

**HUNTINGDONSHIRE
LOCAL PLAN
EXAMINATION**

**MATTER 10 ALLOCATIONS
– KEY SERVICE CENTRES**

REP ID: 1118661

HEARING STATEMENT

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MATTER 10 – PROPOSED SITE ALLOCATIONS – KEY SERVICE CENTRES

Introduction

- 1.1 This Matter 10 Statement has been prepared by Carter Jonas LLP on behalf of Hallam Land Management (HLM), who are promoting land at Gifford's Park in St Ives for a residential-led mixed use development. In the HLM representations to the Proposed Submission Huntingdonshire Local Plan 2036 (PS HLP2036) comments were made about two site allocations in Buckden: BU1 (East of Silver Street and South of A1) and BU2 (Luck's Lane) – see Rep Id. 380.
- 1.2 In this Statement we respond to the following questions:
- For BU2 (Luck's Lane) - Qu.4 What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?
 - For BU1 (East of Silver Street and South of A1) – Qu.8 What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

Issue

Whether the proposed site allocations for the Key Service Centres are justified, effective and consistent with national policy.

Relevant policies – BU1 and BU2

Questions

Taking each of the following proposed site allocations individually:

Buckden

BU1- East of Silver Street and South of A1

8) What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 1.3 Site Ref. BU 1 (East of Silver Street and South of A1) is allocated for 270 dwellings. The policy highlights a series of constraints to be address for the proposed development, including noise and air quality impacts from the A1 and realigned A14. The site will be close to an elevated section of the new A14 and there must be considerable uncertainty about the potential noise and air quality impacts on residential development at this site, until such time as the road is in place. Paragraph 109 of the NPPF seeks to ensure that the planning system prevents unacceptable risks and adverse impacts from air and noise pollution. It is likely that significant noise and air quality mitigation measures will be required on site as part of the proposed development, in order to provide acceptable living conditions for future residents, which could affect the extent of any buffer and the land available for development. We note that the assessment of the site in the HELAA (see pg. 464-467) indicates that the capacity of the site is 247 dwellings, and not 270 dwellings.

- 1.4 The request sought in respect of Policy BU1 is as follows:

We request that a more detailed assessment of the suitability and constraints of Site Ref. BU 1 (East of Silver Street and South of A1) is undertaken, including noise and air quality impacts from the A1 and realigned A14. The site will be close to an elevated section of the new A14 and there must be considerable uncertainty about the potential noise and air quality impacts on residential development at this site.

BU2- Luck's Lane

4) What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

1.5 Site Ref. BU2 (Luck's Lane) is allocated for 165 dwellings. However, outline planning permission has been granted for 180 dwellings at appeal (Appeal Ref: APP/H0520/W/16/3159161). Therefore, the capacity of the site should be amended to reflect the appeal decision.

1.6 The request sought in respect of Policy BU2 is as follows:

We request that the capacity of Site Ref. BU2 (Luck's Lane) is amended to reflect the recent appeal decision.

