

Huntingdonshire Local Plan Alteration

Adopted December 2002

Part 1: Policies

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Introduction

Huntingdonshire District Council prepared an Issues Report in August 1997 with which to commence its review of the current Local Plan. The report identified the reasons for commencing the review and key issues relating to the timescale and nature of the review, the environment, economy, quality of life and movement and transportation. Provisional aims and a locational strategy were also promoted for discussion.

There were eight seminars held with developers and with town and parish councils during October and early November 1997 to discuss the issues raised. The appropriate statutory consultees, identified in Planning Policy Guidance Note 12, were also consulted. The District Council considered the results of this consultation on 18 February 1998 and resolved to undertake a formal Alteration to the Local Plan to 2006 which should identify housing allocations in accord with a revised housing settlement strategy and propose affordable housing and wider planning obligation policies. The Alteration seeks to implement the housing related requirements for the District established in the current approved Structure Plan for the period 1991-2006. A full Replacement Local Plan is to commence once the Structure Plan Review has started.

The Alteration was placed on deposit in December 1998 for a statutory period of public consultation. A revised draft, incorporating a series of proposed changes, was published in May 1999 and further comments invited. Objections and expressions of support were considered at a public inquiry, which opened in March 2000 and closed in May 2001. The Inspector's report was received by the Council in February 2002; as a result of this a series of proposed modifications to the deposit draft was published for consultation in June 2002. The Council gave notice of its intention to adopt the plan in November 2002, and the Alteration was adopted on 18 December 2002.

For clarity and certainty, it needs to be made clear at the outset that the current Local Plan remains the adopted Local Plan for Huntingdonshire in all respects, except the following:

- Policy LPS1 and supporting text
- Policy LPS2 and supporting text
- Paragraphs 2.1-2.5 of the Housing chapter
- Policies H1 – H10 and their supporting text
- Policies H13 – H16 and their supporting text
- Policies H18 – H20 and their supporting text
- Part of Policy E3 referring to site 3, West of London Road (Godmanchester)
- Policy T8 and supporting text
- Policy T24 (iii) referring to Church Street, St Neots car parking allocation and lower case reference to the site in paragraph 5.71 on page 65

Village environmental limits have not been re-appraised because of the limited amount of additional housing land required to be allocated in the Alteration and the emphasis in the revised housing settlement strategy upon development in and around towns which do not have identified limits.

In accord with the adopted Structure Plan the Local Plan Alteration covers the period 1991-2006. The base date for the Alteration is mid-1997 because this is as up to date as the Council could be whilst being certain of the information used when preparing the Plan.

The primary objectives of this Alteration are:

- To update the housing land provision in the adopted Plan to ensure a proper and ongoing supply of housing land and implement approved Structure Plan housing provision;
- To provide a basis for co-ordination of public and private development so that the provision of services and facilities is related to the needs of new development; and, in particular,
- To identify specific expectations for affordable housing provision and wider planning obligations.

The Alteration consists of a revised housing settlement strategy by which allocations are assessed, followed by chapters on Housing Land, Affordable Housing and Planning Obligations. Allocations put forward in the Housing Land chapter and existing allocations put forward for deletion are shown in a series of site plans, the identified areas of which constitute parts of the Proposals Map (see Part 2). Only those areas of allocated land, or deleted land, constitute the Alteration Proposals Map, for all other areas the current Adopted Local Plan remains valid. Changes to the Proposals Map reflecting changes to settlements' status made in the Alteration are shown on a District base plan inserted in Part 2 of the Deposit Plan. This also shows the amended District Boundary adjacent to the Peterborough City Council consequent on the Boundary Change of April 1998.

GOAL

1.1 The goal of the Huntingdonshire Local Plan Alteration is to achieve sustainable development as this relates to housing provision for the period 1991-2006. Sustainable development can be defined as follows:

'Ensuring that the needs of the present are met without compromising the ability of future generations to meet their own needs.' (*Brundtland Report: World Commission on Environment Development, 1987*).

REVISED HOUSING SETTLEMENT STRATEGY

1.2 A revised housing settlement strategy is required as part of the Alteration to 2006 in order to guide rational choice when identifying and allocating future sites. The strategy underpins the Council's policies for locating housing development. It is sustainable in so far that it does not pre-empt strategic options for potential major growth to 2016 and concentrates new growth at existing major settlements avoiding widespread and dispersed sporadic development. The development opportunities in and around the towns and Yaxley are sufficient for the Council to limit further dispersal of development for the rest of the Plan period.

1.3 The three key reasons for the choice of this strategy are the intentions to:

- Select housing sites in locations which minimise the movement of people, goods and services and hence the use of energy resources and resultant pollution;
- Constrain development in the countryside and protect key natural assets there as a consequence; and,
- Maximise the beneficial use of past investment in infrastructure and services within existing settlements.

Settlement Hierarchy

1.4 The mechanism by which this strategy will be achieved is a defined settlement hierarchy for housing development. Within this hierarchy there will be a locational preference for housing development at the upper levels of the hierarchy.

1.5 The key determinants of this hierarchy are:

- Structure Plan guidance emphasising urban development and establishing a broad, overall settlement hierarchy of market towns, rural growth villages, limited rural growth villages, group villages and infill villages;
- The overall scale of development to be accommodated in the District;
- The extent of development already built or committed;
- Settlement size and form;
- Level of settlement facilities, infrastructure and public transport, in particular railway facilities;
- Accessibility by means of travel other than by the private car; and
- The identification and availability of development sites.

1.6 The Alteration incorporates the revised settlement hierarchy set out in Policies STR1 – STR6. The Proposals Map identifies these settlements and indicates their status. Settlement status in the hierarchy is based on known information, a 2006 time horizon and the fact that the additional housing provision can be accommodated largely in and on the periphery of towns and large villages.

STR1 The Huntingdonshire settlement hierarchy comprises:

- **market towns and the rural growth village of Yaxley where housing development up to and including estate scale may proceed.**
- **group villages where housing groups and infilling will be allowed and infill villages where only infilling will be allowed.**

1.7 The relevance of some housing policies for development control and local plan purposes depends on the scale of the housing site proposed. Site scales are defined in Policy STR2 below and are derived from the approved Structure Plan.

STR2 The scale of housing developments referred to in the alteration policies is defined as follows:

Housing estate	Development entailing the construction of more than 9 dwellings.
Housing group	<p>Up to 8 dwellings forming a planned entity using either an existing frontage or grouped around a short cul-de-sac.</p> <p>Exceptionally, where;</p> <ul style="list-style-type: none"> • the site is within the environmental limits of the village; • the development would make the best use of the land; and • the overall benefits of estate scale development are particularly strong <p>up to 15 dwellings may be permitted.</p>
Infilling¹	The filling of an undeveloped plot in an otherwise built-up frontage by no more than two dwellings.

¹ **When considering infilling it cannot be assumed that a small gap will be allowed to be filled if it forms an essential feature in the village or town scene. Infilling refers to sites within village environmental limits or towns. There may be occasions where insistence on a maximum of two dwellings on an infill site would not create an appropriate development for the village or be the best use of the land. Such occasions may require the District Council to make an exception to its policy.**

STR3 The following settlements are selected as market towns:

**Huntingdon
Godmanchester
St Neots
St Ives
Ramsey and Bury**

1.8 Structure Plan Policy SP3/1 designates Huntingdon, St Neots, St Ives and Ramsey as market towns where new housing development will be principally concentrated. However, within the market towns, Huntingdon and St Neots, by virtue of their rail links and higher degree of self-containment, are better able to accommodate development in a sustainable manner than St Ives, Godmanchester or Ramsey. Accordingly, preference will be given to Huntingdon and St Neots in making major new housing allocations. Godmanchester was formerly identified as part of Huntingdon but can be considered as a market town in its own right. Within the revised housing settlement strategy, Bury is regarded as part of the market town of Ramsey. This is due to its close proximity to and functional dependence on Ramsey.

1.9 In this Alteration, Brampton and The Stukeleys are not part of the market town of Huntingdon, and Little Paxton is not part of the market town of St Neots. These settlements are excluded because the limited amount of housing development required for the Plan period means there is no need to make additional provision in them of a scale consistent with market town status. It also reflects the Council's desire to retain these settlements' distinct and separate identities and the relative advantage of concentrating development at the market towns themselves in seeking a more sustainable pattern of development. Little Paxton remains separated from St Neots by the River Great Ouse. The problems of achieving the river crossing improvements necessary to overcome this environmental barrier are unlikely to be resolved in the Plan period and so major house building there should be avoided.

STR4 Yaxley is selected as a rural growth village.

1.10 The high amount of pre-committed development means the majority of housing land can be found within and around the towns and Yaxley. Yaxley is chosen in this Alteration as a rural growth village to meet part of the District's housing need to 2006. In accord with Structure Plan Policy SP3/2 and Policy STR1 in this Plan, housing estates will normally be permitted in Yaxley in accordance with other Structure and Local Plan policies. Planned growth can be accommodated without detriment to the village's character.

1.11 Yaxley has a good service base and is accessible with a good range of facilities, including:

- good food shops and non-food shopping, pubs and cafes/restaurants and petrol station;
- primary schools and good access to secondary education;
- a post office, bank, doctor's surgery, library, public hall and places of worship;
- good access to the existing road network;
- good public transport.

STR5 The following settlements are selected as group villages:

Abbots Ripton, Alconbury, Alconbury Weston, Bluntisham, Brampton, Buckden, Catworth, Colne, Earith, Ellington, Elton, Farcet, Fenstanton, Folksworth, Grafham, Gt.Gidding, Gt. Gransden, Gt. Paxton, Gt. Staughton, Hemingford Grey, Hilton, Holme, Houghton & Wyton, Needingworth, Kimbolton, Lt. Paxton, The Offords, Ramsey Forty Foot, Ramsey Mereside, Ramsey St Mary's, Sawtry, Somersham, Spaldwick, Stilton, Upwood, Warboys, Wistow.

STR6 The following settlements are selected as infill villages:

Abbotsley, Alwalton, Brington, Broughton, Buckworth, Bythorn, Chesterton, Conington, Covington, Easton, Glatton, Gt. Raveley, Gt. Stukeley, Hail Weston, Hamerton, Hemingford Abbots, Hemingford Grey/Fenstanton¹, Holywell, Keyston, Kings Ripton, Leighton Bromswold, Little Stukeley, Molesworth, Oldhurst, Old Weston, Perry, Pidley, Pondersbridge, Ramsey Heights, Southoe, Stibbington, Stonely, Stow Longa, Tilbrook, Upton, Wansford, Waresley, Water Newton, Winwick, Woodhurst, Wood Walton, Yelling.

¹ The settlement contained within the village environmental limits shown on Inset Plan No.35 in the Local Plan adopted in 1995.

1.12 New proposals for estates coming forward on previously unidentified sites will not be acceptable in group and infill villages other than in exceptional circumstances, where the overall benefits of estate scale development are particularly strong.

1.13 The Local Plan Alteration makes adequate housing land provision consistent with the strategic requirement. There has been no need to identify other villages as rural growth or limited rural growth villages to accommodate additional estate developments.

1.14 Other villages are identified as group or infill villages principally to enable infill and small windfall housing development opportunities to be taken up without undue detriment to the overall strategy. This avoids widespread dispersal and consequent high cost of service provision whilst giving some limited opportunity for development. Those villages which possess a primary school have mostly been identified as group villages. Other villages, such as Alconbury Weston, Catworth, Ellington, Grafham, Hilton, Ramsey Forty Foot, Ramsey Mereside and Wistow, are capable of taking development consistent with group village designation. Although without a primary school, they possess a modest range of facilities and are villages of reasonable size. Generally, the remaining smaller villages with poor facilities and public transport are restricted to infilling only.

1.15 To avoid doubt for housing policy purposes, the following hamlets with substantial groupings of dwellings in the open countryside are not part of the settlements subject to Policies STR1 and STR3 to STR6 above:

Barham, Caldecote, Coppingford, Denton, Diddington, Dillington, Fenton, Haddon, Little Gidding, Little Raveley, Midloe, Morborne, Sibson, Steeple Gidding, Stirtloe, Tetworth, Toseland, Washingley, Wennington, Woolley.

Scale and Location of Growth

1.16 The settlement hierarchy controls the scale of development within settlements. It concentrates development in the market towns and Yaxley to achieve more sustainable development. Housing development within Huntingdonshire should now move away from limited dispersal in the 1995 Local Plan towards a more sustainable strategy. Policies and proposals for locating this development and the application of the settlement strategy are set out in the Housing Land chapter.

Completions and Outstanding Commitments

1.17 The Council's ability to re-direct settlement strategy towards more sustainable housing development is constrained by the amount and distribution of dwellings completed by 1997 and the level of outstanding commitments from planning permissions yet to be implemented. The Alteration enables the Council to re-direct the strategy by applying the new hierarchy's controls on site scale and location to the allocation of land for housing and to any planning permissions which come before the Council for decision or renewal.

Renewed Allocations

1.18 The sites allocated in the 1995 Local Plan without the benefit of valid, extant planning permissions have been re-assessed. Those which do not satisfy the requirements of the revised settlement strategy and would prejudice the achievement of a more sustainable pattern of development are not renewed.

Process for new site selection

1.19 Existing employment opportunities in Huntingdonshire are concentrated in the market towns and this is where provision for further housing growth is focused. Concentration of new jobs, together with housing in these centres will enable more people to live within easy reach of employment.

1.20 Within the market towns, priority has been given to locating development:
Firstly in town centres;
Secondly on land in the rest of the towns;
Thirdly on peripheral, edge of town sites.

1.21 The identification of sites and/or encouragement of housing in town centres and towns generally will encourage a healthy mix of land uses in the most accessible places. It will also promote the town centres' functions, in particular, as cultural and social centres. Vacant sites, derelict sites and underused sites are identified for development contributing towards urban regeneration. The adoption of these priorities for development in the towns means that the economic opportunities of the existing urban areas will be realised and maximum use made of existing physical and social infrastructure.

1.22 To maximise the opportunities presenting themselves for housing in town locations, particularly closer to the town centres and other public transport nodes, densities above normal may be appropriate. A number of sites have been identified in or near the town centres. Nonetheless, not all the additional development to be provided for in the period to 2006 can be accommodated in or near the town centres. Thus provision for more dwellings has been identified on sites within the rest of the towns, with the emphasis again on using vacant, derelict and underused sites and avoiding town cramming.

1.23 The housing supply provided by the sites within the physical framework of towns has proved insufficient to meet the overall requirement. In consequence, a number of medium-sized edge of town allocations have been made at: Kings Ripton Road, Huntingdon (which does not compromise the perceived boundaries of the town);

Barford Road (extension), St Neots; and the Golf Course (part) and north of Houghton Road, St Ives.

1.24 In addition two new sites are allocated at the edge of the rural growth village of Yaxley, and a further allocation is made at Houghton Grange, St Ives. The latter is a brownfield site lying beyond the built-up framework of the town; nevertheless, it is as accessible to St Ives town centre as northern parts of St Ives itself. The Golf Course site to the west is contained on three sides by existing residential areas and school playing fields; however, maintenance of the green wedge between it and Houghton Grange is vital to the separate physical identity of St Ives and Houghton. Development of these sites, and of the land allocated north of Houghton Road, will be guided by development briefs to ensure that the intervening land is safeguarded.

1.25 The allocation of these sites has not, however, precluded the requirement to break out again in a more substantial way beyond the clearly defined physical framework of the market towns. Such substantial development beyond the existing physical boundaries of the market towns is proposed at Huntingdon and St Neots.

1.26 Developments East of the Railway, St Neots and at Ermine Street, Huntingdon were chosen in preference to major development at other towns because:

- Development at these towns offers the greatest prospect of reducing the need to travel and to encourage travel by more sustainable modes;
- Developments on the edge of St Ives were considered less desirable from an environmental perspective. The selected sites for substantial development avoid areas of best landscape;
- Ramsey, with its poor employment prospects, poor public transport and poor accessibility was not considered an appropriate location for substantial development. Market demand is restricted and substantial allocations would be unlikely to yield house completions in the plan period;
- Development on the scale proposed at St Neots would be able to take advantage of the ability of the town's secondary schools to expand. There is sufficient secondary schooling capacity available at Huntingdon.

1.27 The key determinant of the size of these proposals is the need to meet the housing shortfall. At St Neots the provision of a community large enough to be self sufficient with its own Primary School and local facilities will not compromise any long-term development options to 2016. The proposal at Huntingdon reflects the size and status of the settlement and takes into account environmental and infrastructure constraints.

Rural Development

1.28 The settlement strategy focuses major new development at the market towns and Yaxley. This means growth will be limited for the smaller communities in rural areas, particularly after existing permissions are implemented. The limitations on land use policies to solve rural problems should be recognised. Policy guidance to enable some achievement of affordable housing and wider planning gains in rural areas is incorporated in this Alteration. The District Council seeks to address such problems through partnership with Parish Councils and other interested agencies.

INTRODUCTION

2.1 The requirement for housing development in Huntingdonshire set out in the Adopted Structure Plan (1991-2006) establishes the overall amount of housing completions required. Once allowance is made for completed dwellings and outstanding commitments, the amount of land to be allocated in this Alteration can then be determined. This chapter establishes the requirement for land to be allocated for housing and then presents the land allocations themselves.

2.2 The revised housing settlement strategy set out in the previous chapter sets the context for allocating land. Specific objectives have been formulated (see below) to provide a more specific and detailed framework by which to formulate policies and identify land allocations.

2.3 It will be against these objectives that the success of policy implementation can be tested, either in a qualitative or quantitative manner. These objectives are long term in nature and will be part of a wider package of objectives in a subsequent full review of the Plan.

2.4 The specific objectives which the District Council is seeking to achieve through land allocations for housing in this Alteration are to:

- Ensure that there is sufficient land available for housing within the District to meet housing needs to 2006 as set out in the Cambridgeshire Structure Plan Policies SP4/1 and SP16/1;
- Within the overall housing settlement strategy ensure a range of site locations, sizes and house types to meet the varying needs and preferences of people in Huntingdonshire;
- Reduce the need to travel, particularly by private car;
- Encourage higher density housing to avoid inefficient use of land, particularly in town centres and at other places with good public transport or within walking and cycling distances of jobs, shops and other services;
- Identify and enable the provision of affordable housing on appropriate sites to satisfy identified housing need;
- Enable the provision of affordable housing outside settlements to meet identified local need where there are no other means of meeting that need except as an exception to the normal restriction on housing in the countryside;
- Maximise the use of “brownfield” sites for development (see paragraph 2.42 and Appendix 3), unless these sites perform particularly poorly against the criteria set out in paragraph 31 of PPG3.

2.5 These objectives are relevant for the Alteration in its entirety, including the following chapter on Affordable Housing.

HOUSING REQUIREMENT

HL1 The District Council will make provision for approximately 12,300 dwellings to be built in the period mid-1991 to mid-2006 within Huntingdonshire

2.6 The Local Plan must make adequate provision by identifying sufficient housing land to enable approximately 12,300 dwellings to be built within the District between 1991 and 2006. This is necessary to meet the housing needs of the area and to conform with the strategic provision requirement set by the approved 1995 Cambridgeshire Structure Plan (Policy SP4/1).

2.7 Policy HL1 is a strategic policy statement of the level of housing requirement to be met, not a precise forecast.

Land Supply

2.8 The forecast of housing supply to meet the housing requirement in this Plan period is divided into three elements:

- commitments (from dwellings built mid-1991 to mid-1997 and from outstanding commitments from permissions at mid-1997);
- windfalls (i.e. housing development not specifically identified – see below);
- allocations (renewed allocations and new allocations).

2.9 Table 1 below sets out the known elements of housing supply which contribute towards the overall 12,300 dwelling requirement, provides a realistic estimate for windfall housing development in the remaining period to 2006 and establishes the residue between these dwellings and the 12,300 figure. This residue is the amount of housing for which land is required to be allocated. The table presents the picture at the mid-1997 base date of the Plan.

2.10 Anticipated completions on renewed and new allocations are set out in Appendix 2. The assessed site dwelling capacities and completions are indicative and for supply calculation purposes only.

2.11 Houses already built between 1991 and 1997 are a known element of supply. At mid-1997 approximately 38% of the Structure Plan requirement had been met by the 4,700 dwellings completed since mid-1991. Outstanding commitments - dwellings with planning permission but not yet begun or completed - constitute the other 'known' element of supply, and totalled some 2,746 units at mid-1997 (529 of which were under construction at that date). However, 10% is deducted from this figure to allow for the fact that not all of these dwellings will necessarily materialise by 2006; some planning permissions could 'lapse', and in other cases the development may not begin or be completed by 2006. This 10% deduction reduces the assumed yield from outstanding commitments to 2,470 dwellings.

2.12 'Windfall' developments are those which occur on sites not allocated for housing in the Local Plan (and which did not already have planning permission at the mid-1997 base date). They can be of infill, group or estate scale. Government guidance in Planning Policy Guidance Note 3 (Housing) indicates that local plans should set out the anticipated contribution that windfall development is likely to make to housing supply.

TABLE 1: Elements of housing supply to meet Structure Plan requirement

Elements of supply	Dwellings	Comments
STRUCTURE PLAN REQUIREMENT	12,300	
1. Dwellings built 1991-1997	4,707	} } 'Known' elements of supply. }
2. Outstanding commitments at mid-1997 (ie sites with consent but not yet begun or complete): 2,746 dwellings, minus 10% allowance for lapses/non-completion.	2,470	
3. Allowance for windfall sites	822	See Appendix 1 for the detailed method of forecasting
subtotal	7,999	
4. Dwellings to be found through allocations (12,300 minus 7,999)	4,301	Residue of the Structure Plan requirement
5. New and renewed allocations: 4,808 dwellings minus 10% allowance for non-implementation/non-completion.	4,327	Estimated supply by mid-2006 from sites allocated in the Local Plan Alteration to meet the residue of the Structure Plan requirement

2.13 The forecast of 822 completions from windfall developments in Table 1 takes account of the past contribution from such sites, but assumes curtailed rates to reflect: the new settlement strategy; the reduced likelihood of large windfall proposals coming forward on behalf of Housing Associations (now termed Registered Social Landlords); and the impact of allocating sites in towns that might otherwise have occurred as windfalls. The method by which the windfall forecast has been calculated is set out in Appendix 1.

2.14 The total estimated contribution from completions to mid-1997, outstanding commitments at that date (minus 10%) and windfalls amounts to 7,999 dwellings, some 65% of the Structure Plan requirement. This leaves 4,301 dwellings to be found through allocations.

LAND ALLOCATIONS

2.15 The Alteration identifies the housing land needed to meet the residual Structure Plan requirement through a mixture of new and renewed allocations (the latter are allocations carried forward from the adopted Local Plan, which had not yet received a planning consent at mid-1997). The allocations are made in the context of the overall strategic objectives of the Local Plan, and in particular the following criteria:

- the scale of site development appropriate in each settlement to accord with the settlement hierarchy and Local Plan policies;
- the availability of sites firstly within town centres and then within the built form of settlements, including the reuse of redundant, derelict or under-used land;
- the sites with the more positive beneficial impacts and fewer negative ones identified through the environmental appraisal; and,
- the availability and cost of infrastructure.

2.16 Most of the allocated sites accord with the Alteration settlement strategy in terms of the settlement hierarchy and the priorities for locating new development. In the market towns and Yaxley the allocations are, with one exception, all of estate scale. The allocations in other villages are, with two exceptions, carried forward from the adopted Local Plan. Whilst some of these are for estate-scale developments, in virtually all such cases the sites are ones which received planning permission after mid-1997 (see Appendix 2). Most have either been developed, or are expected to be developed in the near future. Hence, whilst these allocations would not accord with the revised settlement hierarchy, deletion of the allocations would have no practical effect.

2.17 The Housing allocations listed in Policy HL2 are all on sites in excess of 0.2 hectares (0.5 acres). Ordnance Survey based site plans are contained in Part 2 of this Alteration. An estimation of anticipated housing completions on the allocated sites is set out in Appendix 2: the total amounts to 4,808 dwellings, although 10% is again deducted from this figure in Table 1 to allow for the fact that some sites may not be developed fully by 2006. The resulting estimate of 4,327 dwellings on the allocated sites is sufficient to meet the residual Structure Plan requirement of 4,301 dwellings identified in paragraph 2.14 above.

2.18 Whilst an allocation establishes the principle that housing development may take place on the site, planning applications will still need to be submitted before residential development can take place.

Allocated sites

2.19 Of the total of 42 allocations, 23 have been carried forward from the 1995 Local Plan. The basis on which new allocations have been identified was explained in Chapter 1. Those identified originally by the Council in the Deposit Draft of the Alteration (or in the subsequent Proposed Changes to it) were subject to an environmental appraisal process conducted at that time. A minority of the new allocations are made as a result of the recommendations of the Inspector who chaired the public inquiry into the Council's proposals; the environmental and other implications of these additional allocations were debated at length at that inquiry. The allocations are listed in Policy HL2 below:

HL2 The Plan allocates the following sites in Huntingdonshire:

Town	Allocation site	Gross site area (ha)¹
Huntingdon	1 Brookside^{#2}	0.42
	2 Hinchingbrooke Park	3.14
	3 Off Kings Ripton Road[#]	7.40
	4 Sapley Road	1.80
	5 Ermine Street[#]	49.88
	TOTAL	62.64
Godmanchester	6 London Road[#]	4.00
	7 Roman Way[#]	1.89
	8 The Parks	1.10
	9 Wigmore Farm[#]	4.80
	TOTAL	11.79
St Neots	10 Barford Road	17.40
	11 Barford Road (extension)[#]	3.77
	12 Church Street[#]	0.90
	13 Windmill Row[#]	0.43
	14 East of the Railway (north of Cambridge Road)[#]	58.50
	TOTAL	81.00
St Ives	15 Houghton Grange[#]	9.60
	16 North of Houghton Road[#]	3.20
	17 St Ives Golf Course (part)[#]	4.70
	18 Ramsey Road[#]	0.32
	TOTAL	17.82
Ramsey & Bury	19 Whytefield Road[#]	0.91
	TOTAL	0.91
TOTAL FOR TOWNS		174.16
Rural growth village	Allocation site	Gross site area (ha)¹
Yaxley	20 Co-op Farm	28.83
	21 North of Manor Farm[#]	5.80
	22 North of Broadway[#]	5.10
TOTAL FOR RURAL GROWTH VILLAGE		39.73

Group villages	Allocation site	Gross site area (ha) ¹
Alconbury	23 Globe Lane	0.38
Alconbury	24 School Lane	0.97
Buckden	25 High Street/Silver Street	1.96
Colne	26 Manor Farm	0.44
Farcet	27 Off Cross Street [#]	0.25
Fenstanton	28 Headlands	2.52
Folksworth	29 Townsend Way	0.72
Grafham	30 Manchester Close	0.47
Gt Gidding	31 Church Farm/Main Street ³	0.83
Gt Gidding	32 North-west of Main Street ³	0.26
Gt Gransden	33 Caxton Road/Sand Road	2.90
Hilton	34 Scotts Close	0.70
Holme	35 Church Street/Station Road	2.00
Little Paxton	36 Island Site [#]	3.33
Ramsey Mereside	37 Oilmills Road	0.23
Ramsey Mereside	38 East of Marriotts Close	1.25
Ramsey St Mary's	39 South of Ashbeach Drove	4.27
Spaldwick	40 East of Ferriman Road	1.56
Warboys	41 Woodlands	0.57
Wistow	42 Harris Lane	1.16
TOTAL FOR GROUP VILLAGES		26.77
GRAND TOTAL		240.66

Notes:

- # New allocations (not identified in the 1995 Huntingdonshire Local Plan)
- 1 Site areas include land considered likely to be required for landscaping, estate roads, open space, noise buffers and community facilities.
- 2 This site is ideally placed for senior citizens and housing for such will be encouraged here.
- 3 Frontage development only.

Deleted allocations

HL3	The following allocations for housing development contained in the Huntingdonshire Local Plan 1995 are withdrawn:
(i)	West of Ramsey
(ii)	South of Mill Road, Great Gidding
(iii)	South of Marriotts Close, Ramsey Mereside
(iv)	North of Ashbeach Drove, Ramsey St Mary's
(v)	Rear of Beech House, Spaldwick
(vi)	Townsend Farm, Upwood
(vii)	Adjacent to Sportsfield, off Lancaster Way, Warboys

2.20 A number of sites identified for housing development in the existing Local Plan were recommended for deletion by the Inspector who chaired the public inquiry into the

Deposit Draft of this Alteration, as they had been subject to objections and would not contribute to achieving a more sustainable pattern of development. Two other sites - those at Ramsey Mereside and Ramsey St Mary's listed in HL3 - were put forward for deletion by the Council in the Deposit Draft (reflecting a lack of evidence that the latter would be developed, and a replacement site that had been allocated in Ramsey Mereside). Maps illustrating the deleted sites are contained in Part 2 of the Alteration, and form part of the revised Proposals Map.

Ramsey

HL4 At Ramsey and Bury further permissions for estate-scale development will be granted only if it can be demonstrated that there would be no adverse impact upon the transport network.

2.21 The highway network serving Ramsey/Bury is relatively poor and unsuitable for accommodating significant additional traffic. As a result, any proposals for estate-scale development at the town will be required to demonstrate that there would not be an unacceptable impact upon the transport network, including local roads. This applies especially to the B1040 between St.Mary's Road and the Fen Link Road (A141/B1040 junction) and the C111/C112 between Bury and Kings Ripton, Wistow and Broughton. To assist the assessment of highway impacts a Transport Assessment should be submitted in support of planning applications affected by this policy. The Transport Assessment should detail the likely travel impacts of the development and include proposals to mitigate against these impacts and encourage the use of alternative forms of transport to the private car. This policy applies to all new developments of nine or more dwellings (net).

2.22 Structure Plan Policy SP3/1 imposes a restriction on further estate development at Ramsey until significant improvements to the B1040 between the town and the Fen Link Road (A141) have been secured, and provision made for a Ramsey Relief Road. However, as the text supporting that policy (paragraph 3.9) indicates, this restriction was imposed in the context of the intended major growth of Ramsey through large-scale peripheral expansion (provision for which was made in the Huntingdonshire Local Plan 1995, the relevant part of which has been superseded by this Alteration). It is only through very major growth at Ramsey that comprehensive improvements to the B1040 and a Ramsey Relief Road could be funded. No such growth is proposed during the period covered by this Alteration. Nevertheless, it would not be appropriate to impose a blanket prohibition on any residential developments exceeding 8 dwellings. It is conceivable that relatively small estate-scale proposals could come forward within the town that would not cause unacceptable problems on the local highway network, particularly in the case of redevelopment schemes. Hence the transport impact of individual estate-scale proposals will be assessed on a case-by-case basis against Policy HL4.

Land Allocation Targets

2.23 The adoption of the sequential approach to the identification of land for housing results in a distribution of existing and proposed growth as set out in Table 2 below. The location of windfall permissions cannot be anticipated with any accuracy and hence this is excluded from the table. As windfall provision represents only 7% of the 12,300 dwelling housing requirement it should only influence the broad location of development in a marginal way. Past evidence for the period 1991-1997 shows a 50/50 split for windfall development occurring in the market towns and in the villages.

2.24 As can be seen from Table 2 some 73% of built, committed and allocated development for the period 1991-2006 will be located in the market towns and Yaxley,

and 27% in rural settlements. In terms of dwelling potential from allocated sites alone these percentages become 88% and 12% respectively.

TABLE 2: Elements of housing supply by location - position at mid-1997 ⁵

Location ¹	Dwellings built 1991 to 1997	Outstanding commitments at mid-1997	Expected completions from allocations
<i>Towns - estates ²</i>			
Huntingdon	1,473	740	1,018
Godmanchester	118	59	282
St Neots	713	301	1,696
St Ives	374	168	310
Ramsey & Bury	160	63	35
<i>Towns - non-estate ²</i>			
Huntingdon	48	39	0
Godmanchester	33	7	0
St Neots	39	75	8
St Ives	34	52	0
Ramsey & Bury	57	50	0
Towns total	3,049	1,554	3,349
Yaxley (RGV) - estates ²	92	50	859
Yaxley (RGV) - non-estate ²	15	12	0
Rural growth village total	107	62	859
Group/infill villages - estates ²	1,002	552	571
Group/infill villages - non-estate ²	549	578	29
Group & infill villages total	1,551	1,130	600
DISTRICT TOTAL	4,707 ⁴	2,746 ⁴	4,808
<i>minus 10% allowance ³</i>	-	2,470	4,327
Notes			
¹ Figures for named settlements refer to the whole of the town/village concerned. The figures for group/infill villages also include any dwellings in hamlets and the open countryside.			
² Non-estate includes infill, housing groups, changes of use and conversions.			
³ Allowance deducted from outstanding commitments and allocations to allow for some lapses, non-implementation and non-completion by 2006; see Table 1.			
⁴ Outline planning permission for Peterborough Southern Township (Hampton) was granted on 9 March 1993. The site now lies outside the administrative area of Huntingdonshire, so is excluded from this table.			
⁵ This table excludes windfalls, the location of which cannot be forecast with any degree of precision.			

2.25 The Alteration, therefore, more than meets the Structure Plan sustainability target of achieving 60-65% of new houses in the cities and market towns.

2.26 An analysis of the allocations shows that 9% of dwellings on these sites are expected to come forward on 'brownfield' land (as defined in Appendix 3). The figure increases to 14% when looking at new allocations only. These figures are relatively low (especially when compared with the Government's target of 60% of new housing on such land), but reflect the very limited opportunities identified for the re-use of previously developed land for housing during this plan period.

Monitoring

2.27 The District Council considers that the policies and proposals contained within the Plan make adequate provision for housing supply taking account of commitments at mid-1997 and allocations and with sufficient flexibility in its allowance for windfalls. The analysis is set in the context of the fifteen year Plan period. The District Council will monitor permissions and completions to assess the achievement of policies, allocation proposals and the Alteration settlement strategy's aims and objectives.

2.28 Regular monitoring of permissions and completions will highlight potential problems of supply shortfall or surplus. It will identify where actual provision deviates from the forecast of supply and from the requirement to be achieved under strategic policy.

2.29 Windfall development will need particularly close monitoring to ensure that the strategy is not undermined by the cumulative effects of large and small windfalls including infill.

THE QUALITY AND DENSITY OF DEVELOPMENT

HL5 Good design and layout will be required in all new housing development including conversions and changes of use. Planning permission will only be granted for development if it:

- i) achieves an efficient use of the land;**
- ii) respects the townscape and landscape of the wider locality, including the local pattern of streets and spaces, building traditions and materials, and maintains open spaces, important gaps in development, mature trees and other vegetation that contributes to the quality of the local environment;**
- iii) provides an appropriate mix of dwelling sizes, types and affordability;**
- iv) incorporates landscaping as an integral part of the design;**
- v) creates attractive, distinctive and safe places and spaces which focus on the needs of pedestrians and cyclists rather than the movement and parking of vehicles; and**
- vi) promotes energy efficiency.**

2.30 The appearance of new development and its relationship to its surroundings are important planning considerations. As well as having a direct impact upon the character of Huntingdonshire, design quality is crucial to the pursuit of broader environmental objectives. For example, the development of 'brownfield' sites, pursuit of higher housing densities and exploitation of solar gain to save energy often demand more thoughtful and imaginative approaches to housing schemes. Good design also contributes to social well-being and economic success, so should be seen as an important investment for the future.

2.31 All proposals for residential development should demonstrate that the principles set out in this policy have been taken into account. For schemes involving more than a few dwellings, and for proposals involving a sensitive site (such as those affecting conservation areas or listed buildings), planning applications should be accompanied by a design statement. The statement should explain how the design relates to the site and its surroundings, and should be supported by appropriate photographs or drawings.

2.32 Policy HL5 sets out the fundamental principles that should be taken into account in addressing design quality. Further useful advice is contained in supplementary planning guidance (SPG) adopted by the District Council. Proposals for residential development should reflect the guidance contained in these documents. Key SPG publications are:

- the Huntingdonshire Design Guide (to be published during 2002), which explains the principles of good design more fully;
- the Huntingdonshire Landscape and Townscape Assessment (to be published during 2002), which analyses the distinctive character of the District's countryside and towns;
- the Cambridgeshire Landscape Guidelines (1991), which gives practical advice on landscape management and enhancement;
- conservation area character statements prepared for various conservation areas in the District, which analyse their special architectural and environmental qualities; and
- village design statements prepared by local communities and adopted as SPG by the Council. These also analyse the special qualities of particular settlements, and contain guidelines for new development. To date one VDS has been adopted, for Hilton.

2.33 The District Council also adopted Interim Car Parking Standards in August 2001 (pending a full review of this Local Plan), to reflect the guidance now set out in the national policy statements PPG3 (Housing) and PPG13 (Transport).

HL6 Housing development will be at densities of between 30 and 50 dwellings per hectare. High densities will be required on sites in or close to town centres or close to public transport nodes.

2.34 Making efficient use of land is a key objective of government policy for new housing. The average density of individual developments will be expected to fall within the range specified in the policy. This range refers to net densities, which are applied only to those parts of a site that will be developed for housing and directly associated uses. Hence the dwellings themselves, together with gardens, incidental open space, children's play areas and parking areas are included in the calculation; major buffer

strips and open spaces serving a wider area, distributor roads running through a site and new community facilities (such as primary schools) are excluded.

2.35 Development in the most accessible locations for those travelling by public transport – within or close to town centres or close to public transport nodes – should be towards the upper end of the range set out in HL6, subject to satisfactory design and integration with its surroundings. A public transport node is an interchange where people move from one form of transport to another in significant numbers, most typically bus and railway stations.

2.36 Schemes containing a reasonable proportion of smaller dwellings (one or two-bed properties), and/or which make use of flats, maisonettes and terraced forms of development, are more likely to achieve relatively high numbers of dwellings per hectare. Such developments will also contribute towards the objective of achieving a good mix of housing (see Policy HL10). Affordable housing is usually built at comparatively high densities in order to reduce the unit cost of land, although this should not preclude a mix of types of affordable housing being provided to meet the range of needs identified in a particular locality.

RE-USING BROWNFIELD LAND AND BUILDINGS

HL7 The District Council will seek to maximise the re-use of previously developed land and support the re-use of empty properties, and the conversion of underused dwellings or office or other buildings, into housing use.

2.37 The Government advocates bringing vacant housing sites back into use (for example, above shops and offices) and the conversion of larger houses into units more suited to smaller households. The conversion of former office or other buildings into flats is also encouraged. The District Council has had some success in fostering re-use of Ministry of Defence dwellings and in reusing space above shops and will support re-use and conversion proposals which are compatible with other Local Plan policies.

RURAL HOUSING

2.38 The consequence of a sequential settlement strategy focusing on the market towns and larger settlements and the reduced housing requirement to 2006 compared with that to 2001 means that there will be less new housing in the rural areas in the near future. It has proved possible to accommodate housing growth in the market towns and in Yaxley (as the one named Rural Growth Village) and there has been no need to designate Limited Rural Growth Villages.

2.39 Limited housing development will still occur in the rural areas through the renewed allocations that remain, and through group or infill development in appropriate locations.

HL8 In group villages development of groups of dwellings and infilling will be permitted on appropriate sites within village environmental limits and where development is sensitive to the scale and character of the village.

2.40 In Policy STR5, the District Council has selected settlements as Group Villages where it considers housing groups and infilling, as defined by Policy STR2, are appropriate without adversely affecting the form and character of the village. Some group scale sites are allocated as renewed allocations from the Adopted Plan.

2.41 As Paragraph 1.12 indicates, windfall developments of larger than group scale will be permitted in Group Villages only in exceptional circumstances.

HL9 In infill villages housing will be restricted to infilling, where suitable sites exist within the village environmental limits.

2.42 There may be occasions where insistence on a maximum of two dwellings on an infill site would not create an appropriate development for the village or be the best use of the land. Such occasions are likely to be rare but may require the District Council to make an exception to its policy where there is a convincing planning argument to do so.

2.43 Sub-division of existing residential curtilages or the sub-division of existing dwellings may constitute infilling, subject to Policy STR2 and subject to relevant policies in the 1995 Local Plan, including those controlling sub-division of curtilages and tandem development.

2.44 Development on the edge of settlements between existing buildings and the village environmental limit will be considered in the context of Policy H32 of the adopted Plan. Whilst, in principle, lying within the physical framework of a settlement, such development will be considered in the context of its potential impact on village character and the rural nature of the transition from open country to built settlement.

HL10 Housing provision in Huntingdonshire should reflect the full range of the local community's needs by ensuring a choice in new housing.

2.45 There has been a marked trend in recent years for new housing to be provided predominantly for the upper end of the housing market. The Cambridgeshire Structure Plan Annual Monitoring Report 1998 identifies only 13% of all new dwellings built in Huntingdonshire between mid 1996 and mid 1997 as being one or two bedroom properties. This is much lower than any other authority in Cambridgeshire and is part of a declining trend experienced throughout the Plan period so far. It is clear in published guidance that the Government is encouraging an appropriate mix of different types of housing to meet the needs of different types of household. The District Council will encourage developers to provide a mix of new housing types and tenures in the District, both in the market towns and in villages.

INTRODUCTION

3.1 Government Guidance (currently Circular 6/98) makes clear that the community's need for affordable housing is a material planning consideration to be taken into account in Local Plans and that Local Plan policies should reflect an understanding of the needs of the area over the development Plan period. To this end the District commissioned a District-wide Housing Needs Survey which was received in November 1997 and subsequently endorsed by the Council. In accord with Government advice this Alteration will:

- define affordable housing;
- indicate how many affordable houses need to be provided for the District and for specific sites;
- seek housing for people with special needs;
- consider circumstances where the commutation of housing need requirements may be appropriate; and
- consider exceptions for sites in rural areas;

DEFINITION

AH1 Affordable housing is considered to be housing which is affordable to those householders who cannot either rent or purchase housing on the open market.

3.2 Implicit in this definition is the element of discounting below full market values or rental levels needed to make such housing accessible to these households. This is normally achieved through land values; it may, for example, involve the transfer to Registered Social Landlords (RSLs) of serviced plots for free or at agricultural value, depending upon the circumstances of the scheme.

3.3 The definition is in principle that put forward by consultants in the report of the Huntingdonshire District-wide Housing Needs Survey. That survey identifies social rented housing (provided through RSLs) as being the highest priority need in Huntingdonshire. The District Council will seek to achieve appropriate affordable housing to meet identified needs.

3.4 Low-cost market housing can contribute to the overall supply of affordable housing. Such housing must be delivered at an agreed discount below full market value (in accordance with Policy AH2) in response to an identified need. Developers providing low-cost market housing will be required to undertake that the benefit of the initial discount endures for the lifetime of the property.

3.5 Need for affordable housing relates to those households unable to afford market priced housing who are in unsuitable housing, or sharing a dwelling when they require to move to separate accommodation, or homeless. Unsuitable housing is unsuited to the household using it. This may be because of its physical condition, or the fact that the household cannot operate within it (e.g. frail, elderly people unable to climb stairs). Unsuitability is identified by means of a points system established in the District-wide Housing Need Survey Report. The requirement for separate accommodation for a household is based on the household's own identified immediate need for a separate dwelling.

AH2 To achieve affordable housing, the district council will require developers to undertake that the rent or purchase price of such housing upon completion will be below the lowest price at which a choice of properties that do not require significant improvements could be found from local estate agents at the time of making the planning application for the proposed development.

3.6 To make a contribution to meeting housing needs in the District, it is important that affordable housing is available at a meaningful discount below equivalent accommodation provided on the open market. Policy AH2 provides a mechanism to help achieve this. First it requires information on the cost of the cheapest open market properties in the local area (i.e. properties sold without an element of discounting below full market value and without the benefit of any requirement for that discount to endure beyond the initial purchaser). This information should be provided for equivalent property types to those that will be built as affordable housing in any particular scheme (e.g. 2 bed flats), both new-build and second hand (the latter are usually much cheaper than their new build equivalent). The new affordable housing should then be made available at a price or rent below the average price/rent of these cheapest equivalent properties. The data should relate to that part of the District in which the development is to be situated. The policy specifically excludes properties requiring significant improvements from this calculation.

3.7 The Housing Needs Survey concluded that social rented housing is, overwhelmingly, the main form of affordable housing sought by those in housing need within the District. Rental levels for affordable housing provided through RSLs are moving to a national formula for calculation which takes into account local market rents and income levels. The formula should ensure that RSL rents accord with the objective of AH2, but the Council will require this to be demonstrated.

DISTRICT AND SITE TARGETS

AH3 The council will seek to achieve at least 1,500 new affordable homes in the period 1997-2006.

3.8 The Huntingdonshire District-wide Housing Needs Survey identified 2,185 households in immediate housing need, as defined above, within the District. It projected that a further 4,860 households will fall into housing need in the period up to 2006, making 7,045 households in total. There is, therefore, evidence of a substantial level of housing need in the District. However, the level of housing development anticipated over the Plan period (together with the limitations on the size of sites on which the Council may seek affordable homes) mean that it will not be feasible to meet this need in full through the land use planning process. AH3 sets out a realistic target for affordable housing provision in the period to 2006 based upon the size and location of allocations (see Appendix 2) and the potential contribution from existing planning consents and future 'windfall' proposals.

AH4 The council will seek to achieve 29% of the total number of dwellings as affordable housing:

- **on sites of 25 dwellings or more (or 1 hectare) irrespective of the number of dwellings) in settlements larger than 3,000 population**

- **in settlements of 3,000 population or less, on all sites, regardless of their size, subject to the effect of such provision upon the financial viability of any scheme**

3.9 Under Circular 6/98 factors such as site economics and the effect of affordable housing provision on other planning objectives can be taken into account in deciding whether it is reasonable to seek the provision of affordable housing (although viability is not a consideration in relation to planning obligations generally).

3.10 The District-wide Housing Needs Survey Report identified a target of 29% of all dwellings on eligible sites to be for affordable housing. This target will apply to all housing developments. It should form the basis of negotiations with developers for the inclusion of affordable housing within new housing developments.

3.11 In order to justify seeking affordable housing in rural settlements of less than 3,000 population, the District Council will satisfy itself that there is an identified need for affordable housing in the relevant Parish and/or adjoining Parishes.

3.12 Affordable housing achieved on site will be subject to arrangements that will ensure that the benefits are passed on to successive, as well as initial, occupiers (subject to 'Right to Acquire' housing legislation in the 1996 Housing Act). Eligibility for affordable housing provided in accordance with the policies in this chapter will be required to be assessed in relation to the Council's housing register and needs assessment criteria.

3.13 The District-wide Housing Needs Survey identified 8.4% of all households in the District having one or more special needs. Special needs households include those occupied by people with physical and mental disabilities, the frail elderly, vulnerable young people and others requiring support to live independently, or a special type of property. One fifth of special needs households live in unsuitable accommodation and most of these are unable to afford new housing. Whilst special housing needs can often be provided by modifications to peoples' existing homes, purpose built new housing is also required. The District Council will seek to achieve special needs housing within new development where it is considered justified. The type and extent of accommodation sought will be determined in the context of local circumstances.

RURAL EXCEPTIONS

AH5 The district council may relax normal restrictive open countryside development policies to permit affordable housing within, adjoining or well related to settlements of less than 3,000 population, subject to the suitability of an identified site in terms of environmental impact and the availability of necessary infrastructure.

A local need for such housing must be proven and appropriate management arrangements will be sought to ensure the long term availability of affordable housing.

Notes:

- (i) **Affordable housing is defined above.**
- (ii) **Local need in relation to exception sites means the need in a Parish or group of contiguous Parishes located around one central Parish.**
- (iii) **Indicators to be used in defining local need within the Parish or group of Parishes are:**

- Existing residents needing separate accommodation in the area (new couples, people leaving tied accommodation on retirement);
- People whose work provides important services and who need to live closer to the local community;
- People who are not necessarily resident locally but have long standing links with the local community, (e.g. elderly people who needed to move back to a village to be near relatives);
- People with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing; and,
- Existing residents who would otherwise qualify for housing or re-housing under the criteria used by the District Council in respect of its housing register including those who by reason of age, infirmity or disability are in need of special housing.

3.14 Current Government guidance makes clear that there can be occasions when sites can be released for housing as an exception to normal planning policy to provide affordable housing. This should only be in rural areas and such sites should be located within or adjoining existing villages. Clear evidence of local need to justify an exception to normal policy will be required and local will be defined as the Parish or the Parish and immediately adjoining Parishes. A specific localised Housing Needs Survey will need to be undertaken by the developer, registered social landlord or any other relevant party in a style and format to be agreed with the District Council.

3.15 Mixed developments consisting of high value housing used to offset a lower return on low cost housing on the same site is not appropriate for exception sites.

3.16 The qualifying figure of 3,000 population for settlements below which rural exception sites can be considered derives from Government guidance which stipulates the figure of 3,000 as a determining figure at which the different thresholds for affordable housing apply. Additionally, the Secretary of State has used this figure to define rural areas in relation to 'Right to Acquire' legislation embodied in the Housing Act 1996 (Housing, Right to Acquire or Enfranchise, Designated Rural Areas Orders 1996).

3.17 Affordable housing on rural exception sites must be secured on a long term basis and the District Council will require that such housing is provided in perpetuity at a level below market value or market rents. Affordable housing on rural exception sites will not be considered against the identified District housing requirement.

Planning Obligations 4

INTRODUCTION

4.1 Planning obligations and other legal agreements can be made under a variety of different Acts. The key mechanism currently is Section 106 of the Town and Country Planning Act 1990 (as amended). Under this Act, planning obligations comprise:

- agreements between a developer and the Local Planning Authority; and
- unilateral undertakings by a developer.

4.2 Planning obligations may:

- Restrict development or use of the land;
- Require operations or activities to be carried out in, on, under, or over the land;
- Impose restrictions or requirements for either an indefinite or specified period;
- Require the land to be used in any specified way, or require payments to be made to the Local Planning Authority either in a single sum or periodically; and,
- Be conditional or unconditional (e.g. on grant of planning permission).

4.3 The Government's latest guidance on planning obligations and their use is set out in the Department of the Environment Circular 1/97 'Planning Obligations'. The key sections of the Circular establishing what obligations are and how they should be used are set out below:-

- In granting planning permission, or in negotiating with developers, a local planning authority may seek to secure modifications or improvements to the proposals submitted for their approval. They may grant planning permission subject to conditions, and where appropriate they may seek to enter into planning obligations with a developer regarding the use or development of the land concerned or of other land or buildings.
- To retain public confidence, such arrangements must be operated in accordance with the fundamental principle that planning permission may not be bought or sold. This principle is best served when negotiations are conducted in a way which is seen to be fair, open and reasonable; in this way, and properly used, planning obligations may enhance the quality of development and enable proposals to go ahead which might otherwise be refused.
- Acceptable development should never be refused because an applicant is unwilling or unable to offer benefits. Unacceptable development should never be permitted because of unnecessary or unrelated benefits offered by the applicant. Those benefits or parts of benefits which go beyond what is strictly necessary should not affect the outcome of a planning decision.
- In general, it will be reasonable to seek, or take account of, a planning obligation if what is sought or offered:
 - i) is needed from a practical point of view to enable the development to go ahead and, in the case of a financial payment, will meet or contribute towards the cost of providing such necessary facilities in the near future; or

- ii) is necessary from a planning point of view and is so directly related to the proposed development and to the use of the land after its completion that the development ought not to be permitted without it.

- In other words, where a proposed development would, if implemented, create a need for particular facilities or would have a damaging impact on the environment or local amenity or would adversely affect national or local policies, and these matters cannot be satisfactorily resolved through the use of planning conditions, it will usually be reasonable for planning obligations to be sought or offered to overcome these difficulties.

4.4 The Circular provides more detailed criteria for judging the acceptability of planning obligations in a series of tests. These set out the circumstances in which certain types of benefit can reasonably be sought in connection with a grant of planning permission. The deciding factor is the specific consequences of each development for local services. The Government requires planning obligations to pass the following tests. They must be:-

- necessary;
- relevant to planning;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development;
- and
- reasonable in all other respects.

4.5 If there is a choice between imposing conditions on a planning permission and seeking to enter into a planning obligation, the Council will impose a condition which satisfies the tests of national guidance (currently Circular 11/95).

4.6 The Council will ensure that only planning obligations which meet all these tests are negotiated. The Council will not seek any planning obligation that is not fairly and reasonably related in scale and kind to the proposed development and reasonable in all other aspects. The test of reasonableness will depend on the circumstances of each case.

4.7 The District Council will also take into account broad guidance in the 1995 Cambridgeshire Structure Plan. The extent to which improvements to or provision of infrastructure and services are sought will be commensurate with the extra demands placed upon the available resources by the proposed development. This is encapsulated by Policy SP 8/1 which states:

PROVISION SHOULD NORMALLY BE MADE FOR DEVELOPMENT IN LOCAL PLANS WHERE THE COMMUNITY FACILITIES AND INFRASTRUCTURE DIRECTLY RELATED TO THAT DEVELOPMENT ARE, OR CAN BE EXPECTED TO BE, ADEQUATE IN QUANTITY AND QUALITY FOR THAT PURPOSE.

DEVELOPMENT WILL ONLY BE PERMITTED WHERE COMMUNITY FACILITIES AND INFRASTRUCTURE ARE ADEQUATE OR WHERE THERE IS A FIRM UNDERTAKING OR AGREEMENT TO MAKE APPROPRIATE PROVISION.

4.8 Some developments will generate needs in one or more of the following categories of physical and social infrastructure, for which provision may be required. However, not all developments will generate any needs requiring provision to be made and few sites will do so in all these categories:

Access & Highways
 Public Transport Facilities
 Footpaths & Cycleways
 Parking
 Fire & Rescue Cover
 (including hydrants)
 Police House or Station
 Archaeology
 External Landscaping
 Wildlife Habitats
 Rights of Way
 Informal Recreation
 Affordable Housing

Primary Education
 Secondary Education
 Community Hall
 Recreation & Leisure Facilities
 Library
 Health Care
 Day Centre for Elderly
 Family & Children's Centre
 Ecumenical Centre
 Local Shopping
 Open Space
 Allotments

4.9 Other provisions may exceptionally be sought for other special requirements relating to particular sites. The Cambridgeshire Transport Plan indicates the broad basis for transport initiatives in the area, and local area transport plans will also be developed jointly by the District and County Councils to ensure a co-ordinated approach to transport and land use planning and provide a basis for either provision of transport schemes by developers or contributions to schemes within the area.

4.10 Planning obligations will not exempt developers from other requirements in the Alteration and the operative 1995 Local Plan (see policies listed below). The Council emphasises that development that is unacceptable in the context of the development plan and other material considerations should never be permitted because the applicant offers unnecessary or unrelated benefits. Good quality and meeting of standards should be integral to the development. Additional benefits are not an alternative.

Local Plan Policy		Local Plan Policy	
H7	Services	R3, R7	Recreation open space
H8	Open Space	R12	Play areas
H36	Foul sewage disposal-rural areas	EN12	Archaeological recording
H38	Noise mitigation measures	EN13	Archaeological evaluation
T18	Estate roads	EN20	Landscaping schemes
T19	Pedestrian routes	CS8	Water supply, sewerage, sewage disposal, surface water run-off and land drainage
T20	Cycleways		
T28	Car parking ¹		

¹ The standards to which Policy T28 of the adopted Local Plan refer are now out of date in the light of changes to national guidance. Appropriate standards are set out in the Council's *Car Parking Standards : Interim Guidance* (August 2001).

4.11 Where it is reasonable to impose conditions controlling development, the District Council will require housing development to meet relevant standards. Policy requirements established in the 1995 Huntingdonshire Local Plan aim to ensure the achievement of minimum standards such as infrastructure. For the avoidance of doubt, the Council affirms that these policies remain operative.

4.12 Prior infrastructure considerations can arise from other legislation such as: the requisitioning of the provision of a water supply or of a public sewer from a water company under the Water Industry Act 1991 or previous legislation; or agreements made under the Public Health Act 1936; or agreements about development in the

vicinity of trunk roads under the Highways Act 1980 (as substituted by the New Roads and Street Works Act 1991).

4.13 The specific objectives which the District Council is seeking to achieve through the Local Plan and its use of planning obligations are to:-

- Enable the best provision of community services, facilities and infrastructure through conditions or planning obligations in association with development for the benefit of occupiers/users of the development and the wider community;
- Enable maintenance, enhancement or replacement of important amenity or environmental resources through conditions or planning obligations;
- Ensure necessary provision is made at no undue extra cost to the public purse;
- Promote more certainty, consistency and transparency when using obligations; and
- Involve developers and the wider community in establishing fair planning obligation policies.

OBLIGATIONS FOR DEVELOPMENT

4.14 As part of the normal development control process, wherever necessary to solve problems, to enhance the quality of the proposed development, to ensure that proper provision is made for the needs of those who will occupy the development so that any existing deficiencies in the area will not be increased, and/or to ensure that existing features of merit are safeguarded, the Council will impose conditions upon planning permissions or seek to enter into planning obligations with developers. Wherever possible, conditions will be imposed in preference to the use of planning obligations.

4.15 Powers available under the current legislation and circulars (presently the Town and Country Planning Act 1990 (as amended) and Circular 11/95) enable the Council to impose enforceable conditions controlling development as long as they meet the tests imposed. These are that they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. In some circumstances a 'Grampian condition' may be appropriate (i.e. a condition which provides that a development is not carried out until certain works have been carried out on land not under the control of the applicant) to achieve necessary services, community facilities or infrastructure.

4.16 Where it is not appropriate to use conditions the Council can seek planning obligations. Through negotiations, the Council will encourage developers to overcome identified deficiencies arising from proposed development through mechanisms that enable remedial actions to make the proposal acceptable in land use planning terms. Most obligations sought will be as set out in the list in paragraph 4.10 above.

Nature and Scale of Obligations

OB1 The nature and scale of obligations sought from development will be related to the size of development and the impact on physical infrastructure, social and community facilities and services.

4.17 The tests set out in Government guidance will determine the nature and scale of planning obligations associated with any development. The Council will seek to secure contributions to meet the full impact of development in order to satisfy communities' growing expectations of service provision, but will ensure that obligations sought are reasonable and justified.

4.18 Where a number of small sites are to be developed in a particular area it may occasionally be most practical and desirable to seek any necessary contribution from the individual developments in proportion to their impact (this contribution being used to secure off-site improvements that are necessary from a practical or planning point of view for the developments to go ahead).

4.19 Obligations may be commuted to a payment towards provision of a facility by others off-site. The agreement must identify the payment's purpose. Payments may be one-off or periodic sums for an agreed term. The obligation can state the amount or set out the mechanism as a formula for its calculation. The latter is suitable for shared infrastructure costs where obligations are entered into by a consortium of developers who pay fixed percentages of enhanced land value arrived at on a negotiated formula basis (not a blanket policy) to defray estimated infrastructure costs associated with development. Agreements need to make clear to what purposes the commuted sums will be put, a time frame for expenditure, and the mechanism for repayment of contributions to the applicant in the event that the service provider indicates that the planning obligation is no longer necessary.

4.20 The timing of obligation provision can be specified in an agreement to ensure timely provision in association with development. The Council will seek to co-ordinate funding and implementation of schemes and associated infrastructure, facilities and services through agreements.

Maintenance of Open Space

OB2 Financial contributions may be sought for the maintenance of small areas of open space, children's play space and recreational facilities, woodland or landscaping principally of benefit to the development itself. Payments will be time limited and not required in perpetuity.

note: if a developer retains responsibility for maintenance then this policy will not apply.

4.21 Government guidance makes clear that commuted maintenance sums can be sought in the case of small areas of open space, recreation facilities, children's play space (which, where relevant, will include equipment), woodland and landscaping principally of benefit to the development itself rather than to the wider public.

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WINDFALL SITE COMPLETION FORECASTS

Windfall Site Completion Forecasts

1.1 In line with Government guidance in PPG3, the Council's forecast of housing supply in the Plan period, shown in Table 1 in Chapter 2, includes an allowance for future house building from 'windfall' sites. That is, supply from sites not previously identified as allocations and not known as commitments from planning permissions in the period up to mid-1997.

1.2 The assumptions underpinning the forecast of windfall site completions to mid-2006 are based on the assumptions and recommendations of the Inspector who chaired the Public Local Inquiry into this Local Plan Alteration. The District Council has accepted those assumptions for this Plan period.

1.3 The total of 822 dwellings forecast to be completed on windfall sites is based upon the following elements:

- The annual supply of dwellings assumed to be built each year on small and large windfall sites permitted after mid-1997, totalling 137 dwellings/year. This comprises:

Large sites (sites of 9 or more dwellings, net)

- 20/year from Registered Social Landlord (RSL) housing
- 45/year from private developers (arising from 35/year in towns and 10/year in villages)

Small sites (sites of 8 or less dwellings, net)

- 72/year

- The number of years over which the annual supply of windfall completions is counted. Allowing a time lag of 3 years for private sector and RSL development, between permissions being granted and implemented after mid-1997, results in the assumed annual supply of windfalls being multiplied by 6 years (mid-2000 to mid-2006).

1.4 The forecast allowance for windfall supply is therefore 822 dwellings (that is, 137 x 6). It relates solely to windfall completions on previously developed land, consistent with the advice in PPG3. No allowance is made for windfall development on greenfield sites for supply forecasting purposes.

1.5 The forecast of the annual supply of windfalls is considerably below historic rates. This reflects the anticipated impact of the revised settlement strategy. Moreover, some sites have been allocated for housing that might otherwise have come forward as windfalls. The Council also assumes that fewer dwellings than in the past are likely to come forward on windfall sites developed by Registered Social Landlords, due to the expected reduction in Local Authority Housing Grant and as RSL activity is directed more towards allocated sites.

ESTIMATED HOUSING YIELDS FROM ALLOCATED SITES

ESTIMATED HOUSING YIELDS FROM ALLOCATED SITES

APPENDIX 2

Site Gross Area	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
HUNTINGDON								
Site No. 1 Brookside 0.42ha	MT B	N.A.	N.A.	Offsite	0.42ha	49/ha	Town Centre Location	21
Site No. 2 Hinchingbrooke Park 3.14ha	MT	0.02ha	0.16ha for local centre, 1.3ha for Primary School	Offsite	1.66ha	42/ha	Urban extension Permission 01/02459 (outline) for residential development plus local centre. Permission 01/00297 for Primary School	70
Site No. 3 Off Kings Ripton Road 7.40ha	MT	1.38ha (20m strip N&W)	N.A.	Offsite	6.02ha	35/ha	Planning Application 00/00510(outline) Subject to S106. Inspector's report – paragraphs 2.4.9.19 & 2.4.9.3	211
Site No. 4 Sapley Road 1.80ha	MT	N.A.	N.A.	N.A.	1.8 ha	23/ha	Permission 97/0774	41
Site No. 5 Ermine Street, 49.88ha	MT	Within 24.88ha residue of site	Primary School 1.3ha	4.0ha (within 24.88ha residue)	23.7ha	30/ha	Urban Extension Inspector's Report – paragraphs 2.4.9.19 & 2.4.9.3 but with the area for the Primary School discounted	675 (site capacity is 711, with residual completions post-2006)

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
GODMANCHESTER								
Site No. 6 London Road 4.00ha	MT (20% of site is Brownfield)	0.27ha (15m strip S&E)	N.A.	Offsite	3.73ha	35/ha	Urban Extension	131
Site No. 7 Roman Way 1.89ha	MT B	0.42ha (bundling-W)	N.A.	Offsite	1.47ha	38/ha	Urban Brownfield	56
Site No. 8 The Parks 1.10ha	MT	N.A	0.1 Ha for cricket ground car park	N.A	1.0ha	25/ha	Permissions for 25 dwellings - 98/0152 & 98/0151	25
Site No. 9 Wigmore Farm 4.80ha	MT	Open Space 2.2ha		Offsite	2.6ha	27/ha	Urban Extension Inspector's report – paragraphs 2.4.9.19 & 2.4.9.3	70

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area								
ST. NEOTS								
Site No. 10 Barford Road 17.40ha	MT	1.21ha including land for surgery		Offsite	14.35ha land to north of Tesco permitted by 95/0469 PLUS 1.84ha (the northern part of land to west & north-west of Tesco - see site 11 for remainder of this land)	38/ha	Urban extension The area permitted for housing under 95/0469(Outline) covers only part of the allocation. Within that area there are detailed permissions for 316 dwellings in Phases 1 and 2 on about 9.2 hectares with an average density of 35/ha. There are also 34 flats for the elderly on 0.4ha arising from the S106 agreement & the subject of current application 02/00449 (Reserve Matters); Phase 3 on the residue of the Outline permission (4.74ha) is expected to be built at a higher density (at least 40/ha). The overall density of 38/ha is assumed also to apply to the dwellings on the former employment allocation.	540 within 0469/95 area for housing. PLUS 70 on land formerly permitted for employment uses by 0469/95
Site No. 11 Barford Road (extension) 3.77ha	MT	2.06ha		Offsite	1.71ha (this is the southern part of land to west & north-west of Tesco - see site 10 for remainder of this land)	38/ha	Urban extension Inspector's Report - paragraph 2.4.9.19 Same overall net density as Site 10.	65

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area Site No. 12 Church Street 0.90ha	MT B (garden land)	N.A.	N.A.	N.A.	0.9ha	9/ha	Extensive tree coverage & TPOs physically constrain the amount of housing that can be built on site.	8
Site No. 13 Windmill Row 0.43ha	MT B	N.A.	N.A.	Offsite	0.43ha	49/ha	Town centre location	21
Site No. 14 East of the Railway (North of Cambridge Road) 58.50ha	MT	19.85ha	2.1ha Primary School & 2ha for Station Quarter	4.05ha	30.5ha	33/ha	Urban Extension Inspector's Report – paragraph 2.4.6.1	1000

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
ST. IVES								
Site No. 15 Houghton Grange 9.60ha	MT B	5.2ha (includes peripheral landscaping, avenue, parkland/open space & area of listed buildings)	N.A.	Offsite	4.4ha	20/ha	Setting of Listed Building & TPOs physically constrain the amount of housing that can be built on site. Density gradient to fall towards The Grange. Inspector's Report – paragraph 2.4.6.1	90
Site No. 16 North of Houghton Road 3.20ha	MT	0.55 ha 15m width on 370m road frontage and W boundary	N.A.	Offsite.	2.65ha	36/ha	Urban Extension Inspector's Report – paragraphs 2.4.9.19 & 2.4.9.3	95
Site No 17 St Ives Golf Course (Part) 4.70ha	MT	1.58ha	N.A.	Offsite	3.12ha	35/ha	Urban Extension Inspector's Report – paragraph 2.4.6.1	109
Site No. 18 Ramsey Road 0.32ha	MT B	N.A.	N.A.	Offsite	0.32ha	49/ha	Town centre location	16

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area								
RAMSEY								
Site No. 19 Whytefield Rd 0.91ha	MT B	N.A.	N.A.	Offsite	0.91ha	38/ha	Urban Brownfield	35
YAXLEY								
Site No. 20 Co-op Farm 28.83ha		3.98ha – includes water attenuation area, green corridor, northern buffer planting and informal open space	1.65ha for retail units 0.2ha for school extension land	4.85ha adjoining housing allocation area.	23.0ha	26/ha	Permission 89/1659 (Outline) for whole site. Subsequent reserve matters permissions for most of housing development area.	599
Site No. 21 North of Manor Farm 5.80ha		2.18ha to include Village Green		Offsite	3.62ha	30/ha	Urban Extension Inspector's Report- paragraphs 2.4.9.19 & 2.4.9.3	110
Site No. 22 North of Broadway 5.10ha		0.42ha on S boundary (280m x15m) & 0.15ha existing copse	N.A.	Offsite	4.53ha	33/ha	Urban Extension Inspector's Report paragraphs - 2.4.9.19 & 2.4.9.3	150

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area								
OTHER SETTLEMENTS								
Site No. 23 Globe Lane Alconbury 0.38ha	B	0.04ha	N.A.	N.A.	0.34ha	47/ha	Permission 00/00351	16
Site No. 24 School Lane Alconbury 0.97ha		N.A.	N.A.	N.A.	0.97ha	23/ha	Permission 97/1829	22
Site No. 25 High St/ Silver St, Buckden 1.96ha		0.45ha	N.A.	Offsite	1.51ha	35/ha	Permission 99/1336	53
Site No. 26 Manor Farm Colne 0.44ha		N.A.	N.A.	N.A.	0.44ha	18/ha	Sensitive village location	8
Site No. 27 Off Cross Street Farcet 0.25ha	B	N.A.	N.A.	N.A.	0.25Ha	32/Ha	The southern part of Permission 00/01555 – the 8 dwellings are for Affordable housing	8
Site No. 28 Headlands Fenstanton 2.52ha		0.06ha	N.A.	Offsite	2.46ha	33/ha	Permission 01/00725	82
Site No. 29 Townsend Way Folksworth 0.72ha		N.A.	N.A.	N.A.	0.72ha	18/ha	Residue of site now within latest permission 97/0838	13 (net)

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area								
Site No. 30 Manchester Close, Grafham 0.47ha		N.A.	N.A.	N.A.	0.47haa	19/ha	Permission 97/1318	9
Site No. 31 Church Fm/ Main St Gt Gidding 0.83ha		N.A.	N.A.	N.A.	0.83ha	10/ha	Frontage Only	8
Site No. 32 NW Of Main St Gt Gidding 0.26ha		N.A.	N.A.	N.A.	0.26ha	12/ha	Frontage Only	3
Site No. 33 Caxton Rd/ Sand Rd Gt Gransden 2.90ha		Offsite 0.95Ha meadow buffer (adj. ind estate)	N.A.	N.A.	1.95ha	17/ha	Permission 98/0508	33
Site No. 34 Scotts Close Hilton 0.70ha		N.A.	N.A.	N.A.	0.7ha	13/ha	Permission 00/01718 (Outline)	9
Site No. 35 Church St/ Station Road, Holme 2.00ha		N.A.	N.A.	N.A.	2.0ha	16/ha	Permissions: 25 dws (97/0307) 2 dws (971331) 4 dws (00/00528)	31
Site No. 36 Island Site Lt Paxton 3.33ha	B	N.A.	N.A.	N.A.	3.33ha	41/ha	Permission 00/01515	135

Site	Market Town (MT) Brownfield (B)	Structural landscaping Area	Area for community use	Playspace area (adult)	Net housing area	Average site density (net)	Density justification	Yield i.e. net area x average site density
Gross Area								
Site No. 37 Oilmills Road, Ramsey Mereside 0.23ha		N.A.	N.A.	N.A.	0.23ha	9/ha	Inspector's Report – paragraph 2.4.6.1	2
Site No. 38 East of Marriotts Close, Ramsey Mereside 1.25 ha		N/A	Village hall Offsite	Offsite	1.25ha	23/ha	Permission 98/01695	29
Site No. 39 South of Ashbeach Drove Ramsey St Marys. 4.27ha		0.8ha	1.27ha on eastern part of site to remain undeveloped	Offsite	2.2ha	27/ha	Permission 91/0233(Outline) on western part of site	60
Site No. 40 East of Ferriman Rd Spaldwick 1.56ha		N.A.	N.A.	Offsite	1.56ha	28/ha	Part of Permission 97/1845	43
Site No. 41 Woodlands Warboys 0.57ha		N.A.	N.A.	Offsite	0.57ha	35/ha	Central village site; similar to adjacent estate	20
Site No. 42 Harris Lane Wistow 1.16ha		N.A.	N.A.	N.A.	1.16ha	14/ha	Part of Permission 98/0665	16
ALLOCATIONS TOTAL								4808

DEFINITION OF BROWNFIELD SITES

Definition of Brownfield Sites

3.1 Previously developed land is defined in PPG3 *Housing* (2000) as that which is or has been occupied by a permanent structure and associated fixed surface infrastructure. It may occur in both built-up and rural settings. It includes defence land and buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. Agricultural buildings are, however, excluded.

3.2 It also excludes land that has been used for agricultural cultivation, forestry and woodland, and land in built-up areas which has not been developed previously (eg. parks, recreation grounds, allotments). Land damaged by previous development that has blended into the landscape in the process of time, to the extent that it can reasonably be considered as part of the natural surroundings, or has been put to some acceptable use and no longer constitutes a problem, is also excluded.

3.3 The five individual components which may constitute brownfield land have been identified as follows:

- previously developed land which is now vacant;
- vacant buildings;
- derelict land and buildings;
- other previously developed land or buildings, currently in use, allocated for development in the adopted plan or having planning permission for housing;
- other previously developed land or buildings where it is known there is potential for redevelopment.

To further assist site selection, detailed definitions are set out for each of the above categories. These were developed by the Government to assist site identification for the National Land Use Database.

3.4 The Government definition of vacant and derelict sites and other previously developed land and buildings that may be available for redevelopment ('brownfield' land) is adopted as the appropriate definition for the purposes of this Local Plan Alteration.

Definitions of Vacant and Derelict Sites and Other Previously Developed Land and Buildings – An Overview

	Category	Definition	Includes	Excludes
a	Previously developed land which is now vacant	Land that was previously developed and is now vacant which could be developed without treatment. Treatment includes demolition and levelling.		<ul style="list-style-type: none"> Land previously used for mineral extraction or waste disposal which has been or is being restored for agriculture, forestry, woodland or other open countryside use is excluded.
b	Vacant buildings	Unoccupied buildings, that are structurally sound and in a reasonable state of repair (i.e. capable of being occupied in their present state).	<ul style="list-style-type: none"> Buildings that have been declared redundant or where re-letting for their former use is not expected (i.e. where long term vacancy is an issue). 	<ul style="list-style-type: none"> Vacant buildings that will be subject to re-letting for their former use in the short to medium term (i.e. in the normal market cycle of sale and transfer). Single residential dwellings except where they could reasonably be developed into 10 or more dwellings.
bz	Vacant dwellings zone	Concentrations of unoccupied dwellings. The minimum vacancy rate to use when delineating these zones is 25%.		
c	Derelict land and buildings	Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment includes demolition and levelling.	<ul style="list-style-type: none"> Abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair i.e. with unsound roof(s). 	<ul style="list-style-type: none"> Land damaged by development which has been or is being restored for agriculture, forestry, woodland or other open countryside use is excluded. Land damaged by development which has blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings or has been put to some acceptable use and no longer constitutes a problem.
d	Other previously developed land or buildings, currently in use, allocated for development in the adopted plan or having planning permission for housing.	Other previously developed land or buildings, currently in use, allocated for development in the adopted plan or having planning permission for housing.	<ul style="list-style-type: none"> Proposed sites allocated for development in the adopted plan which have not yet been implemented. Sites which have outline or detailed planning permission for housing. 	<ul style="list-style-type: none"> Single residential dwellings where conversion to less than 10 dwellings is planned.
e	Other previously developed land or buildings where it is known there is potential for redevelopment (but without allocation or planning permission).	Other previously developed land or buildings where it is known there is potential for redevelopment.	<ul style="list-style-type: none"> Sites likely to be disposed of by their owners for redevelopment or conversion in the next five years. Sites which have had planning permission for housing but which has now lapsed. 	