • Identifies split watershed feeding MLC system and EA river Great Ouse system • Identifies downstream flood risk in the Ramsey/Bury area, which should be addressed in the site is taken forward 	<p>Flood, surface and foul water drainage issues would need to be resolved through any detailed proposals.</p> <p>Transport assessment carried out in combination with other sites through the Strategic Transport Study 2017.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues raised on Huntingdon SPA	
<ul style="list-style-type: none"> • Additional surface water flows to the MLC system would not be acceptable • Identifies concern about foul water disposal in terms of any additional flood risk • Raise queries with regards to SA Objectives in comparison with Sibson Aerodrome; minimise use of high grade agricultural land; access to physical activity; reduce crime and fear of crime; reduce the need to travel • Identifies transport infrastructure constraints • Challenges deliverability with regards to transport impact – only test in combination with other sites not in isolation and not phased • Agrees that site is not achievable within LP time • Queries inconsistencies in SA scoring in comparison with other large sites; access to natural green space; landscape impact; pollution; food shop; primary school 	
East of West Anglia Training Centre, Hartford (042)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Transport assessment required • Difficult to gain appropriate access 	<p>Access difficulties noted; site not proposed for development.</p>
Rectory Farm, Cambridge Road, Godmanchester (199)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment conclusion of not suitable • Highways England request early involvement in transport assessment • Identify surface water flood risk and potential to help address surface water issues for the road network and wider area • The site benefits from flood defences • Road infrastructure improvements are likely to be beneficial • Site should be favourably assessed for employment development • Transport assessment required 	<p>Noted that transport related issues are expected to change substantially upon completion of the A14 realignment.</p>

Key issues raised	Response to issues
General issues raised on Huntingdon SPA	
East of Romans' Edge, Godmanchester (amended boundary) (123)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment conclusion of not suitable • Identifies site as contributing to surface water flood risk • Seeks requirement for reduced run off rates • Queries inconsistencies in SA scoring in comparison with Sibson Aerodrome; access to open space; pollution; reduce crime and fear of crime; reduce the need to travel • Agree with conclusion that the site is not achievable within the LP period • Raises queries with regards to: highways matters; landscape impact; noise and light pollution; scale of development 	<p>Support for assessment as unsuitable noted. Flood, surface and foul water drainage issues would need to be resolved through any detailed proposals.</p>
Dexters Farm, Godmanchester (188)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment conclusion of not suitable • Considers the SA is positive overall but challenges conclusions about suitability and landscape impact • Argues that the site is available and achievable 	<p>Support for assessment as unsuitable noted. Availability unchanged from assessment.</p>
Adjacent to New A14/ A1198 Junction, Godmanchester (029)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Identify potential flood risk which should be addressed by reducing surface water run off rates • Transport assessment required 	<p>Flood risk and transport issues would need to be resolved through any detailed proposals.</p>
South of Stokes Drive and Bluegate, Godmanchester (152)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Disagrees with conclusion that the site is suitable for residential development • Identify perceived errors in SA scoring; agricultural land class; social/ cultural facilities; GP surgery; access to employment; bus stops; major transport infrastructure constraints • Concerns over cumulative impact from Romans Edge 	<p>Objections noted; site not proposed as an allocation. Flood risk and transport issues would need to be resolved through any detailed proposals.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues raised on Huntingdon SPA	
<ul style="list-style-type: none"> • Object due to conflict with emerging neighbourhood plan • Transport assessment required • Object due to potential significant increase in population in combination with other development • Raises concerns regarding surface water and flood risk • Suggests that impacts from current developments must be assessed before further major development is allowed. • Identifies potential for flood risk benefits to be achieved through development 	
North of Clyde Farm, Godmanchester (228)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Disagrees with conclusion that the site is suitable for residential development • Identify perceived errors in SA scoring; social/cultural facilities; GP surgery; access to employment; bus stops; major transport infrastructure constraints • Object due to conflict with emerging neighbourhood plan, specifically the access would need to be taken through a Local Green Space designation 	<p>Site not proposed as an allocation due to conflict with Godmanchester Neighbourhood Plan</p>
South of Brampton Road, West of Scholars Avenue, Huntingdon (080)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Transport assessment required • Access to Brampton Road would be challenging 	<p>Noted, site not proposed as an allocation</p>
South of West End to West of Buckden Road, Brampton (135)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Object due to adverse impact on Brampton Wood SSSI • Highways England request early involvement in transport assessment • Identifies opportunities for flood risk management 	<p>Objections noted; site not proposed as an allocation. Significant uncertainty over deliverability.</p>

Key issues raised	Response to issues
General issues raised on Huntingdon SPA	
<ul style="list-style-type: none"> Identifies likely changes to flood risk due to A14/A1M scheme currently under construction Supports conclusions of the assessment, that the site is suitable, available and achievable (part of site only) Identifies potential amendments; further land is available; flood risk is being assessed in detail; potential for amenity/ recreational open space; part is immediately available; areas identified as unavailable may be available in due course Transport assessment required 	
West of 118 Thrapston Road, Brampton (191)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Raises road safety concern with the A14 westbound off-slip Object to SA commentary on flood risk regarding application of the sequential test Queries suitability conclusions No safe access evident 	Noted; site not proposed as an allocation.
Thrapston Road West, Brampton (amended boundary) (212)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Challenge to elements of the assessment; survey summary; SA objectives for impact on water resources, SuDS, landscape/ townscape impact, housing equality and business growth Transport assessment required 	Noted; site not proposed as an allocation.

St Neots Spatial Planning Area

Key issues raised	Response to issues
General issues raised on St Neots SPA	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Identifies potential cumulative adverse impact from residential development on nationally important nature conservation sites and policy requirements to mitigate them Identify potential for significant impact on local road network and other infrastructure from sites 	<p>Cumulative impacts on these nature conservation sites are assessed through the Habitats Regulations Assessment and through sustainability appraisal.</p> <p>Impact on local road network noted, most sites assessed will not be progressed as allocations</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues raised on St Neots SPA	
<p>in the St Neots area that could affect Central Bedfordshire</p> <ul style="list-style-type: none"> Identifies the former Lafarge site as potentially being suitable for development 	<p>Site submission noted. No opportunities now exist to consider the potential of sites for allocation.</p>
North of St James Road to North of High Street, Little Paxton (220)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Object to the assessment conclusion as suitable Identify potential adverse impact on Paxton Pits Nature Reserve from sites in and around Little Paxton and the Offords Support and agree with the assessment conclusion that the site is suitable If access is to be off High Street improvements will be required to accommodate additional vehicular and pedestrian use. 	<p>Objection noted.</p> <p>Sites in the Offords are not being progressed as allocations.</p> <p>Necessary highways improvements noted.</p>
South east of A428 from roundabout with B1425 Cambridge Road, St Neots (077)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Identifies potential impact on existing A428 and potential conflict with the A428 upgrade scheme Identifies likely flood risk and potential for flood risk betterment through upstream storage Identifies potential contamination and ground-water pollution, and requirements should the risk be confirmed Supports and promotes the site Identifies future A428 upgrade scheme that could address traffic generation issues through de-trunking of existing road Identifies planned development between East Coats Mainline Railway and A428 that would address this sites current isolation Suggests that the site should be assessed more favourably Identifies potential significant traffic generation Seeks transport assessment Identifies significant connectivity difficulties for existing settlement 	<p>Comments noted, site not proposed as an allocation.</p>
East of Potton Road, South of A428, St Neots (076)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Identifies potential impact on existing A428 and potential conflict with the A428 upgrade scheme Identifies likely flood risk and potential for flood risk betterment through upstream storage 	<p>Comments noted, site not proposed as an allocation.</p>

Key issues raised	Response to issues
General issues raised on St Neots SPA	
<ul style="list-style-type: none"> Identifies potential contamination and ground-water pollution, and requirements should the risk be confirmed Supports and promotes the site Identifies future A428 upgrade scheme that could address traffic generation issues through de-trunking of existing road Identifies planned development between East Coats Mainline Railway and A428 that would address this sites current isolation Suggests that the site should be assessed more favourably Identifies potential significant traffic generation Seeks transport assessment including consideration of impact on existing A428 and upgrade proposals 	
East of Brook Road, St Neots (165)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Identifies future flood risk, need for sequential approach and opportunities to assist flood management Agrees with elements of the assessment; need for transport assessment; need for archaeological investigation; agreement on waste water treatment; availability and achievability Disagrees with elements of the assessment; proximity to river being a constraint; likelihood of protected species being present; impact on heritage assets; requirement for sequential test for flood risk Transport assessment needed 	Comments noted, site not proposed as an allocation.

St Ives Spatial Planning Area

Key issues raised	Response to issues
General issues raised on St Ives SPA	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Identifies potential adverse cumulative impact on local road network from sites in St Ives area Promotes site north of Meadow Lane, east of Harrison Way Suggests that newly promoted site east of Harrison Way should only be considered after 	<p>Impact on local road network noted, with the exception of Former car showroom (enlarged), London Road, St Ives (003) which is an amendment to an existing draft allocation the sites assessed will not be progressed as allocations</p> <p>Site submission noted. No opportunities now exist to consider the potential of sites for allocation.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
General issues raised on St Ives SPA	
<p>any necessary road improvements have been made</p> <ul style="list-style-type: none"> • Seeks individual and cumulative SA of sites including impact on nature conservation sites and green infrastructure 	<p>Cumulative impacts on these nature conservation sites are assessed through the Habitats Regulations Assessment and through sustainability appraisal.</p>
Former car showroom (enlarged), London Road, St Ives (003)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support assessment but disagree with conclusions on developable area and capacity • Identify potential contamination • Support previous proposal for supported housing • Support development of this site • Identifies flood risk and impact of climate change which should be taken into account • Identifies contamination and groundwater pollution risk and requirements should this be confirmed • Identifies location within a SPZ2 and secondary aquifer 	<p>Comments noted, site will be progressed as an allocation. Allocation policy will be updated as appropriate to address issues raised.</p>
East of Old Ramsey Road, St Ives (amended area) (206)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Disagrees with elements of assessment: agricultural land class; flood risk; green infrastructure; reducing the need to travel; SA summary; constraints map and suitability • Identifies surface water flood risk, distance from town centre as constraints but potential for green space • Identifies potential for open space, surface water management and need for safe crossing of Marley Road • Identifies completion of detailed modelling of flood risk 	<p>Comments noted, site not proposed as an allocation.</p>
North of St Ives (130)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support subject to appropriate infrastructure • Identify infrastructure requirements • Scale of development not supported • Identifies completion of detailed modelling of flood risk • Suggests requirements for master-planning and infrastructure 	<p>Comments noted, site not proposed as an allocation.</p>

Key issues raised	Response to issues
General issues raised on St Ives SPA	
<ul style="list-style-type: none"> Identifies potential for significant traffic generation and conclusions of Strategic Transport Study about impact on A1123 and A1096 Transport assessment needed 	
London Road, north of Ames Corner, Hemingford Grey (168)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Not suitable/ not supported due to flood risk and lack of public transport Development not supported due to value of site as part of countryside Transport assessment needed 	Comments noted, site not proposed as an allocation.
West of Cullum Farm and Yes! Estate, St Ives (028)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Unsuitable due to greenfield, access, flood risk, distance from town centre/ services and lack of public transport Consideration of flood risk should include climate change and defence failure Identifies sites that are likely to lead to a loss of flood plain storage and an increase in flood risk 	Comments noted, site not proposed as an allocation.
Houghton Hill Farm, Sawtry Way, Houghton (227)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Considered unsuitable due to greenfield status and removal of settlement gap Identifies surface water flood risk and likelihood of fluvial risk. Seeks flood risk reduction through floodplain expansion and run-off reduction Transport assessment needed including network capacity for significant traffic generation that would result from development 	Comments noted, site not proposed as an allocation.
West of Old Ramsey Road, St Ives (211)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Disagree with SA scoring; impact on water resources; SuDS; protected species; townscape/ landscape impact; pollution and job creation. Disagree with conclusions of constraints analysis and suitability Considered unsuitable due to detached nature of site Transport assessment needed 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Ramsey Spatial Planning Area

Key issues raised	Response to issues
General issues raised on Ramsey SPA	
Comments raised regarding this issue included: <ul style="list-style-type: none"> • SA should consider impact on green infrastructure including designated sites • Consideration of green infrastructure should include current capacity and opportunities for enhancement 	Cumulative impacts on these nature conservation sites are assessed through the Habitats Regulations Assessment and through sustainability appraisal.
Lion Yard, Ramsey (068)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Support consideration of flood risk • Seek pre-application discussions and agreement with MLC on water management issues • Identifies flood risk and need for effective water management including surface and foul water • The only available access is unsuitable to serve the traffic likely to come from development 	Comments noted, site not proposed as an allocation.
East of Stocking Fen Road and North of Mill Lane, Ramsey (134)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Sports facilities are available on site • Flood extent may be reduced with further modelling • Seek pre-application discussions and agreement with MLC on water management issues • Identifies flood risk and need for effective water management including surface and foul water 	Comments noted, site not proposed as an allocation.
Abbey College Playing Field, Ramsey (133)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Seek pre-application discussions and agreement with MLC on water management issues • Identifies flood risk and need for effective water management including surface and foul water • Transport assessment needed 	Comments noted, site not proposed as an allocation.
East of Valiant Square, Bury (amended boundary) (185)	

Key issues raised	Response to issues
General issues raised on Ramsey SPA	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Seek pre-application discussions and agreement with Middle Level Commissioners (MLC) on water management issues • Identifies flood risk and need for effective water management including surface and foul water • Disagree with conclusion that larger site is not suitable • Transport assessment needed 	<p>Requirements relating to flooding, engagement with MLC and transport included in allocation policy.</p> <p>Wider site considered to have unacceptable landscape impact.</p>
South of Tunkers Lane and Buryfields (163)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Disagree with elements of the assessment; landscape impact; access to services – green space, sports facilities, food store and doctors surgery • Consider matters including archaeology, drainage and flood risk can be addressed successfully through application • Disagree with elements of the assessment; landscape impact; access to services – green space, sports facilities, food store and doctors surgery • Consider matters including archaeology, drainage and flood risk can be addressed successfully through application • Seeks flood risk betterment • Seek pre-application discussions and agreement with MLC on water management issues • Identifies flood risk and need for effective water management including surface and foul water 	<p>Comments noted, site not proposed as an allocation.</p>

Appendix F: Stage 6 - detail

Key Service Centres

Key Service Centres Overall	
Key issues raised	Response to issues
General issues raised on Key Service Centres Overall	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Natural England will only support allocations where evidence is provided to demonstrate that appropriate mitigation to address any adverse effects can be delivered This should be addressed through the SA taking into consideration the combined effects of development on the natural environment 	<p>Cumulative impacts on these nature conservation sites are assessed through the Habitats Regulations Assessment and through sustainability appraisal.</p>
Buckden	
Key issues raised	Response to issues
East of Silver Street and south of A1, Buckden (226)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Disagree with suitability due to insufficient access and local road network Ensure the Transport Assessment considers all relevant issues. Link road to Brampton would make site more acceptable The district has few large scale previously developed sites which are available for residential development and therefore to meet the identified housing needs, greenfield land release will be necessary Careful master planning would seek to limit the impact of development by providing substantial landscaping to the site boundaries Could be designed to have a buffer to the A1 similar to the modern residential development on Beaufort Drive to the west of the site It is expected that large scale development across the Huntingdonshire district will necessitate upgrades to the WWTW and therefore capacity issues are not specific to this site Ecology surveys could be undertaken for the County Wildlife Site to the south and any necessary mitigation incorporated into the design 	<p>Comments noted, appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies</p>

Buckden	
Key issues raised	Response to issues
East of Silver Street and south of A1, Buckden (226)	
<p>with respect to noise, light and any other type of pollution</p> <ul style="list-style-type: none"> • Suitable Transport assessment required. Other than A1 no access to Highway. 	
Fenstanton	
Key issues raised	Response to issues
General issues raised on Fenstanton	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • The character of the village will be lost with too many new residential developments • Concerns for the amount of agricultural land being lost in the district for housing and A14 development • Suggest collaborative work with SCDC to ensure that potential cross boundary impacts are taken into account. 	<p>None of the newly proposed sites are being taken forward as allocations so impact on character of the village and agricultural land in the area will be minimised.</p> <p>There has been and will continue to be effective cooperation with SCDC on cross-boundary issues.</p>
East of Hilton Road, Fenstanton (075)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Observations by the site promoter on details of the sustainability appraisal putting forward mitigation aspirations to be achieved through a development scheme and seeking to change the conclusion on its suitability • Potential impact at the new A14/ Conington Road junction • Suitable Transport assessment required. Connectivity to Fenstanton is poor. 	<p>Comments noted, site not proposed as an allocation.</p>
West of Hilton Road, North of West End Farm, Fenstanton (127)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Observations by the site promoter on details of the sustainability appraisal putting forward mitigation aspirations to be achieved through a development scheme • Potential impact at the new Conington Road junction • Development of this site may be difficult due the requirement of floodplain compensation 	<p>Comments noted, site not proposed as an allocation.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Fenstanton	
Key issues raised	Response to issues
General issues raised on Fenstanton	
<p>West of Cullum Farm and Yes! Estate, St Ives; West of Hilton Road, North of West End Farm, Fenstanton; West of Hilton Road, South of West End Farm, Fenstanton and North of New England, Hilton all have significant flood risks.</p> <ul style="list-style-type: none"> Suitable Transport assessment required. Connectivity to Fenstanton is poor. 	
West of Hilton Road, South of West End Farm, Fenstanton (128)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Potential impact at the new Conington Road junction Development of this site may be difficult due the requirement of floodplain compensation <p>West of Cullum Farm and Yes! Estate, St Ives; West of Hilton Road, North of West End Farm, Fenstanton; West of Hilton Road, South of West End Farm, Fenstanton and North of New England, Hilton all have significant flood risks.</p> <ul style="list-style-type: none"> Suitable Transport assessment required. Connectivity to Fenstanton is poor. 	Comments noted, site not proposed as an allocation.
Kimbolton	
Key issues raised	Response to issues
7 London Road and Abbattoir to rear, Kimbolton (182)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Support An up to date assessment of climate changes impact on River Kym required Junction to be in accordance with appropriate criteria. 	Comments noted, site not proposed as an allocation.
North of Station Road/Stowe Road, Kimbolton (070)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Suggested number of dwellings considered high, for a "low density" development Recommend a strategic aim of this development be to manage the risk of surface water flooding by providing space to intercept and store the flood water Suitable Transport assessment required. 	<p>Calculated capacity is considered to be appropriate.</p> <p>Appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies</p>

Kimbolton	
Key issues raised	Response to issues
7 London Road and Abbattoir to rear, Kimbolton (182)	
West of Rookery Lane, Kimbolton (071)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • 63 dwellings is high for this site. Concerns about access and the historical setting • An up to date assessment of climate changes impact on River Kym required • A proportionate transport assessment will be required. 	Comments noted, site not proposed as an allocation.
West of Pound Lane, Kimbolton (129)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support • The conclusion of the assessment of the site is not justified by the preceding analysis which in all respects accepts that the site is in a sustainable location and that careful design could mitigate the adverse impact of the proposals on the landscape and character of the approach to Kimbolton from this direction. • A proportionate transport assessment will be required. 	Comments noted, site not proposed as an allocation.
Sawtry	
Key issues raised	Response to issues
General issues raised on Sawtry	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Object to sites near Sawtry being assessed as suitable due to impact on roads/ transport infrastructure and biodiversity in particular • Insufficient infrastructure to support further residential development. • Much of the proposed development is outside the existing village boundary. • Not enough employment opportunities to support growing population • The impact of additional traffic through the village will be detrimental to the roads themselves and also pedestrians around the streets • Drainage in this area (the whole of Sawtry) is very poor and the current dyke and drainage system 	Comments noted, newly assessed sites are not proposed as allocations.

Appendix F: Stage 6 - detail

Sawtry	
Key issues raised	Response to issues
General issues raised on Sawtry	
<p>cannot cope with the population and housing density as it is.</p> <ul style="list-style-type: none"> • Improvements to schools, drainage, policing, and medical facilities required to accommodate growing population. • Object due to Landscape and Wildlife impacts. • Any further development should stop until the locale is ready for it socially, commercially and logistically. • Objection to the omission of land proposed for relocation of local company Spirotech on land not previously brought forward • Heritage "risks" have been underplayed. Differing answers to social and cultural activities. • Concerns for Public rights of way, water resources and power grid. • Suggest a thorough assessment and provision of balancing ponds, a reservoir and or diversion of waterways • Potential loss of recreational areas, landscaping and countryside feel. 	
South of the Mulberries to West of St Judith's Lane recreation ground, Sawtry (173)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Concerns for flooding, landscaping, traffic and recreational space. • Concerns for drainage, wildlife, traffic, public transport, employment, local facilities and landscape. • Outside village boundary. Insufficient infrastructure and local facilities. • Concerns for landscaping and privacy. Insufficient infrastructure and facilities. • Concerns for flooding and loss of green space. • Development would be clearly visible from the village on prominent rising ground. • It would impact negatively on the allotments and St Judith's Field, major areas of recreation for residents, and the enjoyment of users of the existing rights of way. 	<p>Comments noted, site not proposed as an allocation.</p>

Sawtry	
Key issues raised	Response to issues
General issues raised on Sawtry	
<ul style="list-style-type: none"> • Due to the elevation of this ground it would overlook and remove the privacy of a large number of dwellings within the village • Commissioners' Catchwater Drain, which receives surface water run-off from the Sawtry IDB system approaches capacity during high rainfall events. In order to reduce the risk of flooding during high rainfall events the Commissioners will not consent increased volumes or rates of flow into their system unless additional storage, funded by others, is provided to accommodate the extra discharge • The water level and flood risk management systems serve a large area, including the immediate urban area, and become overloaded during high rainfall events which has previously led to flooding in the village. Therefore, it is considered that there is insufficient capacity to receive increased rates of run-off from the proposals. • Local geology is predominantly clay, which may feature a high water table and/or a low infiltration rate. • Suitable Transport assessment required 	
West of Glatton Road, Sawtry (205)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Insufficient infrastructure and local facilities • Don't build here further. Expand on existing towns, eg Huntingdon. • Traffic issues need addressing. HELAA doesn't take into account the 11 homes on the west of St Andrew's site currently being built • Concerns for loss of green space and wildlife. • Development should be only brownfield land only • Concerns over road safety In Glatton, parking, air pollution and damage to properties • This forum is not widely known – hard for everyone in the village to get the chance to submit comments. • Concerns for pollution and increase in crime rates. 	<p>Assessment of sports facilities erroneously included a private tennis court; assessment amended to consider distance to One Leisure Sawtry.</p> <p>Comments noted, site not proposed as an allocation.</p>

Appendix F: Stage 6 - detail

Sawtry	
Key issues raised	Response to issues
General issues raised on Sawtry	
<ul style="list-style-type: none"> • Highways England would like to be consulted on transport assessment • There are no Tennis Courts in the whole village • Careful development of this site could provide flood risk benefits to Sawtry and enhance the watercourse • Commissioners' Catchwater Drain, which receives surface water run-off from the Sawtry IDB system approaches capacity during high rainfall events. In order to reduce the risk of flooding during high rainfall events the Commissioners will not consent increased volumes or rates of flow into their system unless additional storage, funded by others, is provided to accommodate the extra discharge • The water level and flood risk management systems serve a large area, including the immediate urban area, and become overloaded during high rainfall events which has previously led to flooding in the village. Therefore, it is considered that there is insufficient capacity to receive increased rates of run-off from the proposals • Local geology is predominantly clay, which may feature a high water table and/or a low infiltration rate. • Suitable Transport assessment required. 	
East and West of Glatton Road, Sawtry (162)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Insufficient infrastructure and local facilities. Concerns for road safety, parking, pollution and potential damage to properties • Potential impact on landscape and wildlife • Insufficient infrastructure and local facilities. Concerns for flooding, road safety, lack of employment and landscape. There are no Tennis Courts in the whole village. • Suggest suitable drainage strategy and flood risk assessment 	<p>Assessment of sports facilities erroneously included a private tennis court; assessment amended to consider distance to One Leisure Sawtry.</p> <p>Comments noted, site not proposed as an allocation.</p>

Sawtry	
Key issues raised	Response to issues
General issues raised on Sawtry	
<ul style="list-style-type: none"> Commissioners' Catchwater Drain, which receives surface water run-off from the Sawtry IDB system approaches capacity during high rainfall events. In order to reduce the risk of flooding during high rainfall events the Commissioners will not consent increased volumes or rates of flow into their system unless additional storage, funded by others, is provided to accommodate the extra discharge The water level and flood risk management systems serve a large area, including the immediate urban area, and become overloaded during high rainfall events which has previously led to flooding in the village. Therefore, it is considered that there is insufficient capacity to receive increased rates of run-off from the proposals Local geology is predominantly clay, which may feature a high water table and/or a low infiltration rate. Suitable Transport assessment required. Flood risk assessment required 	
Somersham	
Key issues raised	Response to issues
East of Robert Avenue, Somersham (001)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> More impacts on wildlife than recognised, including fragmentation, adverse recreational use and impacts on quality of species-rich grassland. Object to this site as it will impinge on the open countryside Suggests a suitable drainage strategy and FRA before application/ permission. Insufficient infrastructure. Concerns for impact on water, sewerage systems, electricity supply, transport and local facilities. Suitable Transport assessment required. 	<p>Comments noted, site is proposed as an allocation but is substantially reduced from the submission site, excluding the northern third and with a much lower capacity.</p> <p>Appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies</p>
College Farm, West of Newlands industrial estate, Somersham (171)	

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Somersham	
Key issues raised	Response to issues
East of Robert Avenue, Somersham (001)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Councillors object to this site as it creates ribbon development. • Insufficient infrastructure and local facilities. Concerns for sewerage systems, electricity supply and pollution. 	<p>The site is considered to be an appropriate and sustainable addition to the built-up area of Somersham.</p> <p>Appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies</p>
East of Chapel Field Lane, Somersham (032)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • The site put forward is a part of the conservation area which differs to what is stated in this document. • Limited access with congested parking and concerns for the wildlife. • Agree it is unsuitable • Access is unsuitable for further development. 	<p>Comments noted, site not proposed as an allocation.</p>
West of Parkhall Road, Somersham (054)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Concerns for traffic and potential danger on the 'blind view' bridge. Outside of village boundary • Suggests a suitable drainage strategy and FRA before the planning process. • Insufficient infrastructure and facilities. Concerns for impacts on the water and sewerage systems, the power supply • Suitable Transport assessment required. 	<p>Comments noted, site not proposed as an allocation.</p>
Rosefield, Parkhall Road, Somersham (210)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Councillors object to this site. Councillors believe the application made in 2004 must now fall by default particularly as the original clauses have not been enforced by HDC. • Suggest a suitable drainage strategy and FRA before planning process. • Proposed access to highway needs to be improved to allow appropriate two way movement. 	<p>Comments noted, site not proposed as an allocation.</p>

Warboys	
Key issues raised	Response to issues
North of Heath Road, Warboys (102)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Parish Council agree with assessment • Safely attenuating the surface water run off below the greenfield rates will provide flood risk betterment. • Suggest suitable drainage strategy and FRA before planning process. • Suitable Transport assessment required 	<p>Comments noted, site not proposed as an allocation.</p>
Laurels Farm, Fenton Road, Warboys (016)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • A co-ordinated development is required with Avenue Farm to permit either further change of use or redevelopment of largely industrial or storage buildings to further residential development, perhaps to a maximum of 50 dwellings in total. • Suggests suitable drainage strategy and FRA before planning process • Connectivity to Warboys is poor. 	<p>Comments noted, site not proposed as an allocation.</p>
Avenue Farm, Fenton Road, Warboys (020)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • A co-ordinated development is required with Avenue Farm to permit either further change of use or redevelopment of largely industrial or storage buildings to further residential development, perhaps to a maximum of 50 dwellings in total. • Suggests suitable drainage strategy and FRA before planning process • Connectivity to Warboys is poor. 	<p>Comments noted, site not proposed as an allocation.</p>
51 Church Road, Warboys (033)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • This property is specifically mentioned in the Conservation Area Character Statement for Warboys. Many of the distances quoted are incorrect, not taking into consideration the actual walking/transport distances. • The site is located in a very dangerous location on a sharp bend and is close to another bend, making access very dangerous. 	<p>All distances throughout the HELAA as measured 'as the crow flies'.</p> <p>Comments noted, site not proposed as an allocation.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Warboys	
Key issues raised	Response to issues
North of Heath Road, Warboys (102)	
<ul style="list-style-type: none"> Concerns for damage to the landscape and conservation area. Analysis should be amended to make reference to part of the CA to be destroyed, colour coded red and rejected. Suggests a suitable drainage strategy and FRA before planning process. Existing accesses unsuitable. Transport Assessment required. Concerns how development would take place without damaging character and landscape. 	
East of Church Road, Warboys (036)	
Comments raised regarding this site included: <ul style="list-style-type: none"> Parish Council agree with assessment Suggests suitable drainage strategy and FRA before planning process. Transport assessment required 	Comments noted, site not proposed as an allocation.
Former Gladwins site, Church Road, Warboys (160)	
Comments raised regarding this site included: <ul style="list-style-type: none"> Parish Council agree with assessment Suggests suitable drainage strategy and FRA before planning process Transport assessment required. 	Comments noted, site not proposed as an allocation.
Old Radio Station, Warboys Airfield, Warboys (031)	
Comments raised regarding this site included: <ul style="list-style-type: none"> Suggests suitable drainage strategy and FRA before planning process Transport assessment required Proposes that this should be allocated for employment use. 	Comments noted, site not proposed as an allocation.
South of Stirling Close, Warboys (035)	
Comments raised regarding this site included: <ul style="list-style-type: none"> Flood Risk Assessment needed. Suggests suitable drainage strategy and FRA before planning process 	Comments noted, site is proposed as an allocation but is substantially reduced from the submission site, excluding the eastern third and with a much lower capacity.

Warboys	
Key issues raised	Response to issues
North of Heath Road, Warboys (102)	
<ul style="list-style-type: none"> • Transport assessment required. • Potential damage to countryside and landscape without benefits. 	Appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies
South and East of Ramsey Road, Warboys (125)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Parish Council agree with assessment • Fully define flood risk for watercourses. Surface water flooding issues • Suggests suitable drainage strategy and FRA before planning process. • Revised proposal to reduce site is size to 11.6 ha and to provide a high quality mixed use development minimising landscaping and heritage impacts. • Questions in the analysis should have been answered with consideration of what the development would provide e.g open space, community facility, local store. • Revised development provides opportunity for investment and ability to create jobs. • Discrepancy in assessment of distance to primary school between question 12 & 20. Distance to the centre of revised site would be 650m therefore score positively. • Suitable Transport assessment required. 	Comments noted, site not proposed as an allocation.
Extension to Warboys Airfield Industrial Estate (047)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Suggests suitable drainage strategy and FRA before planning process. • Suitable Transport assessment required. • Objects to allocation of waste recycling and recovery. Already waste recycling and recovery services at Puddock Hill. Negative impact on other employers nearby and potential to deter others from the site. 	<p>Comments noted, site not proposed as an allocation.</p> <p>Site is within an area of search in the Cambridgeshire and Peterborough Minerals and Waste plan</p>

Appendix F: Stage 6 - detail

Yaxley	
Key issues raised	Response to issues
General issues raised on Yaxley	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Given Yaxley's limited capacity, the plan should allocate suitable land in neighbouring villages such as Farcet to address local housing needs and reduce the need to travel. 	<p>Farcet is not considered to have sufficient services and facilities to be identified as a location for local plan allocations. However, should sustainable sites come forward for development in Farcet the Council will consider such proposals positively.</p>
Part of 165 Main Street, to rear of Three Horseshoes Public House, Yaxley (049)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> This land is appreciated by residents and used for many social events. The character of Main Street would be damaged by the subsequent increase in traffic. The consultation document has not been widely distributed or the public made aware of it Environment impact will be great in the locality including effects on nature, the historical view and sound and light. Road infrastructure will have to be increased and improved upon Conservation area will be affected, services are insufficient, Community asset will be lost, The Three Horseshoes pub car park will be negatively impacted. Concerns for the impacts on environment, the conservation area, landscaping, flooding and the local infrastructure. Insufficient infrastructure and local facilities. Concerns for road and access safety and drainage Concerns over impacts on the conservation area and the loss of a valuable asset in the field behind the pub used for social events. Negative impacts on character, impacts on wildlife, landscaping and privacy. Severe impact on Main Street traffic and parking. Doesn't fit in with the character of Yaxley, concerns for access to Main Street and overload of current services. 	<p>Comments noted, site not proposed as an allocation.</p>

Yaxley	
Key issues raised	Response to issues
General issues raised on Yaxley	
<ul style="list-style-type: none"> In a conservation area, concerns for historic and archaeological qualities, flooding issues, wildlife, landscaping, loss of privacy and subsequent decrease in value of properties, traffic and road safety issues. Site outline needs adjusting to remove private areas. The development should follow a sequential approach in the placement of the residential dwellings. The dwellings should be located within flood zone 1. Suggests a suitable drainage strategy and FRA before planning process. Access to be in accordance with appropriate criteria. 	

Small Settlements with Good Sustainability

Alconbury	
Key issues raised	Response to issues
East of B1043, Alconbury (062)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Impacts from human recreation and impacts on the Hermitage wood need fully assessing before future development. Ensure that the Transport Assessment considers the impact of this site at the A14/B1043 junction. Suggest a suitable drainage strategy and FRA before the planning process. We consider that the HELAA has not identified any constraints that would prevent the site from being developed. Suitable Transport assessment required. Connectivity to other settlements is poor 	Comments noted, site not proposed as an allocation.
South of Hermitage Wood, Alconbury (038)	
Comments raised regarding this site included:	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Alconbury	
Key issues raised	Response to issues
East of B1043, Alconbury (062)	
<ul style="list-style-type: none"> • Impacts from human recreation and impacts on the Hermitage wood need fully assessing before future development • Suggest a suitable drainage strategy and FRA before the planning process. 	
Farmland North of Alconbury Weald, East of Hermitage Wood, Alconbury (063)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Impacts from human recreation and impacts on the Hermitage wood need fully assessing before future development • Ensure that the Transport Assessment considers the impact of this site at the A14/B1043 junction. • There are areas at risk of surface water flooding on-site. The development will need to take this into account when allocating areas for residential development. • Suggest a suitable drainage strategy and FRA before the planning process. • We consider that the HELAA has not identified any constraints that would prevent the site from being developed. • Suitable Transport assessment required. The site does not have direct access to the existing public highway. Connectivity is poor to any adjacent settlement. 	Comments noted, site not proposed as an allocation.
North of B1043 and to the east of the A1(M) Alconbury (061)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Ensure that the Transport Assessment considers the impact of this site at the A14/B1043 junction. • This site is a suitable location for employment/commercial development, with no significant constraints; it is available and is therefore deliverable. 	Comments noted, site not proposed as an allocation.
East of Globe Lane, Alconbury (064)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • This site is a suitable location for residential development with no significant constraints; it is available and is therefore deliverable in the short term. • Suitable Transport assessment required 	Comments noted, site not proposed as an allocation.
West of Great North Road, Alconbury (153)	

Alconbury	
Key issues raised	Response to issues
East of B1043, Alconbury (062)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Access to be in accordance with appropriate criteria. 	<p>Comments noted, site not proposed as an allocation.</p>
North of School Lane, Alconbury (059)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Severe environmental impact affecting nature and wildlife, issues with public transport and the site is greenfield. • More effort could be focused into the rehabilitation of dilapidated housing and the development of Brownfield housing across the district. • Surface water run off rates and volumes will need to be limited below the greenfield conditions in order to provide some flood risk betterment. • We generally support the HELAA conclusions on the site and agree that the majority of the indicators should be positive. We agree with the conclusions that the site has excellent accessibility to local services and facilities, and that there are few constraints on site. • Suitable Transport assessment required 	<p>Site capacity is considered to adequately address concerns about impact on countryside, landscape, townscape and natural environment.</p> <p>Appropriate requirements have been included in the allocation policy or would be addressed in compliance with other plan policies.</p>
Bluntisham	
Key issues raised	Response to issues
West of Longacres (smaller site), Bluntisham (159)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • The live outline planning application for the larger scheme has provided a thorough assessment of all of the technical aspects of the proposals required to achieve a robust planning permission. In this regard, there is no reason for the site not to come forward. • The ability to accommodate SuDs on the site should be reflected as positive in the SA. • An assessment of the potential for protected species on the site found that overall the habitats within the site are of limited inherent ecological 	<p>Comments noted. See also response to issues raised on site 157 below.</p>

Appendix F: Stage 6 - detail

Bluntisham	
Key issues raised	Response to issues
West of Longacres (smaller site), Bluntisham (159)	
<p>value. In fact could even enhance biodiversity and ecological species. This should be reflected as positive in the SA.</p> <ul style="list-style-type: none"> • There is a low risk surface water flow path on this site. The safe attenuation of this would provide some betterment to the local area in extreme events. • Suggests a suitable drainage strategy and FRA before the planning process. • Insufficient infrastructure and facilities. Particular concerns for local road network, impact on water and sewerage systems, electricity supply and air pollution. • TA will need to show sufficient access from Colne Road and that the road network can support increased volume from development. 	
West of Longacres (larger site), Bluntisham (157)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • The following sections of the SA should be amended to reflect positively of the submitted assessments contributing to the live outline application. • The site can accommodate SuDS • Site could incorporate large, open and natural green space within the site • The low impact and even enhancement to biodiversity and ecological species through retaining the existing vegetation and providing a large amount of new landscaping and open space. • Should take into account the submitted Design and Access Statement which is supported by the Cambridgeshire Constabulary in relation to the reduction and prevention of crime, antisocial behaviour and the fear of crime. 	<p>Consideration of live planning applications is a separate process from consideration of the sites suitability and whether it is appropriate for allocation in the local plan.</p> <p>The HELAA assessment is based on the same sources and level of information as other assessments and does not take account of more detail that may be available from planning applications so that the decisions about suitability and whether to allocate sites are made on a consistent basis.</p> <p>Appropriate requirements have been included in the allocation policy or would be address in compliance with other plan policies.</p>

Bluntisham	
Key issues raised	Response to issues
West of Longacres (smaller site), Bluntisham (159)	
<ul style="list-style-type: none"> The planning application has provided a thorough assessment of all of the technical aspects of the proposals required to achieve a robust planning permission. In this regard, there is no reason for the development not to come forward. Criteria within the sustainability appraisal should be updated to reflect information supplied in the planning application There is a low risk surface water flow path on this site. The safe attenuation of this would provide some betterment to the local area in extreme events. Suggests a suitable drainage strategy and FRA before the planning process. Major impacts on the local road network. Insufficient infrastructure to support development. Concerns for water, sewerage, electricity, public transport, pollution and availability of local services. Phased build of developments will cause problems. Suitable transport assessment required. Particular requirements are safe access and ability to absorb extra traffic 	
18 Holliday's Road to North of Rectory Road, Bluntisham (144)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Suggests a suitable drainage strategy and FRA before the planning process Impact of heritage assets, wildlife, noise and a negative impact on the countryside are all constraints that could be addressed by the future allocation of the site and could be considered in detail as part of any subsequent planning application process. Suitable Transport assessment required 	Comments noted, site not proposed as an allocation.
South of Mill Lane allotments, Bluntisham (116)	
Comments raised regarding this site included:	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Bluntisham	
Key issues raised	Response to issues
West of Longacres (smaller site), Bluntisham (159)	
<ul style="list-style-type: none"> • Suggests a suitable drainage strategy and FRA before the planning process • The only available access onto Mill Lane is unsuitable to serve the traffic likely to be associated with additional development. 	
North of 10 Station Road, Bluntisham (015)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Most suitable for residential development • Suggest suitable FRA with particular requirement to address risk of surface water flooding. • Suggests a suitable drainage strategy and FRA before the planning process. • Major impacts on the local road network. Insufficient infrastructure to support development. Concerns for water, sewerage, electricity, public transport, pollution and availability of local services. Phased build of developments will cause problems. • Suitable transport assessment required. Particular requirement for suitable access and pedestrian connectivity to shop/service station. 	<p>Comments noted, appropriate requirements have been included in the allocation policy or would be addressed in compliance with other plan policies.</p>
North of Orchard Estates, Station Road, Bluntisham (180)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Recommend that the development has a strategic aim of reducing surface water flood risk • Suggests a suitable drainage strategy and FRA before the planning process. • Suitable Transport assessment required. 	<p>Comments noted, site not proposed as an allocation.</p>
Rear of 20 and 22 High Street, Bluntisham (100)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Suggests a suitable drainage strategy and FRA before the planning process. • Major impacts on the local road network. Insufficient infrastructure to support development. Concerns for water, sewerage, electricity, public transport, pollution and availability of local services. Phased build of developments will cause problems • Support • Access to be in accordance with appropriate criteria 	<p>Comments noted, site not proposed as an allocation.</p>

Great Staughton	
Key issues raised	Response to issues
South of 29 The Green, Great Staughton (050)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Sustainability should not be negative just because it cannot accommodate high density. • SuDS will be given priority if suitable conditions exist so this should be a positive. • Gt Staughton playing field 300m away meets ANGSt recommendations for natural green space • A well-designed layout and landscaping scheme can provide a net increase in biodiversity across the site. • Given the current use it is unlikely that there will be protected species on site • Visibility does not equate to a detrimental impact and there is no reason why development of a suitable character and design, cannot protect, maintain and enhance landscape and townscape character and the sense of place of Great Staughton. • In accordance with the Sustainability Appraisal Framework Question 8 should be assessed as neutral • Large proportion of the site at risk of surface water flooding. Suggest reducing surface water run off rates and volumes from the site to the river. • Access to meet appropriate criteria 	<p>Appropriate requirements have been included in the allocation policy or would be addressed in compliance with other plan policies.</p>
West of Cage Lane & North of Croft Close, Great Staughton (149)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Any development that will have access onto Cage Lane must be accompanied with the appropriate road improvement • Access can be achieved from Cage Lane • Pedestrian access could be provided to Moory Croft Close and Lye Close • High quality structural landscaping would be proposed as part of any development at the site to minimise visual impact and improve the north-eastern edge of the settlement. 	<p>Comments noted, site not proposed as an allocation.</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Great Staughton	
Key issues raised	Response to issues
South of 29 The Green, Great Staughton (050)	
<ul style="list-style-type: none"> The site is actually naturally contained by established hedges and tree belts and unlike other sites on the edge of the settlement, does not form a defined edge into longer views. The site's development would not have a significant impact on the surrounding historic environment or landscape and would be well contained within the existing landscape. Putting forward an additional site located to the east of Cage Lane and within close proximity of this site Inconsistencies between 149 and 12 regarding proposed access – stating that in 149 would impede integration into the main body of the village – and the same access in site 12's analysis being able to be adequately mitigated. Inconsistencies within the HELAA assessments for site 149 and 12. Question 7 regarding impact on heritage assets has been answered positively for site 12 and neutral for 149 despite site 12 being within closer proximity to the conservation area. Suitable Transport assessment required 	
Between 20 Cage Lane and Averyhill, Great Staughton (012)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Any development that will have access onto Cage Lane must be accompanied with the appropriate road improvement. Cage Lane to be improved to provide a minimum carriageway width of 5m up to and including the new vehicular access. Suitable pedestrian connectivity provided to established pedestrian facilities 	Appropriate requirements have been included in the allocation policy or would be addressed in compliance with other plan policies.
Brook Farm, The Highway, Great Staughton (148)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Believe the land is suitable and the constraints can be mitigated. Suitable Transport assessment required 	Comments noted, site not proposed as an allocation.

Great Staughton	
Key issues raised	Response to issues
South of 29 The Green, Great Staughton (050)	
Rear of 69 The Highway, Great Staughton (113)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Access to be in accordance with appropriate criteria. 	Comments noted, site not proposed as an allocation.

Small Settlements with Reasonable Sustainability

Small Settlements with Reasonable Sustainability - General	
Key issues raised	Response to issues
General issues raised on Small Settlements with Reasonable Sustainability	
Comments raised regarding this issue included: <ul style="list-style-type: none"> • Should actively seek to improve the sustainability of small settlements, particularly regarding employment • Should work collaboratively with South Cambridgeshire DC on sites near their boundary 	Comments noted; employment policies will seek to assist with sustainability

Abbots Ripton	
Key issues raised	Response to issues
North of Station Road & West of Rectory Farm Close, Abbots Ripton (073)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Site is within the catchment of the Environment Agency's Bury Brook which discharges into the Commissioners' High Lode through the Great Whyte Tunnel at Ramsey • The failure to reduce flows could place the downstream urban areas including Ramsey at increased risk • The local geology is predominantly clay, which may feature a high water table and/or a low infiltration rate • The site is grade 2 agricultural land • There are no listed buildings within the immediate vicinity 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Abbots Ripton	
Key issues raised	Response to issues
North of Station Road & West of Rectory Farm Close, Abbots Ripton (073)	
<ul style="list-style-type: none"> • With appropriate design the site would be able to provide a scheme of up to 56 dwellings • Suitable Transport assessment required 	
East of Alconbury Weald, including solar farm, Abbots Ripton (151)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Would need to include a significant green space buffer to the ancient woodland at Little Less Wood • Transport Assessment will need to consider the impact of this site at the A14/B1043 junction. • Could result in the reduction of flood risk at Abbots Ripton and further downstream on the Bury Brook. • Bury Brook has a significant history of flooding and the failure to reduce flows could place the downstream urban areas including Ramsey at increased risk. • The local geology is predominantly clay; infiltration systems are unlikely to meet current design but formation of attenuation ponds is likely to be possible • Any proposed development would ensure no harm would come to the heritage assets significance or character • Land to the north is in the same ownership which could facilitate access improvements • The use of the solar farm wholly or in part does not necessarily have to continue for the whole plan period, therefore could become available. • Minimise development on greenfield land, maximise development on previously developed land • RPS is not aware of any technical evidence to demonstrate why the site would have a positive impact in terms of noise, light or visual pollution. • The site could provide on-site open space and sports facilities 	<p>Comments noted, site not proposed as an allocation at present due to recently implemented solar farm but longer term potential for integration with Alconbury Weald is acknowledged.</p>

Abbots Ripton	
Key issues raised	Response to issues
North of Station Road & West of Rectory Farm Close, Abbots Ripton (073)	
<ul style="list-style-type: none"> • Access would likely be required via Alconbury Weald, which is likely to mean the site is not deliverable within the first five years of the Plan • Suitable Transport assessment required • The site does not have direct access to the existing public highway and connectivity is poor. 	
Catworth	
Key issues raised	Response to issues
Homefields Nursery, Station Road, Catworth (177)	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Strategy will lead to overly dense development of the village • There are other sites that could be considered which would offer similar benefit and retain the employment and commercial opportunities • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.
Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Object to allocation of any sites in and around Elton. • Oppose any proposal to redesignate Elton as a key service centre • Believe a neighbourhood plan is the way forward for Elton with sensitive developments within the existing village framework • Site assessments don't give enough prominence to conservation area status 	Comments noted; the revised HELAA acknowledges that Elton does not currently provide the level of services required to merit designation as a Small Settlement with Reasonable Sustainability. The assessments are retained in case the shop, which is being marketed as at the end of 2017, should successfully reopen.

Appendix F: Stage 6 - detail

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> The inclusion of any development within the village of Elton conflicts with HDC policy for allocation of housing sites. Thus Elton should no longer be considered at all Remove Elton from consideration in the HELAA Cumulative impact of all sites coming forward has not been considered Infrastructure and services are inadequate to cope with additional housing The junction from Elton to the A605 is dangerousThe document is disingenuous when stating that "it is not a policy document; inclusion in this assessment is no indication of the likelihood of site obtaining planning permission". The choice of site and the design of any development needs to be sympathetic to the people and the place. Many of the selected sites clearly would not be. If all sites in Elton are developed they would change the very nature of the village Elton needs 'affordable housing' but recent new builds have been large houses aimed solely at high earners, which do not meet this need. There are no accessible sporting facilities for either adults or children. 	
Between Middle Street and Highgate Green, Elton (090)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Assessment is overly positive Site has underground springs and nearby homes have suffered subsidence Would spoil open spaces within the conservation area Would increase flood risk to nearby properties 	<p>Comments noted and reference to underground springs and subsidence added; site not proposed as an allocation.</p>

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> • Elton is not a village that will support 'affordable' housing in terms of most people's expectation and/or understanding • Cricket club is not open access • The summary assessment does not fairly reflect the actual assessment of the site. • Building on this site would risk damaging existing adjacent properties due to changes in the water table. • The addition of traffic from 14 homes (possibly 28 cars) would further endanger residents and school children • The Elton Field site, therefore, would provide up to 14 extremely expensive houses and no "affordable" units • The field as it stands does absorb rainwater. If built there will be additional runoff • Since there are no obvious employment opportunities in the village, the houses are likely to be bought by commuters who require dual incomes to support what will inevitably be high mortgages • There are very limited facilities for social activities. • This involves infilling of a green space. This will undermine the character of this village. • The proposed development for 14 houses, and not 15, eliminates the requirement for affordable houses to be built on the site. 	
Between Duck Street and Wansford Road, Elton (088)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Increase is too great given the limited facilities • Additional traffic would also cross the single-track bridge over the Nene, creating additional hazards. 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> • This site could, even at low density provide more than 100 dwellings which would be a dramatic and inappropriate increase in the size of this village. • Elton therefore does not meet the conditions to be included as a 'Small settlement with Reasonable Sustainability' • There are already traffic problems in the village which would be made worse by extra housing. • Queries what is meant by affordable housing • Evidence of ridge and furrow farming in this field • Surface water flood risk to Duck Lane • Duck Lane is already congested due to on-road parking • Junction with A605 is already a significant traffic hazard and accident hot spot particularly at peak times. • The development is also non sustainable in terms of local infrastructure and the village of Elton does not encompass sufficient amenities to support the proposed significant development. • The topography represents a visual historical record of the development of the village through the hand extraction of gravel. • The field acts as a means of flood alleviation and development would have a detrimental effect on the surrounding properties • Vehicle access and egress for construction traffic is not viable on this scale of development with the existing road network • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	
Between Wansford Road and Oundle Road, Elton (089)	
Comments raised regarding this site included:	Comments noted, site not proposed as an allocation.

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> • This site is an edge of village development of the kind HDC opposes in principle. • If developed it would be an increase so large it would change the nature of the village. • Elton has insufficient services and amenities • The area identified floods on a yearly basis meaning any excess water would transfer to other residential properties close by. • The area identified floods on a yearly basis meaning any excess water would transfer to other residential properties close by. • There are already traffic problems in the village which would be made worse by extra housing. • Queries what is meant by affordable housing; would it be within the grasp of average to low income families? • Development of the proposed site would have a permanent adverse effect upon the residential amenity of the local residents due to the inevitable noise, disturbance, overlooking, loss of privacy • Any development would obscure the view of open countryside with a negative impact on the look of the village • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	
Between Oundle Road and Greenhill Road, Elton (093)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Even at low density this site could accommodate 70 dwellings which would represent an unacceptable increase in the size of the village. • Insufficient amenities and social facilities • Cannot assess this fairly without a character statement about Elton • There are already traffic problems in the village which would be made worse by extra housing. 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> • Queries what is meant by affordable housing; would it be within the grasp of average to low income families? • Elton is a small village and the proposed development would materially alter the character of the village. • The primary school is at full capacity with little or no option to expand its facilities and take additional pupils residing in newly developed properties. • The nearest surgeries are in Wansford and Oundle and neither is capable of providing care for a significant increase in patient numbers. • Access to be in accordance with appropriate criteria with pedestrian connectivity 	
South of 6 Chapel Lane, Elton (092)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • This site is unsuitable for development due to regular annual flooding. • To build on this site would reduce the capacity of the land to absorb excess rain water and river overflow causing damage to existing listed buildings and any new properties if built here • I object because of the potential for flood risk and because the village has no shop or surgery, no sports facility for the general public and limited amenities • Cannot assess this fairly without a character statement about Elton • There are already traffic problems in the village which would be made worse by extra housing • Queries what is meant by affordable housing; would it be within the grasp of average to low income families? • Elton is a small village and the proposed development would materially alter the character of the village. 	Comments noted, site not proposed as an allocation.

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> Elton needs 'affordable housing' but recent new builds have been large houses aimed solely at high earners, which do not meet this need. The only available access Chapel Lane is unsuitable to serve the traffic likely to be associated with additional development 	
North of Chestnuts Farm and River Lane, Elton (092)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Both River Lane and Duck Street are narrow and unsuitable for additional traffic that might be generated by dozens of new houses. The flood risk is unacceptable. Development would undermine the character of this village. In this context rural views are important and the view across from the west side of the river would be lost in what could be an urban type development. River Lane is narrow. It would be difficult for the emergency services to get through particularly if cars were parked in the road. The sewage system already struggles to cope with the current number of dwellings in the village The field acts as an attenuation to the river Nene, which floods on average 3-4 times per year. There is ample land, more suited to development adjacent to the A605, on the outskirts of Elton, with better access to the adjacent road network. There is already significant traffic congestion in Elton at peak times. Additional housing and the resultant additional vehicle movements will further increase this. Elton is a small village and the proposed development would materially alter the character of the village. Cannot assess this fairly without a character statement about Elton 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Elton	
Key issues raised	Response to issues
General issues raised on Elton	
<ul style="list-style-type: none"> • Elton needs 'affordable housing' but recent new builds have been large houses aimed solely at high earners, which do not meet this need. • The village roads are not suited to an increase in traffic volume • There are no accessible sporting facilities for either adults or children. • Elton as a village would be unable to sustain such a high volume of residency at this site due to paucity of access, sewage, and street lighting and street parking • This field has always been used for grazing and bee keeping and represents an area of outstanding pastoral beauty, and rural tradition. It leads to the river bank and is well populated by many native species. • The only available access to the site (River Lane) is unsuitable to serve the traffic likely to be associated with additional development 	

Farcet	
Key issues raised	Response to issues
General issues raised on Farcet	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • The core strategy highlighted residential development should facilitate growth in locations which minimise the need to travel and enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment. • Sites East of Peterborough Road Farcet and Manor Farm South East of Broad Way Farcet would fail to meet these criteria • Farcet village is lacking in facilities: there are no Doctor, no dentist, no Public House 	<p>Comments noted; the HELAA assessments are unconstrained by Core Strategy policies.</p>

Farcet	
Key issues raised	Response to issues
General issues raised on Farcet	
<ul style="list-style-type: none"> Proposed developments are contrary to the Core Strategy Bus services should be favourably assessed as they are the same as those for Yaxley 	
East of Peterborough Road (includes land in Peterborough CC boundary) (155)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Within the catchment of the Commissioners' Pigwater which is to the south east of the site which approaches capacity during wet periods and/or high rainfall events Local geology is predominantly clay The Commissioners will not consent increased volumes or rates of flow into their system unless additional storage, funded by others, is provided to accommodate the extra discharge The adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. Would fail to minimise the need to travel and enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	Comments noted, site not proposed as an allocation.
East of Field Terrace and West of Cross St, Farcet (222)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Within the catchment of the Commissioners' Pigwater which is to the south east of the site which approaches capacity during wet periods and/or high rainfall events Local geology is predominantly clay 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Farcet	
Key issues raised	Response to issues
General issues raised on Farcet	
<ul style="list-style-type: none"> • Adverse impacts on the wider water level and flood risk management systems including the River Nene system must also be considered. • The site is not suitable for development on the grounds of inadequate highway access • Whilst the site is relatively small in nature, its zone of visual influence would be significant • The site would not be able to deliver the community benefits that the Parish Council has previously identified as needed • The site does not have direct access to the existing public highway • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	
South of Field Terrace, Farcet (214)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Within the catchment of the Commissioners' Pigwater which is to the south east of the site which approaches capacity during wet periods and/or high rainfall events • Local geology is predominantly clay • Adverse impacts on the wider water level and flood risk management systems including the River Nene system must also be considered • The site is not suitable for development on the grounds of inadequate highway access • The site would protrude into the open countryside and have a significant impact on the Nene Valley/Fen Margin Character Area. • The site would not be able to deliver the community benefits that the Parish Council has previously identified as needed 	Comments noted, site not proposed as an allocation.

Farcet	
Key issues raised	Response to issues
General issues raised on Farcet	
<ul style="list-style-type: none"> The site does not have direct access to the existing public highway The existing roads (Cross Street and Field Terrace) do not look adequate to cater for any further intensification of use 	
Manor Farm, South East of Broadway, Farcet (223)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Within the catchment of the Commissioners' Pigwater which is to the south east of the site which approaches capacity during wet periods and/or high rainfall events Local geology is predominantly clay Adverse impacts on the wider water level and flood risk management systems including the River Nene system must also be considered. Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	Comments noted, site not proposed as an allocation.
West of Peterborough Road & South of the A605, Farcet (131)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Within the catchment of the EA's Stanground Lode Local geology is predominantly clay Adverse impacts on the wider water level and flood risk management systems including the River Nene system must also be considered. The Commissioners will not consent increased volumes or rates of flow into their system unless additional storage, funded by others, is provided to accommodate the extra discharge The adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Farcet	
Key issues raised	Response to issues
General issues raised on Farcet	
<ul style="list-style-type: none"> • Landscape evidence submitted demonstrates that the landscape impact of development is limited and the site does not act as a buffer between settlements. • The site has the smallest zone of visual influence of all sites in Farcet • Does not reduce the gap between Farcet and Yaxley, which is a significant local concern, unlike other sites in Farcet • A successful masterplan could deliver a housing scheme with appropriate landscaping that reinforces the distinction between Farcet and Peterborough in perpetuity • A site access can be delivered with the appropriate vision splays necessary to provide a safe and suitable access • The site is of a scale that means there is the opportunity to deliver the community benefits that the Parish Council has previously identified as needed • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Concerns regarding the safe access to this site from Peterborough Road • Would put a strain on the existing facilities in the village, for example the primary school 	

Great Gidding	
Key issues raised	Response to issues
North of 90 Main Street, Great Gidding (056)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support the identification of this site for the future development of circa 13 residential units 	Comments noted, site not proposed as an allocation.

Great Gidding	
Key issues raised	Response to issues
North of 90 Main Street, Great Gidding (056)	
<ul style="list-style-type: none"> Seeking a high quality development which maintains the character of the village in this important village gateway location Access to be in accordance with appropriate criteria with pedestrian connectivity 	
South west of Chapel End, Great Gidding (057)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Support The land does not currently serve any functional agricultural purpose other than for occasional grazing. Seeking to deliver a high quality scheme on the site which reflects on its sensitive location Access to be in accordance with appropriate criteria with pedestrian connectivity Chapel End to be improved to facilitate two way vehicle movement towards Old Weston Road 	Comments noted, site not proposed as an allocation.
Great Gransden	
Key issues raised	Response to issues
General issues raised on Great Gransden	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> Bus service is only weekly The Parish Council supports the classification of Great Gransden as a small settlement Development of these 4 sites will put a strain on health services and the local primary school. 	Noted
West of Eltisley Road, Great Gransden (060)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Assessment fails to adequately take account of the potential for adverse recreational impacts on Gransden Wood SSSI 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Great Gransden	
Key issues raised	Response to issues
General issues raised on Great Gransden	
<ul style="list-style-type: none"> • Inappropriate to consider Gransden Wood as providing accessible natural greenspace, as it is privately owned by the Wildlife Trust • This is a brownfield site within the village limits • Good access onto Eltisley Road and has no known transport infrastructure constraints • More suitable for housing than its present use as a commercial site. • Source area for a surface water flow path that feeds the Hen Brook • Upstream storage could be provided through reduced surface water runoff rates and volumes • This site overlies a principal aquifer. There are surface water features located around the site. • Potential for contamination to be present on, and beneath the land • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	
South of Sand Road, East of Mandene Gardens, Great Gransden (203)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Greenfield site outside the village limits • Traffic constraints with access onto Sand Road • Adverse impact on the heritage aspects of the village with the development of 40 houses impacting existing facilities. • Detailed comparison of SA scoring against other sites • Reference to additional supporting evidence submitted for planning application • Great Gransden should be re-categorised as a Small Settlement with Good Sustainability 	Comments noted, site not proposed as an allocation.

Great Gransden	
Key issues raised	Response to issues
General issues raised on Great Gransden	
<ul style="list-style-type: none"> • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Junction of Sand Road /Mill Road/ East Street has extremely poor visibility and the site should not be considered unless this junction can be improved sufficiently • Flood risk benefits could be delivered 	
South east of Baldwins Manor, Waresley Road, Great Gransden (034)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Concerned at the prospect of greatly increased traffic on Waresley Road • Access to Waresley Wood (an SSSI owned by the Wildlife Trust) is also off this road and it is important to keep traffic levels to a minimum to preserve its rural nature • It is a greenfield site outside the village limits • Traffic constraints with access onto Waresley Road and dangerous junctions • Development of the site will have an adverse impact on the heritage aspects of the village. • Flood risk may impact the developable area when the impacts of climate change are considered • Pedestrian connectivity is poor to any adjacent settlement and travel is unlikely to be undertaken by any means other than a vehicle. • Waresley Road comprises a narrow carriageway between the site and the village centre which would need improving • Access to be in accordance with appropriate criteria 	Comments noted, site not proposed as an allocation.
North west of West Street, Great Gransden (124)	
Comments raised regarding this site included:	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Great Gransden	
Key issues raised	Response to issues
General issues raised on Great Gransden	
<ul style="list-style-type: none"> • Support careful and controlled growth of Great Gransden but unnecessary to expands the existing development footprint of the village • Land west of Eltisley Road (060), offers a much better option for sustainable housing growth • Access is not wide enough • Greenfield site outside the village limits • Will have an adverse impact on the heritage aspects of the village • There is risk of flooding – The Riddy footpath which runs along the length of the site already floods at the bottom • Could improve flood risk management • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	

Hemingford Grey	
Key issues raised	Response to issues
Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • At risk of overtopping flood defences during the climate change scenarios and likely at residual risk of their failure • Access to be in accordance with appropriate criteria 	Comments noted, site not proposed as an allocation.
South of St Ives Road, East of old Pound Close, Hemingford Grey (121)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • The most appropriate of all the sites put forward as potential housing allocations at Hemingford Grey • Support assessment as suitable • If a sequential test is required we consider that this should be restricted to the village area 	Comments noted, site not proposed as an allocation.

Hemingford Grey	
Key issues raised	Response to issues
Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)	
<ul style="list-style-type: none"> • Currently defended but residual risk to the site from a failure of the local flood defences. • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	
South of Hemingford Road to East of Sadler Way, Hemingford Grey (170)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • In the future a large proportion of the site will be affected by overtopping of those defences unless they are raised to maintain their current standard of protection. There will also remain a residual risk of the defences failing. • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	Comments noted, site not proposed as an allocation.
East of Long Lane, South of Marsh Lane, Hemingford Grey (103)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Benefiting from defences; climate change mapping indicates that most of the site is at risk of overtopping but the northern section is only at risk during the more extreme scenarios • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	Comments noted, site not proposed as an allocation.
West of Gore Tree Road, South of Haley Close, Hemingford Grey (176)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Hilton	
Key issues raised	Response to issues
General issues raised on Hilton	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Object to Hilton being identified as reasonably sustainable as it lacks the required services, facilities and infrastructure • Objects to any sites in Hilton being assessed as suitable • There are significant contradictions between the objectives set out in the new Local Plan and this latest review of the five sites identified in Hilton. • Hilton does not fit the criteria for small settlements with reasonable sustainability due to lack of facilities and services. Does not meet the criteria for greenfield development and development in the countryside which may urbanise the village • Papworth Hospital is the largest and nearest employment option and is re-locating. • All developments proposed are too big for the village to sustain. 	<p>Comments regarding the level of services accepted. The settlement summary and site assessments for Hilton have been removed from the consolidated version of the HELAA.</p>
East of B1040, North of Cross Farm Close, Hilton (147)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Site contributes to setting of conservation area and Kings Willow • The Flood Risk Assessment will have to consider the impacts of climate change on fluvial flood risk when carrying out the sequential approach to the layout of the development. • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	<p>Comments noted</p>
North of High Street, East of Cross Farm Close, Hilton (202)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Inadequate infrastructure to accommodate more housing • Need to wait for vehicular access and usage to settle down after the A14 re-alignment is completed • Plenty of brownfield sites in towns 	<p>Comments noted</p>

Hilton	
Key issues raised	Response to issues
General issues raised on Hilton	
<ul style="list-style-type: none"> • Site contributes to setting of conservation area and listed Kings Willow, other sites would not have impacts on heritage assets • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	
South of Church End, West of Wychwood, Hilton (143)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Significant flood risk • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted
Graveley Way, Hilton (221)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Surface water flood risk onsite and to the adjacent sites; development could reduce this • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted
North of New England, Hilton (215)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Significant flood risk constraints that would limit or prohibit development of the site • The site does not have direct access to the existing public highway • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required 	Comments noted

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Houghton and Wyton	
Key issues raised	Response to issues
New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Site is suitable for B1 (b and c), B2 and to a degree B8. • Should be considered previously developed as it is an equestrian centre. • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	Comments noted, site not proposed as an allocation.
Between Houghton Hill Road and Sawtry Way, Houghton & Wyton (117)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • The site is in a very sustainable location well related to the built-up area of Houghton and Wyton • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	Comments noted, site not proposed as an allocation.
Needingworth	
Key issues raised	Response to issues
Bluntisham Farm, Bluntisham Road, Needingworth (104)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Parish council have submitted comments on planning application and do not consider it appropriate to add further comments. • Surface water flood risk • Concern about potential for increased flows to the Bluntisham IDB system that would require consent • Concerns over major impact on the local road network • The infrastructure in place at present is not sufficient for extra demand • Environment Agency maps show that the site is entirely within Flood Zone 1 • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	Comments noted, site not proposed as an allocation.
North of Meeting Lane, Needingworth (014) (112)	
Comments raised regarding this site included: <ul style="list-style-type: none"> • Parish Council are aware that a planning application for this location is imminent 	Comments noted, site not proposed as an allocation.

Needingworth	
Key issues raised	Response to issues
Bluntisham Farm, Bluntisham Road, Needingworth (104)	
<p>and therefore consider it inappropriate to comment</p> <ul style="list-style-type: none"> • Concern about potential for increased flows to the Bluntisham IDB system that would require consent • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	
West of 11 Church Street, Needingworth (074)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • The access to this site makes it unsuitable for development. • Concern about potential for increased flows to the Bluntisham IDB system that would require consent • This will have a major impact on the local road network • Infrastructure in place is insufficient to cope with extra demand • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. • The site does not have direct access to the existing public highway 	Comments noted, site not proposed as an allocation.
Offord Cluny	
Key issues raised	Response to issues
Whitwell Farmyard, Offord Cluny (216)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Developments should make a financial contribution towards the ongoing and future management of Paxton Pits Nature Reserve • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.
Opposite The Glebe, New Road, Offord Cluny (082)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Risk of surface water flooding 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Offord Cluny	
Key issues raised	Response to issues
Whitwell Farmyard, Offord Cluny (216)	
<ul style="list-style-type: none"> Parish council supports small scale growth; one of the proposals could be assimilated but all would overwhelm services Should not add extra traffic on road to Buckden before level crossing is replaced by a bridge Site should be considered suitable Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required Access to be in accordance with appropriate criteria with pedestrian connectivity 	
South of New Road, Offord Cluny (225)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Developments should make a financial contribution towards the ongoing and future management of Paxton Pits Nature Reserve Could provide betterment of flood risk to Latin Close Further flood risk assessments required before this site is brought forward Parish council supports small scale growth; one of the proposals could be assimilated but all would overwhelm services Should not add extra traffic on road to Buckden before level crossing is replaced by a bridge Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	Comments noted, site not proposed as an allocation.
Offord D'arcy	
Key issues raised	Response to issues
West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Developments should make a financial contribution towards the ongoing and future management of Paxton Pits Nature Reserve Support Parish council supports small scale growth; one of the proposals could be assimilated but all would overwhelm services Should not add extra traffic on road to Buckden before level crossing is replaced by a bridge 	Comments noted, site not proposed as an allocation.

Offord D'arcy	
Key issues raised	Response to issues
West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)	
<ul style="list-style-type: none"> • Could provide betterment of flood risk • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	
Paxton Road Farm, Offord D'Arcy (217)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Developments should make a financial contribution towards the ongoing and future management of Paxton Pits Nature Reserve • Surface water flow path on site; development could reduce flood risk • Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required • Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.
Stilton	
Key issues raised	Response to issues
East of North Street to A1(M), Stilton (136)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Within the catchment of the Commissioners' Yards End Dyke • Commissioners will not consent increased volumes or rates of flow into their system unless additional storage is provided • Adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. • Welcome conclusion the site has few constraints • Do not consider noise, air or light pollution to be constraints to development and would certainly not preclude development on the site • If restricted to the frontage development of twelve dwellings then access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.
Former Coal Yard, North of Fen Street, Stilton (224)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Flood risk on northern boundary • Within the catchment of the Commissioners' Yards End Dyke 	Comments noted, site not proposed as an allocation.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Stilton	
Key issues raised	Response to issues
East of North Street to A1(M), Stilton (136)	
<ul style="list-style-type: none"> Commissioners will not consent increased volumes or rates of flow into their system unless additional storage is provided Local geology is predominantly clay, infiltration systems are unlikely to meet current standards Adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. Access to be in accordance with appropriate criteria with pedestrian connectivity and improvements to existing network as required. 	
South of 53 High Street, Stilton (017)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Preference expressed for smaller scheme, allotments and bunding Small area at risk of surface water flooding during extreme rainfall events Within the catchment of the Commissioners' Yards End Dyke Flooding of arable land upstream of Cookson Close, Yaxley has occurred in recent years Local geology is predominantly clay, infiltration systems are unlikely to meet current standards Adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. Potential for flood risk betterment Suitable Transport statement required to assess suitable access(es) and any impact on existing highway network and identify mitigation required Access to be in accordance with appropriate criteria with pedestrian connectivity 	Comments noted, site not proposed as an allocation.
West of 34 High Street to south of Fox Covert, Stilton (018)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Support assessment as suitable Surface water flow path across the site and the site itself is a source area for surface water run off that flow into Stilton; development could reduce flood risk to properties elsewhere Within the catchment of the Commissioners' Yards End Dyke 	Comments noted, site not proposed as an allocation.

Stilton	
Key issues raised	Response to issues
East of North Street to A1(M), Stilton (136)	
<ul style="list-style-type: none"> • Adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. • Potential for flood risk betterment • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. 	
North of Elm Close, West of Harvest Close, Stilton (110)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Highways England will need to ensure that the Transport Assessment considers the impact of this site at A1(M) J16. • Surface water flow path along the southern boundary; development could help to reduce the flood risk elsewhere • Within the catchment of the Commissioners' Yards End Dyke • Commissioners will not consent increased volumes or rates of flow into their system unless additional storage is provided • Local geology is predominantly clay, infiltration systems are unlikely to meet current standards • Adverse impacts on the wider water level and flood risk management systems including the River Nene system must be considered. • Potential for flood risk betterment • Suitable Transport assessment required to assess suitable access(es) and any impact on existing highway network and identify mitigation required. • Access from Caldecote Road Looks to be difficult to achieve in terms of achieving appropriate visibility. 	Comments noted, site not proposed as an allocation.
Waresley	
Key issues raised	Response to issues
General issues raised on Waresley	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • The proposed site does not meet the criteria • Object to Waresley being identified as reasonably sustainable as it lacks the required services and facilities 	Comments regarding the level of services accepted. The settlement summary and site assessments for Waresley have been removed from the consolidated version of the HELAA.

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Waresley	
Key issues raised	Response to issues
General issues raised on Waresley	
<ul style="list-style-type: none"> Waresley lacks the facilities and services to be a small settlement with reasonable sustainability. Development should be in-fill only. Scale of development would not be in keeping with the village 	
Between Eltisley Road & Waresley Garden Centre, Waresley (192)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Development not sustainable and impacts a conservation area. Fails to adequately take account of the potential for adverse recreational impacts on Gamlingay Wood SSSI and Waresley Wood SSSI Inappropriate to consider Gamlingay Wood or Waresley Wood as providing accessible natural greenspace, as they are privately owned by the Wildlife Trust Consider the scale of the development to be disproportionate Access to the site is too dangerous Density of housing proposed is much greater than anywhere else in the village and the position of the development in the centre of the village would have a detrimental effect on its traditional rural character. Detrimental impact on conservation area Outside village limits 	Comments noted

Other Settlements

Southoe	
Key issues raised	Response to issues
South of Lees Lane, Southoe (219)	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> Highways England will need to ensure that the Transport Assessment considers the impact of this site, and of existing road users reassigning to the link road, at the A1/Little Paxton junction. Large areas of this site at risk of surface water flooding. The suitability of this site is supported. 	Comments noted, site not proposed as an allocation.

Southoe	
Key issues raised	Response to issues
South of Lees Lane, Southoe (219)	
<ul style="list-style-type: none"> • Delivery of this site can be associated with wider strategic transport improvements • Parish Council has a policy to pursue any option which will alleviate the village access situation. If the proposed Southoe development gave improved access via the Little Paxton flyover, there would be benefits for the whole village. 	

Appendix 2: Capacity calculations and illustrations

Key issues raised	Response to issues
Capacity calculations and illustrations	
<p>Comments raised regarding this issue included:</p> <ul style="list-style-type: none"> • Concerned by origin of capacity assessments dating to before current emphasis on sustainability, flood risk and surface water management • Consider the calculations do not make adequate account of need for access strips to watercourse or space required for surface water management and may give a significantly higher capacity figure which is unachievable 	<p>Comments noted. Although the calculations have origins as identified they have been refined over a considerable period of time based on approved development and are considered to be accurate.</p>

Appendix 3: Sites not assessed in detail

Key issues raised	Response to issues
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Proposes Parkview Garage, Buckden Road, Brampton as a site for the Brownfield Register • Objections to no detailed assessment for sites 38, 39, 40, 53, 83, 84, 85, 87, 115 and 181 	<p>Comments noted</p>
High Street, Hail Weston	
<p>Comments raised regarding this site included:</p> <ul style="list-style-type: none"> • Support decision not to assess site as it would be contrary to community Plan • Objections to development of this site • Objections to no detailed assessment • 279 letters of objection to development of the site 	<p>Comments noted</p>
Alwalton	
<p>Comments raised regarding this settlement included:</p>	<p>Comments noted. Alwalton does not meet the level of services and facilities that are considered to be</p>

Appendix F: Stage 6 - detail

Huntingdonshire Local Plan | Statement of Consultation - Proposed Submission 2017

Key issues raised	Response to issues
<ul style="list-style-type: none">Alwalton's status should be considered as it is very sustainable with links to Peterborough and a large range of facilities easily accessible.	necessary to enable a good range of day to day services to be accessible by sustainable travel modes

Appendix 4: Previously submitted sites reconsidered for HELAA

Key issues raised	Response to issues
Previously submitted sites reconsidered for HELAA	
Comments raised regarding this site included: Objections to no detailed assessment for site 114	Comments noted. Site lies within 400m of WWTW