

Huntingdonshire Local Plan: Appendix to Inspector's Report – Main Modifications

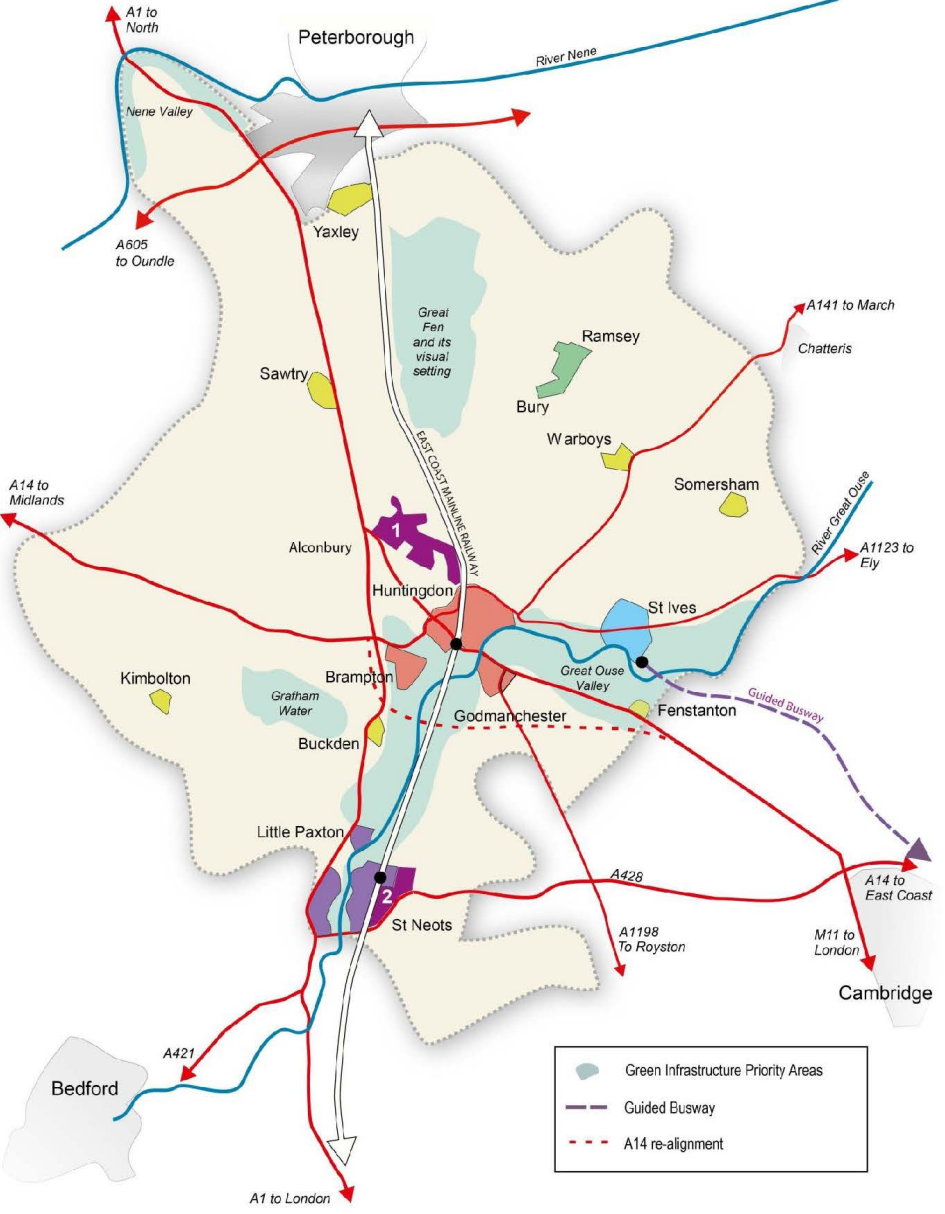
New text is shown as underlined and deleted text is shown struck through. References in Italics indicate where text remains as submitted.

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
MM1	32-35	LP 2 Strategy for Development and paragraphs 4.10, 4.18 and 4.20	<p>LP 2</p> <p>Strategy for Development</p> <p>The development strategy for Huntingdonshire is to:</p> <ul style="list-style-type: none"> • Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities; • Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities; • Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes; • Support a thriving rural economy; • Protect the character of existing settlements and <u>recognise</u> the intrinsic character and beauty of the surrounding countryside; • Conserve and enhance the historic environment; and • Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation. <p>Distribution of Growth</p> <p>Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:</p> <ul style="list-style-type: none"> • Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald • St Neots including Little Paxton and the strategic expansion location of St Neots East • St Ives • Ramsey including Bury. <p>Approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.</p> <p>Seven key service centres are designated reflecting the concentration of services and facilities in these locations and their role in providing services to residents of other nearby communities. These are:</p> <ul style="list-style-type: none"> • Buckden • Fenstanton • Kimbolton • Sawtry • Somersham • Warboys • Yaxley. <p>Three local service centres are designated reflecting their level of service provision to residents. These are:</p> <ul style="list-style-type: none"> • Alconbury • Bluntisham • Great Staughton. <p>All other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements'.</p> <p>Approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres, local service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply.</p>

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			<p>In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.</p> <p>Reasoning</p> <p><i>Paragraphs 4.7 to 4.9 remain as submitted.</i></p> <p>4.10 Since 1 April 2011 which was the beginning of the plan period and 31 March 2017 3,675 dwellings have been completed, equivalent to 18% of the objectively assessed need up to 2036. In total housing completions since 2011, commitments as at 1 April 2017 and allocations in this plan account for approximately 22,500 new homes, equivalent to 112% of the objectively assessed need. Additional provision is anticipated through rural exceptions, small and windfall sites. Together these will help to achieve the distribution sought in the policy and support the sustainability of key service centres, local service centres and small settlements by provision of appropriate scale developments.</p> <p><u>Since 1 April 2011 which was the beginning of the plan period and 31 March 2018 4,421 dwellings have been completed, equivalent to 22% of the objectively assessed need up to 2036. Supply from the 1 April 2018 to 31 March 2036 is estimated at 16,647 dwellings. This includes sites with planning permission, sites subject to S106 agreements, sites allocated in this Local Plan and estimated completions of additional small windfall sites, rural exceptions sites and prior approvals. The total estimated housing supply for the plan period equates to 21,068 new homes. This is equivalent to 105% of the Council's objectively assessed need. Together these will help to achieve the distribution sought in the policy and support the sustainability of key service centres and small settlements by provision of appropriate scale developments.</u></p> <p>Summary of Housing Trajectory</p> <table border="1"> <thead> <tr> <th></th> <th>2018/ 19</th> <th>2019/ 20</th> <th>2020 /21</th> <th>2021 /22</th> <th>2022/ 23</th> <th>2023/ 24</th> <th>2024/ 25</th> <th>2025 /26</th> <th>2026 /27</th> <th>2027 /28</th> <th>2028 /29</th> <th>2029 /30</th> <th>2030 /31</th> <th>2031 /32</th> <th>2032 /33</th> <th>2033 /34</th> <th>2034 /35</th> <th>2035 /36</th> <th>Total 2018- 36</th> </tr> </thead> <tbody> <tr> <td>Sites with planning permission (PP) as at 31 March 2017* (excluding those allocated in Plan)</td> <td>329</td> <td>153</td> <td>104</td> <td>19</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>605</td> </tr> <tr> <td>All sites allocated in Plan (with PP, subject to S106 and without PP)</td> <td>727</td> <td>1,085</td> <td>1,326</td> <td>1,409</td> <td>1,304</td> <td>1,133</td> <td>812</td> <td>710</td> <td>538</td> <td>520</td> <td>500</td> <td>500</td> <td>515</td> <td>515</td> <td>500</td> <td>500</td> <td>500</td> <td>500</td> <td>13,594</td> </tr> <tr> <td>Prior approvals</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>360</td> </tr> <tr> <td>Additional sites of 10 or more dwellings with PP/subject to S106 since March 2017</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>75</td> <td>75</td> <td>40</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>363</td> </tr> <tr> <td>Windfall small sites (less than 10 dwellings)</td> <td>-</td> <td>-</td> <td>-</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>80</td> <td>1,200</td> </tr> <tr> <td>Rural exception sites</td> <td>-</td> <td>-</td> <td>-</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>525</td> </tr> <tr> <td>Total</td> <td>1,076</td> <td>1,258</td> <td>1,450</td> <td>1,611</td> <td>1,489</td> <td>1,343</td> <td>1,022</td> <td>920</td> <td>713</td> <td>655</td> <td>635</td> <td>635</td> <td>650</td> <td>650</td> <td>635</td> <td>635</td> <td>635</td> <td>635</td> <td>16,647</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7,151</td> </tr> </tbody> </table>		2018/ 19	2019/ 20	2020 /21	2021 /22	2022/ 23	2023/ 24	2024/ 25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total 2018- 36	Sites with planning permission (PP) as at 31 March 2017* (excluding those allocated in Plan)	329	153	104	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	All sites allocated in Plan (with PP, subject to S106 and without PP)	727	1,085	1,326	1,409	1,304	1,133	812	710	538	520	500	500	515	515	500	500	500	500	13,594	Prior approvals	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	360	Additional sites of 10 or more dwellings with PP/subject to S106 since March 2017	-	-	-	-	-	-	75	75	40	-	-	-	-	-	-	-	-	-	363	Windfall small sites (less than 10 dwellings)	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1,200	Rural exception sites	-	-	-	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	525	Total	1,076	1,258	1,450	1,611	1,489	1,343	1,022	920	713	655	635	635	650	650	635	635	635	635	16,647																				7,151
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			<p><u>* including 10% discount of small sites where not started</u></p> <p><u>Total supply in plan period</u></p> <table border="1"> <tr> <td>Completions 2011/12-2017/18</td> <td>4,421</td> </tr> <tr> <td>Supply 2018/19-2035/36</td> <td>16,647</td> </tr> <tr> <td>Total supply 2011-2036</td> <td>21,068</td> </tr> </table> <p><i>Paragraphs 4.11 to 4.17 remain as submitted</i></p> <p>4.18 Seven key service centres and three local service centres are identified recognising their role in the provision of services and facilities across the district. Housing and employment growth is promoted to reflect their roles, support the provision of services and help meet local needs, for instance of older residents seeking to move into more accessible housing within their established community. A limited range of allocations for new development is made in key service centres which can benefit from the existing services available and help give service providers some certainty over future levels of demand.</p> <p><i>Paragraph 4.19 remains as submitted</i></p> <p>4.20 Together key service centres, local service centres and small settlements have the capacity to accommodate around a quarter of Huntingdonshire's expected housing growth up to 2036. Whilst limited allocations are made for growth at the key service centres and local service centres no site specific allocations are made for small settlements. Thus, the majority of this growth will arise from the ongoing supply of rural exceptions, small and windfall sites expected to continue to come forward throughout the plan period. These will need to be in conformity with other policies of this plan. They should give preference to sites in flood zone 1; sites within flood zones 2 and 3 should be avoided, unless the proposal can clearly demonstrate that the location specific benefits of the scheme outweigh the impacts of flood risk to the site.</p>	Completions 2011/12-2017/18	4,421	Supply 2018/19-2035/36	16,647	Total supply 2011-2036	21,068
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MM2	37	LP 3 Green Infrastructure	<p><i>Policy text above Grafham Water heading remains as submitted</i></p> <p>Grafham Water A proposal within the Grafham Water Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.</p> <p>A proposal will be supported where it is demonstrated to be necessary for the <u>involves the role, function and</u> continued operation or enhancement of Grafham Water Reservoir, its Treatment Works and associated networks.</p> <p><i>Policy text below this relating to 'Associated facilities' remains as submitted.</i></p>						
MM3	44-46	LP 5 Flood Risk and paragraph 4.69	<p>LP 5 Flood Risk</p> <p>Location of development A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:</p>						

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			<p>a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;</p> <p>b. if necessary the exception test is applied and passed;</p> <p>c. development has been sequentially located within the site to avoid flood risk;</p> <p>d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;</p> <p>e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and</p> <p>f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.</p> <p>Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the Defra guidance on flood risk safety FD2320 or successor guidance, on the basis that development should be 'safe for all' for a 1:1000 annual probability flood event, for the lifetime of the development-, <u>with appropriate climate change allowances.</u></p> <p><i>Remaining policy text and paragraphs 4.67 to 4.69 remain as submitted.</i> <i>Insert new paragraph after 4.69 to read:</i></p> <p><u>4.69a The District is projected to have increased susceptibility to future climate impacts beyond the plan period. During the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.</u></p> <p><u>Opportunities for developments to reduce flood risk in Huntingdonshire will vary depending on the site location and nature of development. Flood risk assessments will be expected to show how the following potential opportunities have been explored:</u></p> <ul style="list-style-type: none"> • <u>additional surface water attenuation through SuDS and rainwater harvesting;</u> • <u>additional multifunctional flood storage or conveyance capacity within planned open space, or setting aside green space that could be used for water storage in the future;</u> • <u>contacting local flood risk management authorities to explore the possibility of working in partnership to enhance flood risk management to and from the site;</u> • <u>improving the sustainability of flood reduction assets that the development may rely upon at present, or in the future.</u>
MM4	48	Paragraph 4.78	<p>4.78 The Key Diagram illustrates in a broad-brush way the key elements of the strategy. It identifies the settlements of the Spatial Planning Areas, <u>and</u> Key Service Centres and Local Service Centres and indicates the amount of development from allocations. The two Strategic Expansion Locations (SELs) are specifically identified. For an accurate geographic view of allocations please see the individual location plans within each allocation policy and the Policies Map.</p>

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MM5	49-50	Key Diagram	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>Key Service Centres</p> <p>Allocations: 1,540 <u>1,655</u> homes 5.8 <u>5</u>ha employment land</p> <p>Huntingdon Spatial Planning Area settlements</p> <p>SEL1 Alconbury Weald 4,225 <u>4,225</u> homes (<u>6,680</u> in total including <u>2,455</u> outside the plan period) homes 150ha employment land</p> <p>Allocations: 3,684 <u>3,369</u> homes (<u>3,699</u> in total including <u>330</u> outside the plan period) 6.8ha employment land</p> <p>St Neots Spatial Planning Area settlements</p> <p>SEL2 St Neots East 3,280 <u>3,265</u> homes (<u>3,820</u> in total including <u>555</u> outside the plan period) 22ha employment land</p> <p>Allocations: 175 <u>220</u> homes 0ha employment land</p> </div> <div style="width: 35%; text-align: center;">  </div> <div style="width: 30%;"> <p>Ramsey Spatial Planning Area settlements</p> <p>Allocations: 895 homes 2ha employment land</p> <p>Local Service Centres</p> <p>Allocations: 309 <u>309</u> homes 0ha employment land</p> <p>St Ives Spatial Planning Area settlements</p> <p>Allocations: 480 <u>430</u> homes 5.6ha employment land</p> </div> </div> <p>Legend:</p> <ul style="list-style-type: none"> Green Infrastructure Priority Areas Guided Busway A14 re-alignment

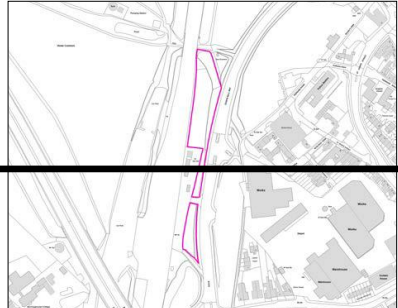
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MM6	51	Built up Areas definition Paragraphs 4.79 to 4.81	<p>4.79 The 'built-up area' definition below should be used to apply the 'Spatial Planning Areas', 'Key Service Centres', 'Local Service Centres', 'Small Settlements' and 'The Countryside' policies.</p> <p><i>Paragraph 4.80 remains as submitted.</i></p> <p>4.81 The distinction between settlements and areas of countryside is vital to interpretation of the Spatial Planning Areas, Key Service Centres, Local Service Centres and Small Settlements policies. A criteria based definition is favoured as, among other benefits, it avoids the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed. This is undesirable as it could damage the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements.</p>
MM7	57-59	LP 9 Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring	<p>Local Service Centres</p> <p>4.99 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the Local Service Centres, which are defined below.</p> <p>4.100 There are a number of large villages, outside of spatial planning areas, that offer a range of services and facilities to meet the daily needs of their residents and to some extent the residents of other villages nearby. The local service centres contain a lower level of service provision than the key service centres but all offer at least:</p> <ul style="list-style-type: none"> • primary school • public house • doctor's surgery • convenience shop • public hall <p>4.101 These villages are identified as Local Service Centres. Each is considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan. Further sustainable development at Local Service Centres can contribute to the social and economic sustainability of these settlements and supporting a thriving rural economy.</p> <p>Local Service Centres The following villages are local service centres:</p> <ul style="list-style-type: none"> • Alconbury • Bluntisham • Great Staughton <p>LP-9</p> <p>Local Service Centres Each Local Service Centre to which this policy applies is defined above.</p> <p>Development Proposals within the Built-up Area A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Local Service Centre.</p> <p>Development Proposals on Land well-related to the Built-up Area A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.</p> <p>Reasoning</p>


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			<p>4.102 The Strategy for Development recognises the range of services and facilities available in Local Service Centres that meet some of the day to day needs of residents. Local Service Centres have a small role in meeting the development needs of the district through a limited number of allocations for development at these settlements. The strategy also sets out a role for further sustainable development at Local Service Centres in contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within built up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.</p> <p>4.103 Proposals for development outside of built up areas will be considered subject to the provisions of policies The Countryside, Rural Economy, Local Services and Community Facilities, Tourism and Recreation, Community Planning Proposals, Exceptions Housing, Rural Buildings and Water Related Development.</p> <table border="1"> <thead> <tr> <th colspan="2">Implementation and Monitoring</th> </tr> </thead> <tbody> <tr> <td>Responsible Agencies</td> <td>Huntingdonshire District Council, landowners, developers, registered providers</td> </tr> <tr> <td>Delivery mechanism</td> <td>Through the determination of planning applications, SPDs, master plans, design codes</td> </tr> <tr> <td>Timescale</td> <td>Throughout the plan period</td> </tr> <tr> <td>Monitoring indicators</td> <td> <ul style="list-style-type: none"> Number and % of housing completions by settlement type Amount and % of employment development by settlement type </td> </tr> </tbody> </table>	Implementation and Monitoring		Responsible Agencies	Huntingdonshire District Council, landowners, developers, registered providers	Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes	Timescale	Throughout the plan period	Monitoring indicators	<ul style="list-style-type: none"> Number and % of housing completions by settlement type Amount and % of employment development by settlement type 																																																		
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MM8	59 - 60	Paragraph 4.104, Definition of Small Settlements, Policy LP10 and Paragraph 4.105	<p>Small Settlements</p> <p>4.104 The purpose of this policy is to set out the Council's approach to planning for development on sites in the Small Settlements, which are defined below.</p> <p>Definition of Small Settlements</p> <p>The following places are defined as Small Settlements:</p> <table border="0"> <tbody> <tr> <td>Abbotsley</td> <td>Abbots Ripton</td> <td><u>Alconbury</u></td> <td>Alconbury Weston</td> </tr> <tr> <td>Alwalton</td> <td><u>Bluntisham</u></td> <td>Brington</td> <td>Broughton</td> </tr> <tr> <td>Buckworth</td> <td>Bythorn</td> <td>Catworth</td> <td>Chesterton</td> </tr> <tr> <td>Colne</td> <td>Conington</td> <td>Covington</td> <td>Diddington</td> </tr> <tr> <td>Earith</td> <td>Easton</td> <td>Ellington</td> <td>Elton</td> </tr> <tr> <td>Farcet</td> <td>Folksworth</td> <td>Glatton</td> <td>Grafham</td> </tr> <tr> <td>Great Gidding</td> <td>Great Gransden</td> <td>Great Paxton</td> <td>Great Raveley</td> </tr> <tr> <td><u>Great Staughton</u></td> <td>Great Stukeley</td> <td>Hail Weston</td> <td>Hamerton</td> </tr> <tr> <td>Hemingford Abbots</td> <td>Hemingford Grey</td> <td>Hilton</td> <td>Holme</td> </tr> <tr> <td>Holywell</td> <td>Houghton and Wyton</td> <td>Keyston</td> <td>Kings Ripton</td> </tr> <tr> <td>Leighton Bromswold</td> <td>Little Stukeley</td> <td>Molesworth</td> <td>Needingworth</td> </tr> <tr> <td>Offord Cluny</td> <td>Offord D'Arcy</td> <td>Oldhurst</td> <td>Old Weston</td> </tr> <tr> <td>Perry</td> <td>Pidley</td> <td>Pondersbridge (part)⁽²⁾</td> <td>Ramsey Forty Foot</td> </tr> <tr> <td>Ramsey Heights</td> <td>Ramsey Mereside</td> <td>Ramsey St Mary's</td> <td>Southoe</td> </tr> <tr> <td>Spaldwick</td> <td>Stibbington</td> <td>Stilton</td> <td>Stonely</td> </tr> </tbody> </table>	Abbotsley	Abbots Ripton	<u>Alconbury</u>	Alconbury Weston	Alwalton	<u>Bluntisham</u>	Brington	Broughton	Buckworth	Bythorn	Catworth	Chesterton	Colne	Conington	Covington	Diddington	Earith	Easton	Ellington	Elton	Farcet	Folksworth	Glatton	Grafham	Great Gidding	Great Gransden	Great Paxton	Great Raveley	<u>Great Staughton</u>	Great Stukeley	Hail Weston	Hamerton	Hemingford Abbots	Hemingford Grey	Hilton	Holme	Holywell	Houghton and Wyton	Keyston	Kings Ripton	Leighton Bromswold	Little Stukeley	Molesworth	Needingworth	Offord Cluny	Offord D'Arcy	Oldhurst	Old Weston	Perry	Pidley	Pondersbridge (part) ⁽²⁾	Ramsey Forty Foot	Ramsey Heights	Ramsey Mereside	Ramsey St Mary's	Southoe	Spaldwick	Stibbington	Stilton	Stonely
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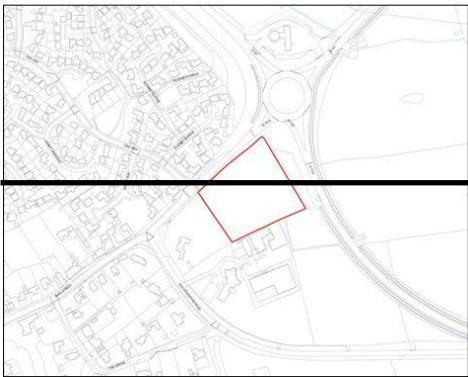
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>Stow Longa Tilbrook Upton Upwood Wansford (part)⁽¹⁾ Waresley Water Newton Winwick Wistow Woodhurst Woodwalton Wyton on the Hill Yelling</p> <p>1. The greater part of this settlement lies within the neighbouring authority of Peterborough 2. The greater part of this settlement lies within the neighbouring authority of Fenland</p> <p><i>Policy LP10 remains as submitted.</i></p> <p>4.105 There are many settlements across Huntingdonshire that have very limited or no services or facilities available. Such settlements are identified as Small Settlements. Small Settlements are less sustainable than settlements in the Spatial Planning Area settlements, <u>and</u> Key Service Centres and Local Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such the Local Plan makes no allocations for development in Small Settlements. However, the strategy does set out a role for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.</p>
MM9	61-62	LP11 The Countryside	<p>LP 11 The Countryside</p> <p>Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.</p> <p>All development in the countryside must:</p> <p>a. seek to use land of lower agricultural value in preference to land of higher agricultural value: i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land; b. protect <u>recognise</u> the intrinsic character and beauty of the countryside; and c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.</p>
MM10	74	LP 16 Surface Water Paragraph 5.39	<p>5.39 The standing advice of the Middle Level Commissioners (MLC) or the appropriate internal drainage board has been taken into account when designing drainage for new development. In some circumstances, an unregulated flow into the MLC's managed system may be the most appropriate long term solution. For such an approach to be acceptable prior agreement with the MLC will be required.</p>
MM11	90-91	Paragraph 6.42 and LP23 Local Services and Community Facilities	<p>6.42 Below town centres in the retail hierarchy are local centres, typically a village high street or neighbourhood centre, which provide limited shopping opportunities to very local catchments. Local shopping centres have not been defined due to the dispersed nature of shopping facilities in the majority of the Service Centres and Small Settlements. A development proposal for retail and other town centre uses in a Service Centre or Small Settlement will be considered under policy LP 23 'Local Services and Community Facilities' and should accord with the floorspace threshold set out in policies LP 8 'Key Service Centres', 'Local Service Centres' and LP 10 'Small Settlements'.</p> <p><i>Paragraph 6.43 and Implementation and Monitoring remain as submitted</i></p> <p>Local Services and Community Facilities</p> <p><i>Paragraph 6.44 remains as submitted.</i></p>

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>LP 23 Local Services and Community Facilities</p> <p>Local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, fuel filling stations and public halls.</p> <p>A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:</p> <ul style="list-style-type: none"> a. is of a scale to serve local needs; b. comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions. <p>Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:</p> <ul style="list-style-type: none"> d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either: <ul style="list-style-type: none"> i. there is insufficient community support for its continuation; or ii. reasonable steps have been taken to effectively market the property for its current use without success. <p>A proposal will not be supported where the proposed loss is within a Key Service Centre or a Local Service Centre and it would undermine the settlement's role in provision of services.</p>
MM12	93	LP 24 Tourism and Recreation	<p>LP 24 Tourism and Recreation</p> <p>A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere; b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location; c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible; d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. <p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent occupation as a person's permanent sole or main residential use.</p> <p><u>A proposal for tourist accommodation, including touring caravan and camping sites, should be supported by a robust business plan demonstrating that it is viable in the long term.</u></p>
MM13	104-106	Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to	<p>Community Planning Proposals</p> <p><i>7.43 The purpose of this policy is to set out the Council's approach to considering community based development proposals, as exceptions to development strategy policies rather than those provided as necessary to support a proposed development which would be expected to be delivered through CIL payments or as part of a S106 agreement.</i></p> <p>LP-29</p>


Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
		7.49 and Implementation and Monitoring	<p>Community Planning Proposals</p> <p>A community based development proposal will be supported on a site well related to a built up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. it responds to an identified community need; b. there is identifiable community support or benefit; c. its scale is appropriate to serve local needs; d. users of the proposed development can safely travel to and from it by sustainable modes; and e. it is viable in the long term, ensuring its retention as a community asset. <p>Where inclusion of market housing, or plots suitable for custom or self build homes, is required to facilitate provision and upkeep of the desired community asset, the proposal should also demonstrate that its scale and location is sustainable in terms of the:</p> <ul style="list-style-type: none"> i. scale of development proposed; and ii. effect on the character of the immediate locality and the settlement as a whole. <p>Reasoning</p> <p>7.44 — Communities and Parish Councils are encouraged to work with the Council to identify, prioritise and promote sustainable development projects that meet local needs and could enhance the sustainability of their settlement. This policy is designed to complement the Development Strategy policies LP 7 'Spatial Planning Areas', LP 8 'Key Service Centres' and LP 7 LP 10 'Small Settlements'. Where a community based proposal cannot be accommodated within the built up area of a settlement, for whatever reason, it may be considered as any exception to the above policies guided by this policy.</p> <p>7.45 — The range of community based development proposals that may be provided or enhanced under this policy include, but are not limited to:</p> <ul style="list-style-type: none"> • playing fields, play equipment, play areas or outdoor sports facilities • community buildings such as community centres and meeting rooms • shops, post offices or public houses • allotments • cemetery land • woodland or publicly accessible natural green space • nursery and educational facilities • public car parking <p>7.46 — Evidence of community need and support will be expected for any proposal promoted through this policy. Such evidence could include community commissioned work such as a local survey which identifies the need for the particular proposal. It is recognised that any individual scheme is likely to receive both support and objections and a balanced judgement will be taken between these.</p> <p>7.47 — It is recognised that funding community based proposals can be challenging. To help deliver these, some enabling development may be included so that profits from this can provide cross subsidy. This will usually be a limited amount of market housing or plots for custom and self build homes. Given the varied nature and funding requirements of community based projects for which support may be sought through this policy it is inappropriate to specify a maximum proportion of the site which may be utilised for enabling development; for instance provision of a village hall will require far higher funding per square metre of development than provision of recreation or play facilities. Evidence should be provided to demonstrate that the level of enabling development is proportionate to the costs of the community based scheme it is supporting.</p> <p>7.48 — Consideration will also be given to the wider sustainability of the proposed development. The impact of a proposed scheme on its immediate locality and the wider settlement will be considered in the light of other policies in this plan; in particular reference should be made to policy LP 13 'Design Implementation'.</p>

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification										
			<p>7.49 — Community based development proposals for affordable housing are addressed separately in policy LP 30 'Rural Exceptions Housing'.</p> <table border="1"> <thead> <tr> <th colspan="2">Implementation and Monitoring</th> </tr> </thead> <tbody> <tr> <td>Responsible Agencies</td> <td>Huntingdonshire District Council, town and parish councils, landowners, community groups, landowners, registered providers</td> </tr> <tr> <td>Delivery mechanism</td> <td>Through the determination of planning applications, SPDs, master plans, neighbourhood plans</td> </tr> <tr> <td>Timescale</td> <td>Throughout the plan period</td> </tr> <tr> <td>Monitoring indicators</td> <td> <ul style="list-style-type: none"> Number of community based developments completed by type Number of premises listed as Assets of Community Value </td> </tr> </tbody> </table>	Implementation and Monitoring		Responsible Agencies	Huntingdonshire District Council, town and parish councils, landowners, community groups, landowners, registered providers	Delivery mechanism	Through the determination of planning applications, SPDs, master plans, neighbourhood plans	Timescale	Throughout the plan period	Monitoring indicators	<ul style="list-style-type: none"> Number of community based developments completed by type Number of premises listed as Assets of Community Value
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MM14	114	LP 32 Biodiversity and Geodiversity after paragraph 8.14	<p>8.14a Mitigation may involve providing or contributing towards the following measures:</p> <ul style="list-style-type: none"> Access and visitor management measures within the designated site/s Improvement of existing green space and recreational routes Provision of suitable alternative natural green space and recreational routes Monitoring the impacts of new development on designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures 										
MM15	141	SEL 1.1 Former Alconbury Airfield and Grange Farm after paragraph 9.8	<p>9.8a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</p>										
MM16	145	SEL1.2 RAF Alconbury after paragraph 9.22	<p>9.22a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</p>										
MM17	150	HU1 Ermine Street, Huntingdon after paragraph 9.35	<p>9.35a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery and by taking into account the proximity of other nearby allocations it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</p>										
MM18	158	HU5 West of Edison Bell Way and paragraphs 9.62 to 9.63	<p>West of Edison Bell Way, Huntingdon</p>  <p>HU 5 West of Edison Bell Way, Huntingdon</p>										

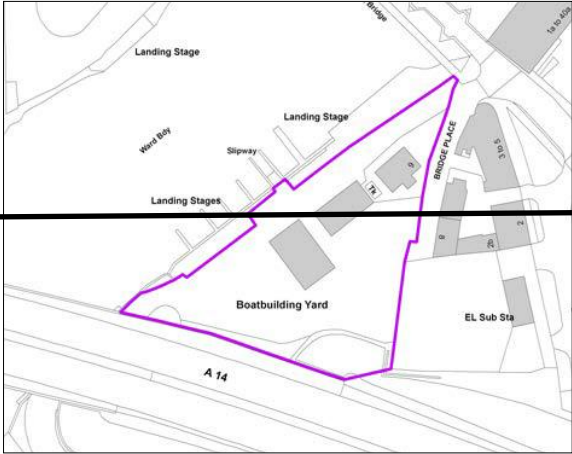
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>0.5ha of land west of Edison Bell Way, Huntingdon is allocated for long stay public car parking of approximately 80 spaces. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. appropriate access from Edison Bell Way b. enhancement of heritage assets affected by development including the Huntingdon Conservation Area c. a contamination preliminary risk assessment and if necessary subsequent investigation, appropriate to proposed development d. parts of the site that are unsuitable for parking to be landscaped <p>Development Guidance</p> <p>9.62— This site lies between the East Coast Mainline railway and Edison Bell Way. There is considered to be a need for additional public car parking in this part of Huntingdon as a result of planned reductions at the railway station due to the A14 upgrade scheme related local road network improvements and the planned development of the West of Railway, Brampton Road site. Parking space capacity is considered to be approximately 80 spaces, however actual provision will be subject to appropriate space for vehicle movement within the site and for safe access to and from Edison Bell Way.</p> <p>9.63— This is a visually prominent site, adjacent to Huntingdon Conservation Area. The site represents a rare opportunity to enhance the conservation area. The Council will consider favourably proposals that enhance the conservation area. Such proposals are expected to include landscaping of the sloped sections of the northern part of the site with trees and other soft landscaping. Provision should be investigated for stepped pedestrian access at the north of the site to the pedestrian/ cycle way running under the railway, which should be provided if possible.</p>
MM19	159 - 160	HU6 George Street Huntingdon and paragraphs 9.64 to 9.72	<p>George Street Edison Bell Way, Huntingdon</p> <div style="display: flex; justify-content: space-around;">  </div> <p>HU 6 George Street Edison Bell Way, Huntingdon</p> <p>3.0ha 3.5ha of land <u>adjoining the southern end of Edison Bell Way</u>, Huntingdon is allocated for residential development of approximately 300 <u>345</u> homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. completion of a public masterplanning exercise agreed with the Council b. preservation and where possible enhancement of heritage assets and their settings affected by development, including Huntingdon Conservation Area and the Grade II listed buildings located immediately east and south of the site c. an air quality assessment and low emissions strategy d. integration with the existing pedestrian and cycle network e. high quality architectural design having regard to the conservation area, heritage assets and neighbouring uses f. high quality landscaping and public realm creating attractive, well-functioning spaces

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>g. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated.</p> <p>h. <u>a contamination preliminary risk assessment and if necessary subsequent investigation and remediation appropriate to the proposed development.</u></p> <p>Development Guidance</p> <p>9.64 <u>The This site is located north of George Street around the southern end of Edison Bell Way and comprises a significant redevelopment opportunity in a sustainable location in close proximity to Huntingdon town centre. It forms a highly visible 'gateway' site to the town centre, surrounded by and including small parts of the Huntingdon Conservation Area. Strong, high quality urban design reflecting this context will be required. This should be a residential-led scheme, possibly including a limited amount of main town centre uses complementary to those in the established primary shopping area and subject to compatibility with proposed and surrounding uses.</u></p> <p>9.65 <u>This is a visually prominent site, adjacent to Huntingdon Conservation Area. The site represents a rare opportunity to enhance the conservation area. There are several heritage assets in the surrounding area including several Grade II listed buildings located immediate east and south of the site. It is essential that the significance of these heritage assets and their settings as well as any others that may be affected by development be preserved and where possible enhanced. The Council will consider favourably proposals that enhance the conservation area. Such proposals are expected to include landscaping of the sloped sections of the northern part of the site with trees and other soft landscaping. Provision should be investigated for stepped pedestrian access at the north of the site to the pedestrian/ cycle way running under the railway, which should be provided if possible. The site represents a rare opportunity to significantly enhance the conservation area.</u></p> <p><i>Paragraphs 9.66 to 9.70 remain as submitted.</i></p> <p>9.71 Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment and travel plan will be required to demonstrate how sustainable travel modes will be promoted and prioritised and how vehicular access and parking arrangements will be provided. An air quality assessment will be necessary due to the site's proximity to the Huntingdon Air Quality Management Area, designated due to the nearby A14 to the south and the Huntingdon Ring Road, which St John's Street forms part of. An appropriate low emissions strategy should be prepared. A noise assessment will also be required due to the site's proximity to the East Coast mainline railway and other town centre uses. <u>An assessment of the nature and extent of land contamination will be required and an appropriate remediation scheme prepared and implemented.</u></p> <p><i>Paragraph 9.72 remains as submitted.</i></p>
MM20	165 - 166	HU9 Main Street Huntingdon and paragraphs 9.86 to 9.90	<p>Main Street, Huntingdon</p>  <p>HU-9 Main Street, Huntingdon</p>

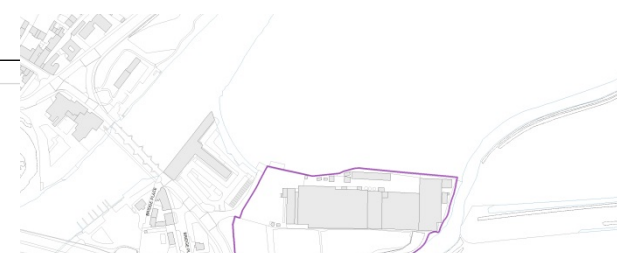
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>1.2ha of land at Main Street, Huntingdon is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. an appropriately detailed flood risk assessment, considering all forms of flooding and climate change, demonstrating that a sequential approach has been taken to the location of development and that it will be safe for its lifetime b. provision of a single vehicular access to the site c. built development reflecting Hartford Conservation Area, listed All Saints Parish Church and Manor House, also including a full archaeological evaluation of the site. d. pedestrian, cycle and bus links to Huntingdon centre to increase sustainability e. provision of substantial landscaping along the southern boundary to minimise impact on longer distance views into the site <p>Development Guidance</p> <p>9.86— The site lies in flood zone 2 and is known to be at risk of surface water flooding so a site specific flood risk assessment will be essential. The site is defended against flooding by the raised roads near the northwestern and northeastern boundaries and by Environment Agency defences to the south. There is also a risk from surface water flooding, which is greatest in northern and eastern areas. The floor levels of dwellings should be raised above the maximum 1 in 100 year flood level taking account of climate change. A detailed explanation of flood risk management and mitigation measures will be required which should include provision of flood resilient structures. A flood response emergency plan should also be produced.</p> <p>9.87— The site has trees and hedgerows along much of its boundaries, particularly the northwestern and northeastern sides which should be retained and enhanced to retain the character of development on the southern side of Main Street and reduce noise to the site from the A1123.</p> <p>9.88— Details of a single suitably designed safe access onto the existing highway network should be provided and agreed. Ideally this should be to Old Houghton Road if possible. However, if access to Main Street is considered it is important to note that there is a right turn feature for Owl Way adjacent to the site which may limit the location of the access and/ or lead to considerable alteration to the existing road layout. Pedestrian and cycle connections to the surrounding network will also be necessary. The site is also subject to some noise and air pollution from the A1123. Appropriate assessments and mitigation will be required to ensure adequate living conditions.</p> <p>9.89— The location of the site on the boundary of the built up area, adjacent to the Hartford Conservation Area and close to a number of heritage assets will mean that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. The spacious character of the immediate surroundings should influence the layout of any scheme.</p> <p>9.90— Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WWTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WWTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.</p>

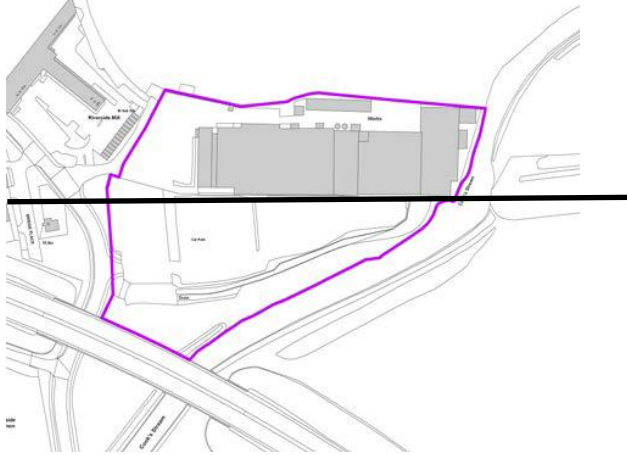
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
MM21	167	HU10 Hinchingsbrooke Country Park Extension and paragraphs 9.91 to 9.94	<p data-bbox="700 289 1469 325">Hinchingsbrooke Country Park Extension, Huntingdon</p> <div data-bbox="700 359 2041 850">  </div> <p data-bbox="700 909 1365 982">HU 10 Hinchingsbrooke Country Park Extension, Huntingdon</p> <p data-bbox="700 1020 2398 1056">44 <u>27.5</u> ha of land adjacent to Hinchingsbrooke Country Park is allocated for green infrastructure. Successful delivery of the site will require:</p> <ol data-bbox="700 1094 2783 1312" style="list-style-type: none"> provision of additional pedestrian paths, <u>including a north to south route via the eastern edge of the island</u> provision of interpretation boards, way-marking signs and bird watching hides management to improve the site's value for biodiversity an appropriately detailed flood risk assessment considering relevant forms of flood risk and the intended use followed by a management strategy including appropriate practices to ensure that the public is not exposed to unacceptable risk a new car park off Huntingdon Road <p data-bbox="700 1350 1003 1381">Development Guidance</p> <p data-bbox="700 1388 2858 1528">9.91 This extension to Hinchingsbrooke Country Park is an important part of the overall strategy to provide strategic green infrastructure along-side development. This extension would increase the size of the Country Park considerably and provide a strategic scale area of publicly accessible natural green space capable of serving a significant population in and around the Huntingdon Spatial Planning Area. This extension will specifically help guard against adverse impacts on designated sites in the area that might come about as a result of planned development in the area.</p> <p data-bbox="700 1566 2858 1707">9.92 The existing route around the eastern lake provides a loop that would ideally be replicated by paths around the western part <u>crossing from north to south via the eastern edge of the island using boardwalks, providing both access and additional recreational value</u>. This could be achieved in stages with initial paths leading to bird hides giving opportunities for people to observe wildlife in an unobtrusive manner. Country Park management of the island within the western lake would help improve its value for biodiversity.</p> <p data-bbox="700 1745 2858 1896">9.93 The allocated land is currently farmed and is largely within the floodplain. This and is also an area that is at risk from surface water flooding. An appropriately detailed flood risk assessment should be completed. The assessment should include consideration of ways to alleviate surface water flooding in the area including of the B1514, adjacent to the southern boundary. A flood management strategy will be needed to implement necessary practices including closure of the affected parts of the park during flood events to ensure that the public are not put at unnecessary risk.</p>

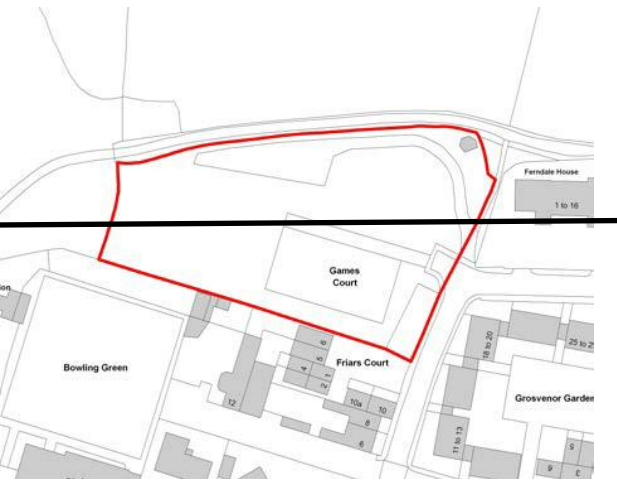
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			<p>9.94 A suitably designed safe access or accesses onto existing highway will be required. There is a significant demand for car parking during events at the Country Park and a new car park accessed from Huntingdon Road would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingsbrooke Park Road. Adequate parking and preventative highway measures should be provided so that the surrounding highway network is not adversely affected. The Council will look to lease or purchase this land when funds are available.</p>
MM22	168-169	HU11 Huntingdon Racecourse and paragraph 9.99	<p>HU 11 Huntingdon Racecourse</p> <p>72ha of land at Huntingdon Racecourse is allocated for mixed use development to comprise:</p> <ol style="list-style-type: none"> 1. continued use of the site for the racecourse, equine support facilities and Huntingdon RFC 2. complementary conference and events facilities, outdoor recreational and leisure facilities <p>Successful delivery of this development will require:</p> <ol style="list-style-type: none"> a. a suitably detailed flood risk assessment, considering all forms of flood risk and climate change and a drainage strategy to be produced in agreement with the Council in liaison with relevant bodies b. a development strategy that seeks to sequentially locate development and relocate existing uses to lower flood risk parts of the site wherever possible in order to reduce overall exposure to flood risk. c. a travel plan to cater for and promote sustainable travel patterns <u>a proportionate transport assessment and Travel Plan will be required in relation to the proposed development and taking into account the cumulative impact of any preceding or future development.</u> d. an ecological assessment to ensure protection of the Brampton racecourse SSSI e. a programme of work designed to investigate, and where appropriate to protect, archaeological assets <p><i>Paragraphs 9.95 to 9.98 remain as submitted</i></p> <p>9.99 A <u>proportionate</u> transport assessment and Travel Plan will be required <u>where appropriate to the proposed development which takes into account the cumulative impact of any preceding or proposed future development.</u> There is a significant demand for car parking during racing events and concerns exist over increased transport leading to deteriorating air quality and additional noise. Appropriate travel planning would need to be put in place for visitors and people working on the site, including retention of the public transport connection to Huntingdon railway station to promote non-car based access for race day visitors.</p>

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
MM23	178 - 179	HU16 Tyrell's Marina and paragraphs 9.124 to 9.130	<p>Tyrell's Marina, Godmanchester</p>  <p>HU-16 Tyrell's Marina, Godmanchester</p> <p>0.3ha of land at Tyrell's Marina, Bridge Place is allocated for mixed use redevelopment to comprise:</p> <ol style="list-style-type: none"> 1. a mix of uses to be determined through appropriate resolution of development constraints including housing (class C3) and/ or food and drink, office or leisure uses (A2 to A5, B1a and D1) 2. re-provision of landing stages/ moorings <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of a suitably detailed flood risk assessment, considering all forms of flood risk and climate change, demonstrating a sequential approach to determining the amount, location and form of development, that the proposals will be safe, that flood risk would not increase on site or elsewhere and including full details of mitigation measures including nearby off-site compensation as may be required in agreement with the Environment Agency, as well as a flood evacuation plan b. an air quality assessment and low emissions strategy c. provision of main vehicular access from the south west of the site to The Avenue and an emergency vehicular access to Bridge Place with mechanisms in place to ensure that this is only used in times d. of flood when the main access could be unsafe. e. provision of pedestrian access from the north east of the site to Bridge Place f. a form of development creating a high quality built environment reflecting the visual prominence of the site, its location within the Huntingdon Conservation Area, and impact on the settings of the grade I listed and scheduled Huntingdon Town Bridge, and grade II listed buildings at Riverside Mill and Bridge Place g. a programme of work to investigate, record and where appropriate protect, archaeological assets h. development proposals should maximise the opportunities offered by the attractive riverside frontage for the provision of moorings and the enhancement of public access to the river frontage i. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated j. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p>Development Guidance</p> <p>9.124 The site comprises previously developed land and is largely covered in hardstanding with most former buildings now cleared. This is a key regeneration site that has a</p>

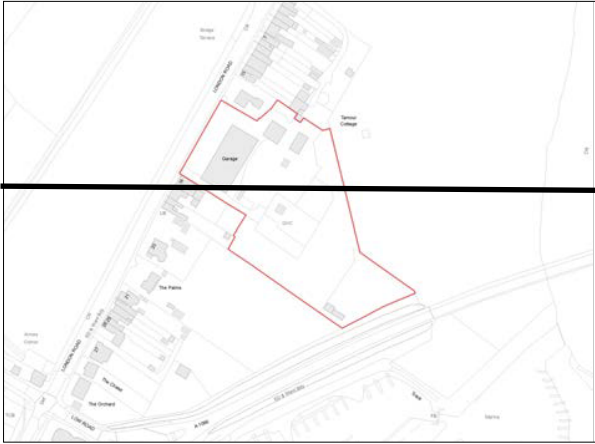
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>unique river front location where redevelopment offers the opportunity for environmental improvement to create a high quality development subject to appropriately addressing the significant flood risk and other development constraints.</p> <p>9.125 The site is at significant risk of flooding with a large area of the site including the northwestern river frontage falling within the functional floodplain with most remaining parts of the site falling within flood zones 2 and 3a. A detailed flood risk assessment will be required to demonstrate that a sequential approach to determining the amount, location and form of development has been taken, that any proposed development is capable of being safely occupied for its expected lifetime, that it will not increase the risk of flooding on the site or elsewhere and, if possible, will reduce overall flood risk. Given that over three quarters of the site is within flood zone 3b flood compensation will be required on a level for level volume for volume basis for any proposed loss of floodplain. Therefore detailed discussion with the Environment Agency must take place leading to agreement that the development will be safe. There is likely to be a requirement for land in the vicinity and outside the proposed site for flood compensation. Prospects for effective mitigation would need to be established before taking the site forward. The site is covered by the Environment Agency's Flood Warning Service. More vulnerable types of development, specifically residential uses, will not be permitted within the functional floodplain in accordance with the NPPF. Proposals for water compatible development such as moorings will be encouraged; any proposed uses should ensure an active river frontage. Flood resilient structures will be required along with flood response emergency plans.</p> <p>9.126 Safe access and egress is potentially an issue as the main vehicular access route from the site under the A14 flyover to The Avenue is affected by flood risk. An emergency access, to be used in times of flood, to Bridge Place will therefore be required. Pedestrian access should be provided from the north eastern corner of the site to facilitate walking to Huntingdon.</p> <p>9.127 The A14 embankment dominates the southern edge of the site which has a strong visual impact; the site is also subject to noise and air pollution from the A14. Although the A14 upgrade scheme is currently under construction, which is expected to reduce the impact of this road, appropriately detailed assessments will be required along with mitigation to ensure adequate amenity for users and/or residents of properties, including air quality. Given its previous use as a boat yard ground contamination may be an issue which should be assessed and any relevant remediation undertaken appropriate to the proposed use.</p> <p>9.128 The character of the surrounding area between the A14 flyover, the grade I listed bridge, and Riverside Mill and 3-5 Bridge Place both grade II listed, will be a significant challenge. It is also situated within the Huntingdon Conservation Area. The design will need to consider the impact on the setting and character of these heritage assets, respond to the variety of heights and massing involved and prevent an increase in enclosure in the vicinity of the bridge.</p> <p>9.129 An innovative design solution may be beneficial in overcoming the significant flooding and other constraints; this should inform the exact amount and mix of uses. Whether this mix includes an amount of residential development is to be determined through application of the sequential approach so is not stated in the policy. Given the significance of the flood risk any capacity for residential uses is likely to be very limited. This approach to design could include a vertical mix of uses with less vulnerable uses, such as service uses (class A2) or food and drink uses (classes A3, A4 and/or A5) on the ground floor and residential accommodation above. Other commercial uses within classes B1a or D1 would be supported. Given the sites separation from Huntingdon Town Centre by the river Great Ouse the site is not considered suitable for shop uses (class A1).</p> <p>9.130 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WWTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WWTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.</p>
MM24	180	HU17 RGE Engineering	<p>RGE Engineering, Godmanchester</p>



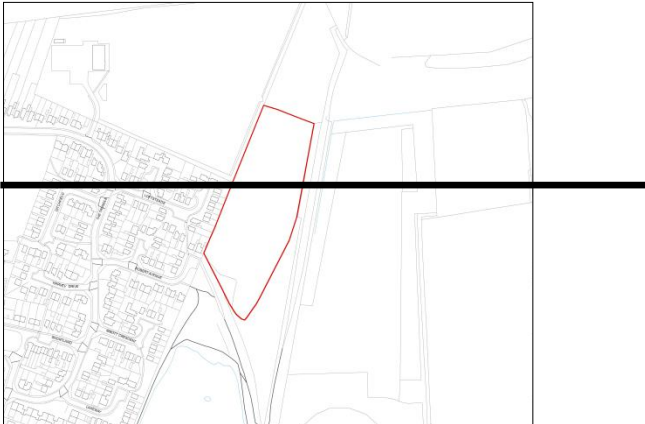
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			 <p>HU 17 RGE Engineering, Godmanchester</p> <p>2.6ha 3 ha of land at RGE Engineering and, the Council owned Bridge Place public car park at The Avenue <u>and land extending under the A14 flyover to Cook's Stream</u>, Godmanchester is allocated for a mix of uses to comprise:</p> <ol style="list-style-type: none"> 1. approximately 90 homes 2. re-provision of part of the site as public car park <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. flood risk assessment considering all forms of flood risk and climate change with development sequentially located within the site and appropriate mitigation measures incorporated as necessary b. an air quality assessment and low emissions strategy c. a contamination assessment and mitigation measures as appropriate d. provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, ensuring that heritage assets and their settings are preserved and where possible enhanced e. provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network should be investigated and provided if possible f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p><i>Paragraphs 9.131 to 9.135 remain as submitted.</i></p>
MM25	189	SEL2 St Neots East after paragraph 10.4	<p>10.4a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of <u>annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</u></p>
MM26	192	SN1 St Mary's Urban Village, St	<p>SN 1 St Mary's Urban Village, St Neots</p>

Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
		Neots	<p>0.9ha of land at St Mary's Urban Village is allocated for a mix of uses to comprise:</p> <ol style="list-style-type: none"> 1. approximately 40 40 45 homes 2. retention of Brook House as offices 3-2. 60m² of retail floorspace (class 'A1' or 'A2') <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of vehicular access points from Brook Street and pedestrian access points from High Street and Church Walk b. provision of high quality development that enhances the character of the conservation area and safeguards and enhances the character and setting of Brook House, a grade II* listed building, 7-11 Brook Street which is a grade II listed building and the nearby St Mary's Church, a grade I listed building c. a layout which maximises the opportunities to create a sense of place afforded by views to surrounding listed buildings d. provision of an air quality assessment and low emissions strategy e. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p><i>Paragraphs 10.19 to 10.26 remain as submitted.</i></p>
MM27	200-201	SN5 Former Youth Centre, Priory Road and paragraphs 10.45 to 10.51	<p>Former Youth Centre, Priory Road, St Neots</p>  <p>SN-5 Former Youth Centre, Priory Road, St Neots</p> <p>0.5ha of land at the Former Youth Centre, Priory Road, St Neots is allocated for residential development to be determined through appropriate resolution of development constraints.</p> <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of a suitably detailed flood risk assessment, considering all forms of flood risk and climate change, demonstrating a sequential approach to determining the

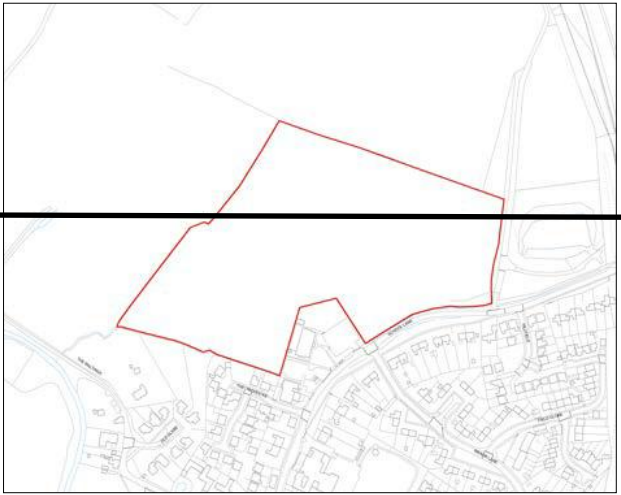
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>amount, location and form of development, that the proposals will be safe, that flood risk would not increase on site or elsewhere and including full details of mitigation measures as may be required in agreement with the Environment Agency</p> <ul style="list-style-type: none"> b. the western part of the site which falls within the functional flood plain remaining undeveloped c. retention of the Pill Box d. retention of the majority of trees and hedges on the north and west boundaries of the site to protect views to and from Lammas Meadows and the River Great Ouse e. design which recognises the Conservation Area location f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p>Development Guidance</p> <p>10.45—The acceptability in principle of development on this site was established by the grant of outline planning permission for 14 houses in April 2012. A full planning application was submitted in April 2015 for 14 dwellings (15/00634/FUL). The outline permission provided details in respect of access. Vehicle access will be from the legal road running along part of the eastern boundary, Priory Road, and road improvements are to be made as necessary. New fencing and pathway works for the footpath on the eastern side of the site will also be required.</p> <p>10.46—More than half the site is in flood zone 3a, with part of it being within the functional floodplain (flood zone 3b); space for surface attenuation SuDS may be limited within these higher flood risk zones. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies. This should indicate what proportion of the site is acceptable for residential development. The western part of the site which falls within the functional flood plain should remain undeveloped. It should also demonstrate how residents' safety will be maintained in the event of flooding and that the development will not exacerbate flood risk elsewhere.</p> <p>10.47—Redevelopment could give rise to improvements to the character of the site and the character and appearance of the conservation area given its current untidy condition. The existing Type FW3/22 World War II pillbox should be retained as part of any redevelopment proposal as it forms part of the historic nationwide WWII "Ironsides GHQ Stop Line".</p> <p>10.48—The site comprises previously developed land, which is mainly hardstanding thus reducing the impact of redevelopment on potential run-off rates for surface water. However, the north western part of the site is vulnerable to flooding which impacts on the proportion that can be redeveloped and potential design solutions. A detailed flood risk assessment is necessary to support any proposal for development as has been accepted for the approval 1100379OUT.</p> <p>10.49—The site is relatively well screened by trees and hedges to its sensitive northern and western boundaries, and development proposals must minimise the impact on the vista across Lammas Meadows and towards the River Great Ouse. The site's location next to open space means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.</p> <p>10.50—Due to the presence of suitable habitats, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>10.51—The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.</p>

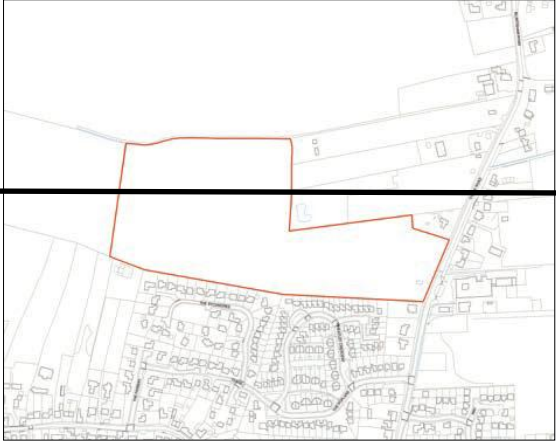
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
MM28	205	SI 1 St Ives West paragraph 11.11	11.11— Provision is made for a limited amount of retailing. This is envisaged as a small local shop to meet local day to day convenience shopping needs and should be appropriately located to encourage access by walking and cycling.
MM29	209-210	SI4 Former Car Showroom and paragraphs 11.20 to 11.28	<p data-bbox="691 443 1353 474">Former Car Showroom, London Road, St Ives</p>  <p data-bbox="691 968 1261 1031">SI-4 Former Car Showroom, London Road, St Ives</p> <p data-bbox="691 1041 1932 1104">1.4ha at the former car showroom, London Road is allocated for approximately 50 homes. Successful development of the site will require:</p> <ul data-bbox="691 1146 2237 1325" style="list-style-type: none"> a. detailed flood risk assessment and flood mitigation works as appropriate to ensure the safety of the proposed development b. retention or relocation within the site of the gas governor compound c. provision of safe access for the adjacent restaurant's car park and the gas governor compound d. provision of amenity/ open space within the south eastern part of the site e. appropriate account taken of the site's location within the conservation area <p data-bbox="691 1367 997 1398">Development Guidance</p> <p data-bbox="691 1409 2813 1503">11.20— This is a challenging site to redevelop as the whole site sits within the rapid inundation zone and the majority also falls within flood zones 2 and 3a, although it is protected by modern flood defences. However, its derelict condition is a significant detractor from the quality of the conservation area within which it is situated. The former vehicle dealership on the site closed in 2009.</p> <p data-bbox="691 1545 2843 1724">11.21— A flood risk assessment would be required, which should include breach analysis of the flood defences and consideration of surface water drainage. Flood mitigation measures appropriate to standards set by the Environment Agency should be incorporated as necessary such as limiting site coverage or raising levels above the known flood levels. Mitigation works should ensure there is no net loss of floodplain storage. The depth and appropriate scale and massing of development would be key design considerations in any development proposals in order to respond to flood risk and preserve and enhance the character and appearance of the conservation area within which the site is located.</p> <p data-bbox="691 1766 2843 1871">11.22— Despite the flood risk present here, the potential to regenerate this currently derelict, previously developed site presents opportunities to enhance the street scene, and in particular the character and appearance of the conservation area. It is therefore considered that the sustainable location of the site outweighs the risks posed by potential flooding.</p>

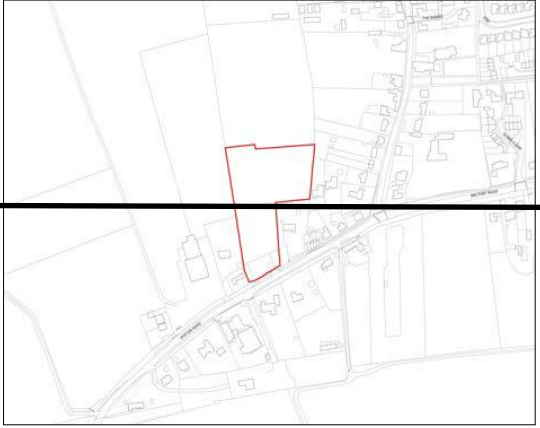
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>11.23 Any redevelopment proposal should comprise high quality design in keeping with the scale of surrounding buildings. The site's proximity and accessibility to the town centre via a straightforward, reasonably level walking route makes it a highly suitable location for housing appropriate for those with reduced mobility. A development scheme incorporating on-site management and support services for residents enhancing the scheme's attractiveness to older residents or those with reduced mobility would be supported.</p> <p>11.24 Given the site's previous use there is potential for contamination on and in the ground; an environmental investigation will be required and any necessary mitigation completed.</p> <p>11.25 Due to the site's location within the St Ives Conservation Area and adjacent to listed buildings a heritage statement would be required.</p> <p>11.26 Details of a suitably designed safe access onto the existing highway network should be agreed and provided. Safe access must be provided to the rear car park serving the adjacent restaurant which is currently accessed through this site. Safe access must also be provided for the gas valve compound and sub-station which may be relocated within the site provided the alternative location can be demonstrated to meet appropriate safety standards.</p> <p>11.27 Any development proposals should incorporate a significant area of open space and substantial landscaping in the eastern part of the site. The mature trees and hedging along the eastern and southern boundaries should be retained. A landscape management plan will therefore be required as part of any potential development proposals. To ensure safety, National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.</p> <p>11.28 Approximately half of this site falls within the Sand and Gravel Minerals Safeguarding Area. However given the proximity to other uses, including residential, it is unlikely to be a commercial resource. In the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site. Any development proposal must address this issue with reference to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.</p>
MM30	216	RA3 West Station Yard and Northern Mill Criterion d	<p>West Station Yard and Northern Mill, Ramsey</p> <p>RA 3</p> <p>West Station Yard and Northern Mill</p> <p>1ha of land at Ramsey Gateway is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ol style="list-style-type: none"> provision of access through the adjoining Ramsey Gateway site to the roundabout on St Mary's Road the design and layout of any development proposal reflecting the site's location within the conservation area retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area retention of the existing Northern Mill building to act as a local landmark <u>subject to viability</u> separation from the high and medium pressure gas pipelines in accordance with National Grid requirements agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system <p><i>Paragraphs 12.18 to 12.24 remain as submitted.</i></p>
MM31	254	SM2 Newlands, St Ives Road	<p>Newlands, St Ives Road, Somersham</p>

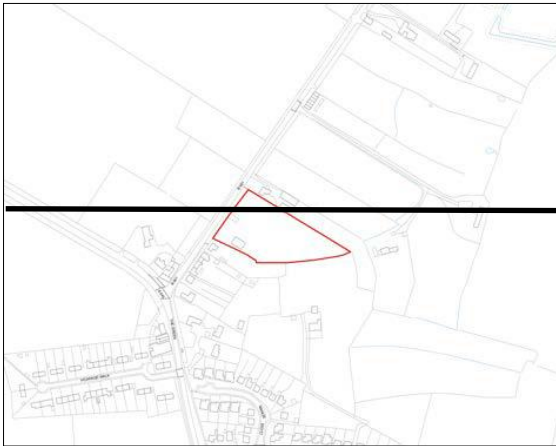
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>SM 2 Newlands, St Ives Road, Somersham</p> <p>2.5ha of land at Newlands, St Ives Road, Somersham is allocated for development for mixed uses to comprise:</p> <ol style="list-style-type: none"> 1. 0.8ha for supported housing (a care home comprising approximately 60 beds) 2. approximately 45 homes <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of an appropriate single access road to serve the supported housing and the majority of the residential development b. laying of a footway along the frontage linking with the existing footway network to the village c. design which provides for lesser density and/or landscaping towards the north of the site reflecting the transition to open countryside and protecting the setting of the conservation area d. high quality development acknowledging the nearby listed Somersham House and its setting e. provision of appropriate acoustic treatment to mitigate against adjoining industrial uses e. retention of the frontage hedge except where removal is required for access f. improved drainage to cater for development on the site g. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated h. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p><i>Paragraphs 13.66 to 13.73 remain as submitted.</i></p>
MM32	259-260	SM5 East of Robert Avenue and paragraphs 13.83 to 13.89	<p>East of Robert Avenue, Somersham</p>  <p>SM-5 East of Robert Avenue, Somersham</p> <p>1.8ha of land East of Robert Avenue, Somersham is allocated for residential development of approximately 50 homes. Successful development will require:</p> <ol style="list-style-type: none"> a. the provision of a suitable means of vehicular and pedestrian access b. retention of existing planting along the southern and eastern site boundaries and new planting on other boundaries

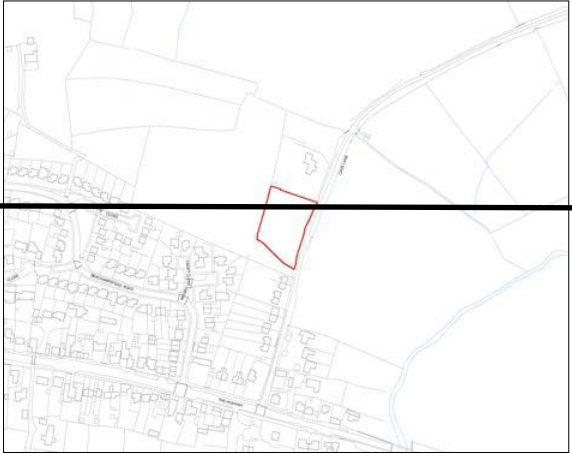
Modification reference number	Local Plan Page	Policy/Paragraph	Proposed Modification
			<p>c. an ecological assessment and enhancement scheme for the site that also addresses its impact on the county wildlife site</p> <p>d. an assessment of contamination to determine the need for remediation</p> <p>e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated</p> <p>f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised.</p> <p>Development Guidance</p> <p>13.83 The only point of access to the land appears to be from Robert Avenue and it will need to be demonstrated that safe access to the land can be achieved and any necessary off-site improvement works secured. A transport assessment will be required for this and to ensure satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment</p> <p>13.84 It is expected that development will be of a relatively low density and concentrated on the southern part of the site which is visually contained within the landscape by the existing houses to the west, and the densely planted southern and eastern site boundaries.</p> <p>13.85 A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting on the are retained and protected.</p> <p>13.86 New planting should provided on the boundary with the playing fields and between the allocated housing and the northern site boundary to provide screening of the development.</p> <p>13.87 The site is adjacent to a County Wildlife Site which extends along the entire eastern boundary of the site and follows the route of the old railway line. To the south of the land is a lake. These features suggest a likelihood that protected species will be present on and around the allocation land. The impact of development on protected species and the adjacent County Wildlife Site will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed.</p> <p>13.88 The agricultural use of the land and its proximity to the route of the old railway indicates there could be contamination of the land, which will require investigation and remediation where necessary.</p> <p>13.89 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.</p>
MM33	266	WB2 Manor Farm Buildings and paragraph 13.99	<p>WB 2</p> <p>Manor Farm Buildings, Warboys</p> <p>0.6ha of land at Manor Farm buildings, Warboys is allocated for residential development of approximately 10 homes subject to successful relocation of the existing farmyard. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a safe vehicular access onto Church Road b. provision of high quality development which enhances the character of the conservation area and reflects the sensitive setting of the site created by the surrounding high quality listed buildings

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			<p>c. retention of trees and shrubs on the northern boundary of the site to protect views to and from Adam Lyons recreation field</p> <p>d. retention of trees in the centre of the site to protect the character of the conservation area</p> <p>e. provision to preserve high value heritage assets are situated immediately to the south, including the Grade II* listed Manor House and Grade I listed St Mary Magdalene's Church</p> <p>f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated</p> <p>g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised</p> <p>Development Guidance</p> <p>13.99 Subject to successful relocation of the existing farmyard the redevelopment of t. This site offers an opportunity for a significant environmental enhancement. However, it is an extremely sensitive location in relation to heritage assets and an exceptionally high quality design would be required. A cluster of high value heritage assets are situated immediately to the south, including the Grade II* Manor House and associated listed barn and curtilage <u>curtilage</u> listed structures and the Grade I St Mary Magdalene's Church. The site is also surrounded by the conservation area on all but the western boundary. A heritage statement would be required to assess the impact on these assets and an exceptionally high quality of design and build would be required to reflect the sensitivity of the location.</p> <p><i>Paragraphs 3.100 to 3.102 remain as submitted.</i></p>
MM34	278	Chapter 14 Local Service Centres	<p>14 Local Service Centres</p>
MM35	278-279	AL1 North of School Lane, Alconbury and paragraphs 14.1 to 14.5	<p>Alconbury North of School Lane, Alconbury</p>  <p>AL1 North of School Lane, Alconbury</p> <p>6.3ha of land at North of School Lane, Alconbury is allocated for residential development of approximately 95 homes. Successful development of the site will require:</p> <p>a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area</p> <p>b. a noise assessment and mitigation from the A1</p> <p>c. retention and protection of trees and hedgerow along the boundaries</p> <p>d. substantial landscaping along the northern and western boundaries</p>

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			<p>e. a design that incorporates any important views towards the Church of Saints Peter and Paul</p> <p>f. provision of a surface water drainage strategy that responds to the sloping topography of the land</p> <p>g. an ecological assessment and enhancement scheme</p> <p>Development Guidance</p> <p>14.1— The site is located on the northern edge of the village on land that wraps around the Memorial Hall. The land slopes down towards the built up area of the village and it is expected that development will be of a relatively low density, and concentrated on the lowest parts of the site (avoiding higher ground), with substantial planting to the northern and western boundaries to minimise visual impact, and provide appropriate screening and noise mitigation</p> <p>14.2— A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, there is no footpath on the site frontage and the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.</p> <p>14.3— The potential impact of noise from the A1 on the living conditions of future occupiers will require assessment to determine the need and design of mitigation measures to be incorporated into the development.</p> <p>14.4— The Church is located a short distance from the site and it is a local landmark. It is expected that the design of development will seek to incorporate views of the Church.</p> <p>14.5— The slope of the site is likely to influence the location of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value in the design of development should be explored.</p>
MM36	280	BL1 West of Longacres, Bluntisham and paragraphs 14.6 to 14.10	<p>Bluntisham West of Longacres, Bluntisham</p>  <p>BL-1 West of Longacres, Bluntisham</p> <p>7.8ha of land at West of Longacres, Bluntisham is allocated for residential development of approximately 150 homes. Successful development of the site will require:</p> <p>a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village</p> <p>b. retention and protection of existing trees and hedgerow, and a comprehensive scheme of landscaping</p> <p>c. provision of a surface water drainage strategy that responds to the sloping topography of the land</p>

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			<p>Development Guidance</p> <p>14.6— The site is located on the northern edge of the village and adjoining the built up area of the village. The planting along the field boundaries provides a good level of screening of the land and allows only glimpse views from the highway. The development should retain the existing boundary planting wherever possible and should seek to design a development that is visually contained within the site.</p> <p>14.7— A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.</p> <p>14.8— Assessment will be required of the potential impacts on the Ouse Washes SAC/SPA/Ramsar site and the Berry Fen SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required.</p> <p>14.9— The slope of the site is likely to influence the design of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value into the design of development should be explored.</p> <p>14.10— Planning application reference number 17/00906/OUT for 135 dwellings relates to this site.</p>
MM37	281	BL2 North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14	<p>North of 10 Station Road, Bluntisham</p>  <p>BL-2 North of 10 Station Road, Bluntisham</p> <p>1.1ha of land at North of 10 Station Road, Bluntisham is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. the provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment b. an arboricultural survey that seeks to retain and protect boundary trees and hedgerows c. provision of a belt of soft planting between the homes and the northern boundary of the site d. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement <p>Development Guidance</p> <p>14.11— The site is an irregular shaped parcel of land situated between two homes and it is expected that development will be concentrated on the part of the site closest to the</p>

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			<p>highway. The northernmost part of the site should be given over to landscaping and provide a high quality transition into the extensive orchard area to the north which is subject to a tree preservation order. An arboricultural assessment will be required and the trees and hedges retained and integrated into the development where possible.</p> <p>14.12 The site is partly in use as a customer car park to the Service Station on the opposite side of the road and it will need to be demonstrated that loss of this parking facility will not unacceptably harm highway safety.</p> <p>14.13 The access serving the car park was reportedly designed to serve the potential future residential development of the land. It will need to be established whether this access is suitable to serve the residential development of the land, and provide safe pedestrian, cycle and vehicle access.</p> <p>14.14 Planning application reference 17/01015/OUT for a mixed use development</p>
MM38	282	GS1 South of 29 The Green, Great Staughton and paragraphs 14.15 to 14.17	<p>Great Staughton South of 29 The Green, Great Staughton</p>  <p>GS-1 South of 29 The Green, Great Staughton</p> <p>0.7ha of land at South of 29 The Green, Great Staughton is allocated for residential development of approximately 20 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a suitable means of access b. retention and protection of trees and hedgerow along the boundaries c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement <p>Development Guidance</p> <p>14.15 The site is situated on the edge of the village where the pattern of buildings is loose knit. Any development scheme should be designed to preserve the rural character of the area by proposing low density housing set within the existing planted boundaries.</p> <p>14.16 There is a substantial wooded area to the east of the site and extensive mature trees and hedgerows on all boundaries. A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting are retained where possible. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.</p>

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			14.17 A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicular and pedestrian access can be provided to link into the local highway network.
MM39	283	GS2 Between 20 Cage Lane and Averyhill, Great Staughton and paragraphs 14.18 to 14.21	<p>Between 20 Cage Lane and Averyhill, Great Staughton</p>  <p>GS-2 Between 20 Cage Lane and Averyhill, Great Staughton</p> <p>0.4ha of land at between 20 Cage Lane and 'Averyhill', Great Staughton is allocated for approximately 14 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a suitable means of access for pedestrians, cyclists and vehicles, which facilitates integration with the village b. retention and protection of trees and hedgerow along the boundaries c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement <p>Development Guidance</p> <p>14.18 The site is located on the edge of the village and the dense boundary planting, open fields and narrow road, give the locality a rural character. The design of any proposed development scheme should seek to preserve the rural character of the area by proposing low density housing with buildings contained within the existing retained boundary planting.</p> <p>14.19 Cage Lane narrows in width along the frontage of the application site. Development of the site will require the provision of a suitable means of access to the land for pedestrians, cyclists and vehicles, and connectivity to the amenities and services in the village. These measures are to be determined by a proportionate transport assessment and may necessitate off-site highway improvements works, such as the provision of a footway and road widening. The design of the site's vehicular access and any off-site highway engineering works should be sympathetic to the rural character of the locality.</p> <p>14.20 The site boundaries are defined by robust hedgerow and trees. It is expected that hedgerow and trees are retained and protected to minimise the visual impact of the development in the rural landscape.</p> <p>14.21 An ecological survey would be required and appropriate mitigation</p>