

Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

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Planning Services,
Huntingdonshire District Council,
Pathfinder House,
St.Mary's Street,
Huntingdon,
PE29 3TN.

Telephone: 01480 388388

e-mail: localplan@huntingdonshire.gov.uk

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Cross reference links

Cross references have been included in the text. Where these are underlined they provide a clickable internal link to the reference in electronic versions (pdf and web).

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Section A: Introduction

- A.1** This Introduction comprises two chapters. Its main purpose is to set out the national and legal context for production of the Local Plan. It also explains how neighbourhood planning fits into the development planning system.
- A.2** Chapter 1 'Context for the Local Plan' sets out the plan's position in terms of the requirements from the National Planning Policy Framework and the Localism Act (2011). It also addresses procedural aspects of the plan's preparation, including strategic environmental assessment, sustainability and habitats regulations assessment. It highlights the relationship between this plan and others, setting the framework for preparation of supplementary planning documents and neighbourhood plans.
- A.3** Chapter 2 'Huntingdonshire in 2015' provides contextual information on the district. It outlines the situation with regard to population and housing, the local economy and the district's natural and built environments. It also provides short portraits of each main town and the largest villages which act as service centres for the surroundings villages and countryside. Chapter 2 concludes by identifying key planning issues for Huntingdonshire.

1 Context for the Local Plan

1 Context for the Local Plan

- 1.1 This Local Plan will form the statutory development plan for the district against which all applications for development will be considered. The national context for the Local Plan is provided by the National Planning Policy Framework (NPPF).

The National Planning Policy Framework

- 1.2 The NPPF sets out the government's economic, environmental and social priorities for planning. It provides a planning framework that supports growth and helps create the homes and jobs that the country needs, empowers communities, and helps protect and enhance our natural and historic environment.
- 1.3 A holistic approach to social, economic and environmental issues lies at the core of the Local Plan reflecting the presumption in favour of sustainable development established in [paragraph 14 of the NPPF](#).

NPPF paragraph 14

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁽¹⁾

For decision-taking this means:⁽²⁾

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁽³⁾

- 1.4 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will seek to work with applicants, in particular through the pre-application process, to find solutions which secure development that improves the economic, social and environmental conditions in Huntingdonshire.

1 For example, those policies relating to sites protected under the Birds and Habitats Directives (see [NPPF paragraph 119](#)) and/ or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

2 Unless material considerations indicate otherwise.

3 See footnote 1 above

The National Planning Practice Guidance

- 1.5 The NPPF is supplemented by the [National Planning Practice Guidance \(NPPG\)](#). The NPPG consolidates all planning guidance that was previously spread out in a wide range of separate documents into one place. As an online resource it is maintained by the Department for Communities and Local Government (DCLG). The Local Plan identifies guidance from the NPPG where it is considered to be relevant.
- 1.6 The Council will use the Local Plan alongside the NPPF and the NPPG and will also take into account any other material considerations in determining planning applications.

The Local Plan as a Material Planning Consideration

- 1.7 On its publication this proposed submission version of the Local Plan will carry a degree of weight as a material planning consideration alongside the adopted Core Strategy, Huntingdon Local Plan 1995 and Alteration 2002 and the Huntingdon West Area Action Plan. This will be greater than the adopted development plan where emerging policies better reflect the objectives of up to date national guidance and the objectives of the Council. Following the period for comments, policies and proposals of the proposed submission Local Plan which have received relatively few objections will carry a greater level of weight and will become the principle source of local planning policy.

Strategic Policies

- 1.8 Strategic policies are those which are essential to delivery of the Local Plan strategy. Unless otherwise stated all policies in [Section B: 'The Strategy for Sustainable Development'](#) of this Local Plan should be considered as strategic. The policies that allocate land for development in [Section D: 'Allocations'](#) should also be considered as strategic as they are required to achieve the strategy as set out in Section B. This is considered to be compliant with the distinction made in the NPPF between policies of a strategic nature and those that are not.

Important Note:

This plan should be read as a whole in conjunction with other relevant policies such as national planning policy as set out in the National Planning Policy Framework or policies set out in Cambridgeshire County Council's Waste and Minerals plan. Policies have been set out to deal with particular circumstances that are considered likely to arise as well as for particular types of development. Each policy sets out the factors and requirements considered most relevant to the circumstances or type of development that it deals with. Cross references to other policies have only been included in certain circumstances where they are considered to be particularly important. Therefore these references are not exhaustive and the lack of a reference to a specific policy does not indicate that it is not relevant.

Duty to Cooperate

- 1.9 The Localism Act 2011 and the NPPF have introduced the duty to cooperate - a requirement for councils to work together on significant planning issues that cross administrative boundaries. Planning authorities must work with neighbouring authorities and other 'prescribed bodies' while preparing documents such as a local plan or activities which facilitate the preparation of development plans. The duty only applies where such activities are a 'strategic matter' regarding sustainable development or use of land that has or would have a significant impact on at least two local authority planning areas. The full list of 'prescribed bodies' is set out in the Localism Act itself plus subsequent Town and Country Planning (Local Planning) (England) Regulations 2012.

1 Context for the Local Plan

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- 1.10** The Cambridgeshire Councils have a long history of working together and cooperating on a range of issues. Arrangements have been put in place to ensure cooperation with the wider range of prescribed bodies, including the establishment of a Cambridgeshire and Peterborough Joint Strategic Planning Unit as described in the chapter [3 'Huntingdonshire in 2036'](#). The Council's approach to the duty to cooperate is detailed in the Statement of Consultation.
- 1.11** The Council will continue to liaise and collaborate with our neighbouring authorities on cross-boundary issues and carry out joint working where appropriate. These include our immediate neighbours in the Cambridge and Peterborough housing market area, our partners in the Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership as well as authorities in Bedfordshire and Northamptonshire as appropriate.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.12** To ensure that the Local Plan promotes sustainable development and does not cause environmental, social or economic problems its policies and allocations are subjected to a system of appraisal known as Sustainability Appraisal (SA).
- 1.13** European law requires a Strategic Environmental Assessment (SEA) of the Local Plan's impact on the environment to be undertaken. SA and SEA are carried out together and are collectively known as the SA Process and the Sustainability report incorporates both the requirements of SA and SEA. Therefore, where reference is made to 'SA process' within the Local Plan and supporting documents it refers to the combined process of SA and SEA.
- 1.14** Consultation is an important part of the SA process. SA reports have been available alongside draft versions of the Local Plan. The SA reports and comments on them can be access via the Council's [consultation portal](#).

Whole Plan Viability Testing

- 1.15** The Council is required to assess the likely cumulative impacts on development; existing and proposed local standards, supplementary planning documents and policies that support the development plan, as well as nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.
- 1.16** The Council has therefore commissioned testing of the viability of the Local Plan, taking account of all existing requirements including national requirements. More detail the conclusions of the testing and how it has been taken into account are contained in 'Influences on the Strategy' in chapter 3.

Flexibility

- 1.17** The Local Plan has been written to enable development which takes place within the context of changing circumstances. The evidence base will be kept up to date and specific studies regularly reviewed. All of the policies are written to refer to national policy rather than repeat it and to refer to the evidence base. This allows them to remain robust even where there are minor changes to higher level policies or the evidence base.

Release of RAF Alconbury and RAF Molesworth

- 1.18** On 8 January 2015 the United States Air Force announced that it intends to withdraw from RAF Alconbury and RAF Molesworth following a USAF review of all its European bases. The USAF will also withdraw from RAF Mildenhall in Forest Heath district but will expand operations at RAF Lakenheath. It is envisaged that the bases will be returned to the UK Ministry of Defence and the timings for this process are currently uncertain. The Department for Business, Innovation and Skills intends to convene the Mildenhall, Alconbury

and Molesworth (MAM) Working Group to bring together the affected local authorities, the Local Enterprise Partnerships, BIS Local, the Ministry of Defence and other key stakeholders to agree how this withdrawal and its implications are managed at the local level.

Other Relevant Documents and Plans

- 1.19** The Local Plan is supported by Supplementary Planning Documents (SPDs) that cover a range of subjects in more detail. SPDs are produced in response to changing circumstances or where a need for more detailed guidance has been identified. The Council has an on-going programme for reviewing and updating SPD so reference should be had to the Council's [website](#) for information about current SPD that may be relevant.
- 1.20** Reference should also be made to the Waste and Minerals plans prepared by Cambridgeshire County Council, which are part of the development plan for Huntingdonshire. The plans are available on the Cambridgeshire County Council [website](#).

Neighbourhood Planning

- 1.21** The Localism Act 2011 empowers local communities to prepare their own neighbourhood plan to promote the types of development that they think are right for their area. In Huntingdonshire, town or parish councils can prepare a neighbourhood plan for land within their boundaries, or jointly prepare one with adjoining towns or parishes.
- 1.22** Neighbourhood planning is one of the key ways local people have to shape and influence the places where they live. Neighbourhood Plans should be genuinely community-led but national legislation makes it very clear that neighbourhood planning is not a tool to prevent or hinder development; it is intended to enable development over and above that contained in the Local Plan.
- 1.23** Neighbourhood plans are complemented by the provision in the Localism Act for the 'Community Right to Build', a type of neighbourhood development order which will ensure that the benefits of any development permitted through this order can be kept in the community.
- 1.24** The Council must be involved in certain steps of the neighbourhood plan process and neighbourhood plans must be prepared in general conformity with the strategic policies of the Local Plan. Once a Neighbourhood Plan is completed and has successfully passed its referendum it will be 'made' by the District Council which means that it will formally become part of the district's development plan for the area which it covers.

2 Huntingdonshire in 2015

2 Huntingdonshire in 2015

2.1 This chapter sets out what Huntingdonshire is like in 2015. It considers the district's locational context, population and housing, the local economy, the natural and the built environments and provides portraits of the towns and larger settlements. Finally it identifies the key issues facing the district in planning up to 2036.

Main Characteristics

Locational Context

2.2 Huntingdonshire is situated approximately 100km north of London. It is a large district covering over 900km² with the main settlements located in the Ouse Valley corridor which runs through the south and east. It has strong relationships with Cambridge to the east, Peterborough to the north and Bedford to the south-west. These provide employment, shopping, leisure and health services. It is one of five local planning authorities in Cambridgeshire, the others being Cambridge City, East Cambridgeshire, Fenland and South Cambridgeshire. Cambridgeshire County Council is the local highways authority and also provides education, social services and minerals and waste planning.

2.3 Huntingdonshire benefits from excellent strategic communication links. The East Coast mainline railway bisects the district with stations in Huntingdon and St Neots. Highway linkages are particularly good. East-west linkages are provided by the A428 and the A14 which facilitates access west to the Midlands and east to Europe via the East Coast ports. Proposals for the A14 Cambridge to Huntingdon improvement scheme were published for consultation in April 2014; the start of works is targeted for late 2016 with the aspiration of opening the new roads to traffic in 2019/20. The A1 provides north-south linkages facilitating access southwards to London and northwards locally to Peterborough and then onwards to the East Midlands, York and onto Scotland.

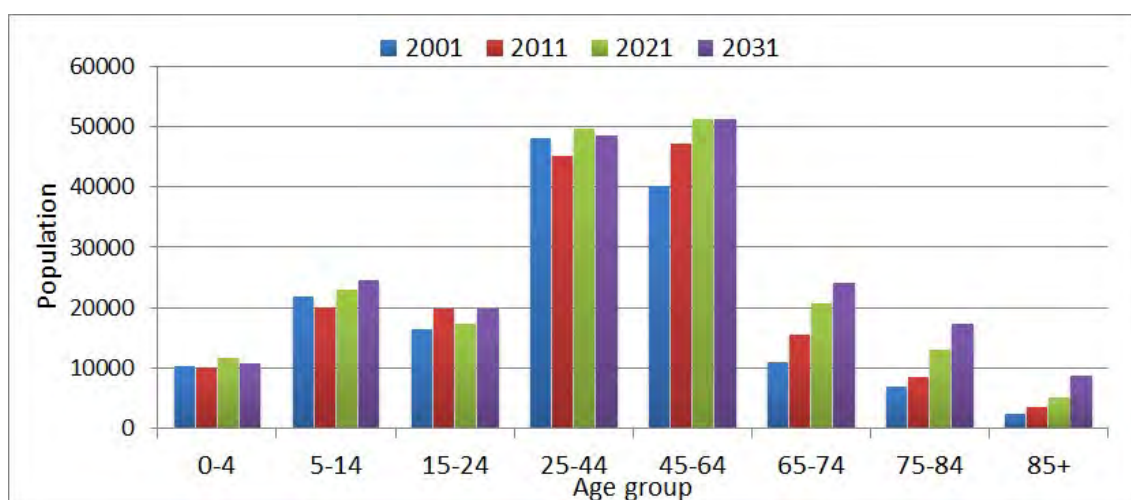
Figure 1 : Context Map



Population and Housing

2.4 The 2011 Census confirmed that Huntingdonshire's population was 169,500, an increase of 8% since 2001. The predominantly rural nature of the district is reflected in the population density which averages just 1.9 people per hectare; in comparison the population density of East Cambridgeshire is 1.3 and Cambridge City is 30.4 people per hectare. Figure 2 below shows how Huntingdonshire's population and age structure has changed since 2001 and is forecast to change through to 2031. It illustrates little change in the population aged 0-44 has from 2001 to 2031. In contrast, the population aged 45 and over has already grown significantly since 2001 and is forecast to continue to grow significantly up to 2031. In 2011 16.1% of the total population were aged 65 and over; by 2031 this is expected to increase to 24.4%.

Figure 2 : Age structure of residents



2.5 Quality of life is generally good in Huntingdonshire with the 2011 Census reporting just 6% of residents having a long term health or disability issue which limits their day to day activities compared to 8% for England as a whole. Nowhere in Huntingdonshire falls within the most deprived 20% of all areas in England according to the Index of Multiple Deprivation (2010). However, pockets of multiple deprivation do exist within the district, primarily concentrated within Huntingdon (north and east), St Neots (Eaton Socon and Eynesbury) and Ramsey.

2.6 The 2011 Census indicated that there were 71,414 dwellings in Huntingdonshire of which 2,081 were vacant or second homes; this equates to 2.9% of the total stock which is well below the national average of 4.3%. Only 641 were long-term empty homes vacant for 6 months or more indicating that the district's housing stock is being used efficiently. Huntingdonshire had 69,333 occupied households, the highest of any district in Cambridgeshire. Of these, 17,691 (26%) comprised a single person, of whom 7,389 (42%) were aged 65 years or more. According to the 2011 Census the dwelling stock was made up of the following types and tenures.

Table 1 : Huntingdonshire's Housing Type and Tenure, 2011

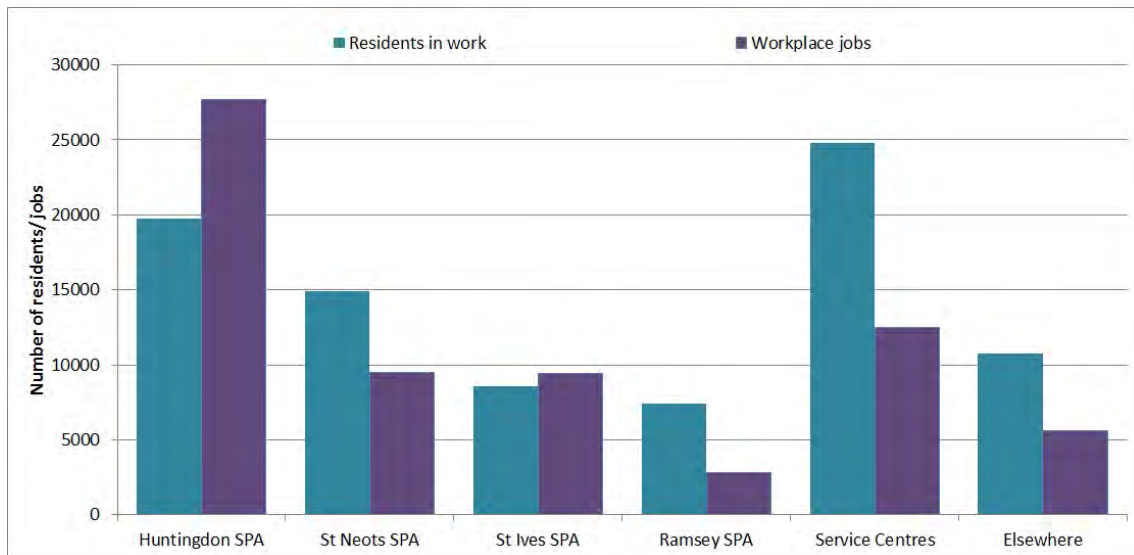
| Type | % of stock | Tenure | % of stock |
|------------------------------|------------|------------------------------|------------|
| Detached dwellings | 40.1 | Owner occupied | 72 |
| Semi-detached dwellings | 30.1 | Private rented | 14 |
| Terraced properties | 18.9 | Rented from social landlords | 13 |
| Flats | 10.3 | Shared ownership | 1 |
| Mobile/ temporary properties | 0.6 | | |

2 Huntingdonshire in 2015

Local Economy

- 2.7 Huntingdonshire has a relatively strong, stable economy with a high proportion of small to medium size enterprises. Larger businesses are currently focused in more traditional industry sectors but the business base is diversifying with growth in specialist manufacturing, the professional and scientific sector and financial and professional services. Agriculture and associated food processing have long been central to the district's economy; more recently jobs in retail, leisure and office based sectors have increased. The Office for National Statistics' Business Register and Employment Survey (2011) showed that education, health and public administration provide 28% of jobs in the district; retail, wholesale and motor trades provide 17.6% and manufacturing provides 13.2%. Tourism and leisure jobs are spread across several sectors; they contribute both directly to the local economy and indirectly through raising the district's profile with potential investors. The Department of Environment, Food and Rural Affairs June 2010 Survey of Agriculture and Horticulture indicated that there were 70,786 farmed hectares in Huntingdonshire employing some 1,323 agricultural workers.
- 2.8 More than 81,000 people were employed in Huntingdonshire in 2011 and there were 7,800 VAT registered businesses. The local economy is skewed towards manufacturing industries compared to adjoining districts, and a relatively low proportion of workers are employed in higher skilled trades and professional occupations. Consequently, while earnings are fairly high compared to the wider region, they are lower than the county average.
- 2.9 In 2011 Huntingdonshire had 0.74 jobs per working age resident. This is significantly higher than East Cambridgeshire which had only 0.55 jobs per working age resident; however, it is lower than Cambridge City where there is a jobs density of 1.08 which indicates a net inflow of commuters. Figure 3 below illustrates how residents in work and workplace jobs vary around the district.

Figure 3 : Residents in work and work place jobs; source Census 2011



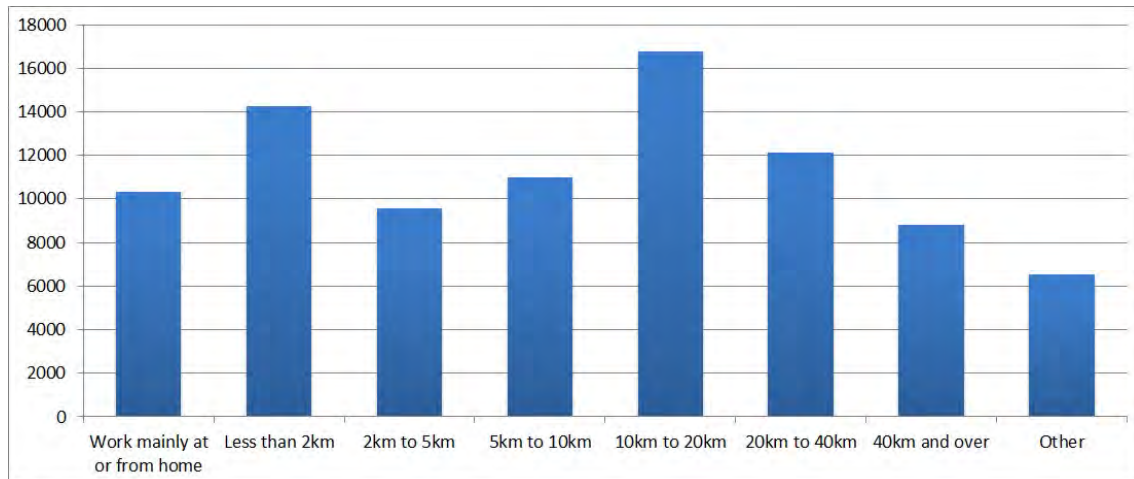
- 2.10 Employment space in Huntingdonshire is largely focused within the district's Spatial Planning Areas (SPAs)⁽⁴⁾: Huntingdon SPA; St Neots SPA; St Ives SPA; and Ramsey SPA. These areas accommodate 79% of the district's workplace employment (including 41% in Huntingdonshire SPA), with the Service Centres accommodating a further 18%. As shown, Huntingdon and St Ives spatial planning areas have a higher number of jobs than residents in work resulting in net in-commuting. This is particularly significant in the Huntingdon area which has 41% of the district's jobs and 23% of residents giving a ratio of 1.41. St Neots spatial planning area has 17.3% of working age residents and 14% of the district's jobs resulting in a ratio of 0.64 indicating some net out-commuting. St Ives spatial planning area has a small net inflow of commuters arising from a jobs density of 1.1. Ramsey spatial planning area has the lowest ratio of the

4 Defined in 'Definition of Spatial Planning Areas', following paragraph 4.7

main towns at 0.38 resulting in high net out-commuting and indicating its limited sustainability compared to the other areas. The service centres together average a ratio of 0.5 and the rest of the district has a ratio of 0.52 showing the importance of small businesses, home-working and the rural economy.

- 2.11** The 2011 Census showed resident's travel to work patterns. Figure 4 below indicates that 38.2% of residents work either mainly at or from home or within 5kms. In contrast, only 9.9% work 40kms or further away.

Figure 4 : Distance travelled to work; source Census 2011



Natural Environment

- 2.12** The landscape of Huntingdonshire ranges from the flat, expansive Fenlands in the north-east to rolling upland areas in the west, bisected by the river valleys of the Great Ouse and the Nene. The majority lies on Jurassic clay covered by glacial till. The north-west lies on Oolitic limestone which is reflected in the stone buildings of the Nene Valley in contrast to the brick and timber that are typical for most of the district. Huntingdonshire's topography comprises four main features:

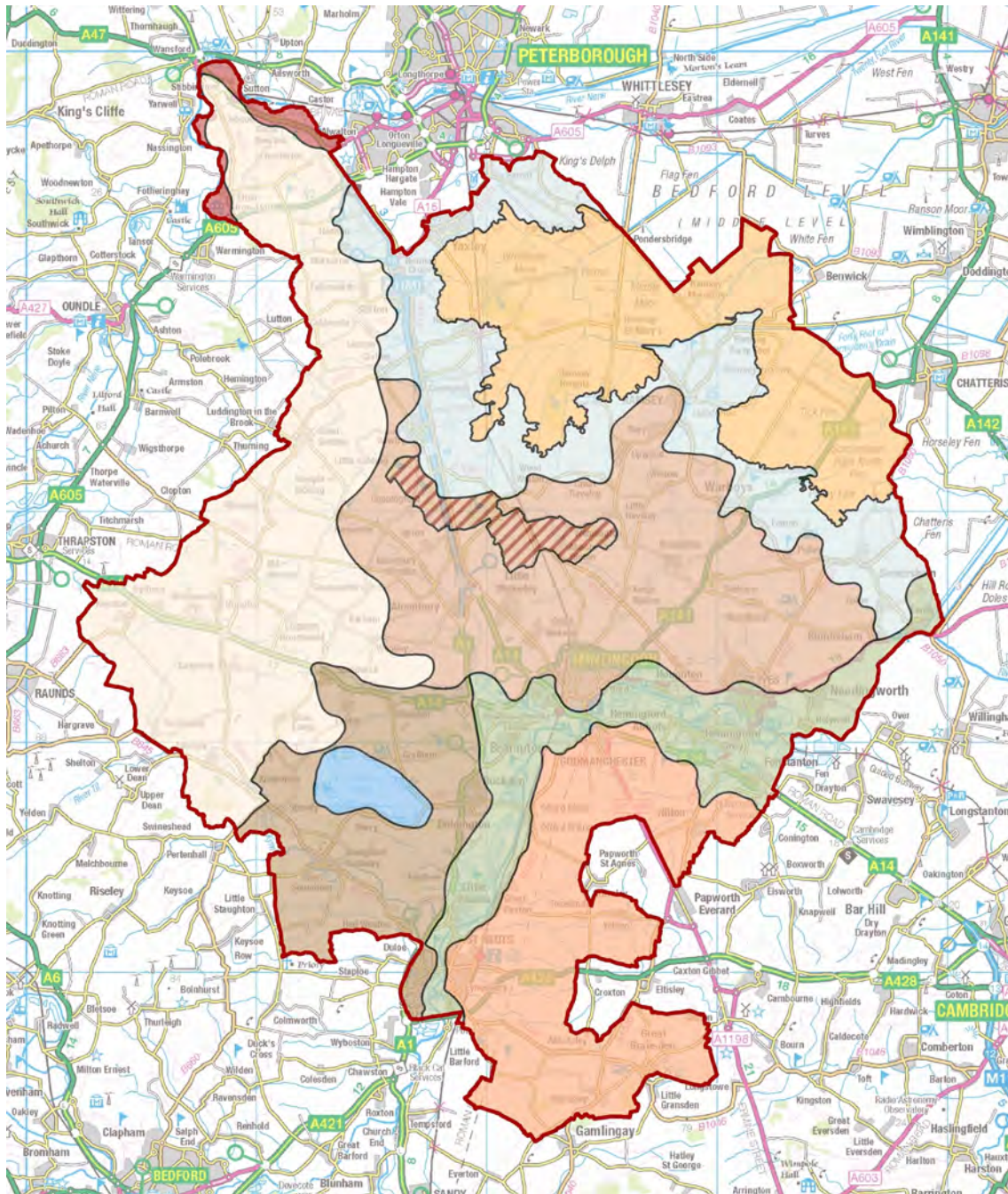
- The low lying fens in the north-east which are drained wetlands used for intensive agriculture on the rich peaty soils
- The undulating claylands which cover much of the central and southern part of the district
- The upland wold area in the western and southern part of the district which is intersected by the wide valley of the Great Ouse and the narrower valleys of its tributaries
- The valley of the Great Ouse which flows south to north before turning east at Huntingdon; it is a broad, shallow sided valley with a wide floodplain which has been extensively quarried for gravel leaving a network of lakes now largely used as nature reserves

- 2.13** The [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) identifies nine landscape character areas in the district as shown in Figure 5 below.

2 Huntingdonshire in 2015

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Figure 5 : Landscape Character Areas in Huntingdonshire

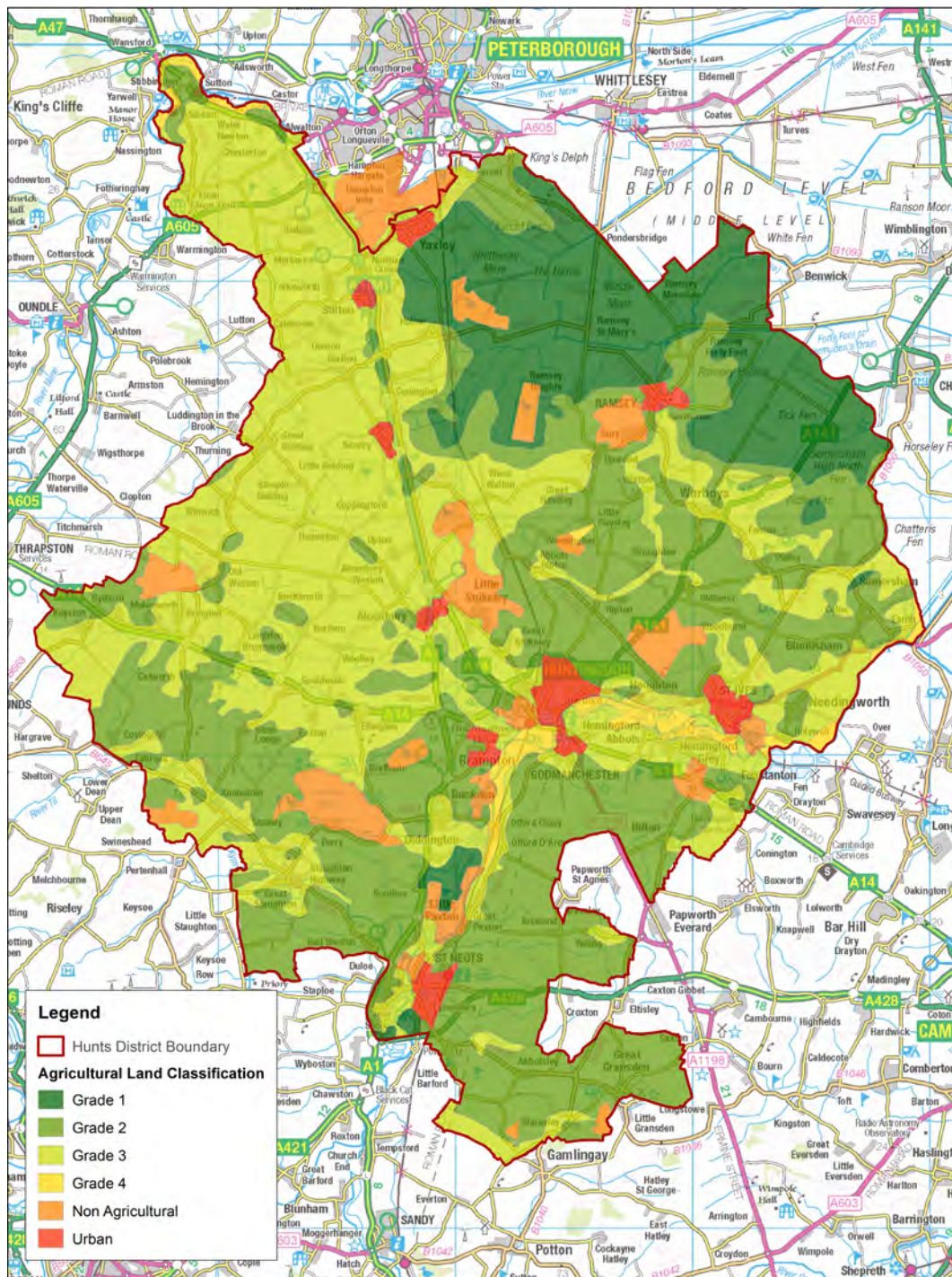


Key to Figure 5

- | | |
|--|--|
|  Central Claylands |  Ouse Valley |
|  Central Claylands sub area of Extensive Woodland |  South East Claylands |
|  Fen Margin |  Southern Wolds |
|  Grafham Water |  The Fens |
|  Nene Valley |  District Boundary |
|  Northern Wolds | |

2.14 Huntingdonshire's countryside provides fertile farmland, predominantly used for arable farming which is the main land use in the district. The agricultural land is almost entirely of good quality; 98% is classed as grades 1, 2 or 3. 15% is grade 1 (excellent quality), mainly in the Fens with pockets along the Ouse Valley. Land north of Huntingdon and land south of the A14 is predominantly grade 2. From the Nene valley south to the A14 corridor and extending from the district's western boundary to the A1 the land is classed almost entirely as grade 3. Grade 1 land is concentrated in the north east of the district.

Figure 6 : Agricultural Land Classification in Huntingdonshire



2 Huntingdonshire in 2015

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2.15 The ecology of Huntingdonshire is rich and varied with nationally important habitats for wetlands, meadows and grasslands. Huntingdonshire contains a number of important biodiversity sites, such as Woodwalton Fen (Ramsar site) and Portholme Meadow (Special area for conservation). In 2012/13 there were 27 designated Sites of Special Scientific Interest (SSSIs), 4 Woodland Trust sites, and 135 County Wildlife Sites. The Great Fen is a major habitat restoration project which will create a 3700 hectare area of traditional fenland between Huntingdon and Peterborough by connecting Holme Fen and Woodwalton Fen. As well as providing major habitat restoration it will provide new opportunities for employment, recreation and education. The River Great Ouse valley has been extensively quarried for sand and gravel resulting in creation of a distinctive character of wetland nature reserves of significant biodiversity value.

Figure 7 : Nature Conservation Sites



- 2.16** Huntingdonshire is situated in the driest region of the UK which receives only two thirds of the average annual rainfall in England and Wales. Availability of water resources to meet the growing needs of residents, businesses and agriculture is a key challenge in sustainability terms. The rivers and aquifers that are the key sources of water locally are close to the limits of abstraction before which ecosystems reliant on them may be adversely affected.

Built Environment

- 2.17** Huntingdonshire's built environment comprises four market towns: Huntingdon, St Neots, St Ives and Ramsey; one other small town: Godmanchester; almost 100 villages and a scattering of hamlets and properties in the countryside. The high quality of the historic built environment is reflected in 60 conservation areas and around 2,800 listed buildings complemented by five registered historic parks and gardens and 84 scheduled ancient monuments.

Settlement Portraits

- 2.18** Huntingdonshire's four historic market towns are the largest centres of population and services in the district. The market towns have traditionally acted as service centres for nearby smaller settlements typically providing shopping, leisure, health and education services as well as being centres for employment. This arrangement has benefited both the market towns by increasing their catchment populations and the other settlements by providing residents with local access to services that would not be viable within individual settlements. The strength of this relationship varies according to proximity and accessibility with residents of some settlements looking to more than one market town for day-to-day services and all, including residents of market towns, looking outside the district to larger towns and cities for higher order services and greater choice.
- 2.19** Huntingdonshire contains one other town, Godmanchester, a large number of villages of varying sizes, hamlets and isolated dwellings in the countryside. Outside the towns the larger settlements have a range of services such as a primary school, a range of shops, public transport services, a community meeting place, a general practitioner's surgery and a range of employment opportunities. These settlements often play a role in providing services for residents of nearby smaller villages and countryside areas. The settlements which most strongly perform this function are described below. Table 2 below shows the relative size of each of the towns and service centres in population terms based on data from the 2011 Census.

2 Huntingdonshire in 2015

Table 2 : Population sizes of towns and large villages

| Town | Population (2011) | Service Centre | Population (2011) |
|------------|-------------------|----------------|-------------------|
| Huntingdon | 23,732 | Brampton | 4,862 |
| St Neots | 30,870 | Buckden | 2,805 |
| St Ives | 16,384 | Fenstanton | 3,242 |
| Ramsey | 8,479 | Godmanchester | 6,711 |
| | | Kimbolton | 1,477 |
| | | Little Paxton | 3,244 |
| | | Sawtry | 5,252 |
| | | Somersham | 3,810 |
| | | Warboys | 3,994 |
| | | Yaxley | 9,174 |

- 2.20** Huntingdonshire remains a predominantly rural district with many smaller villages scattered across the district which largely retain their historic form. Buildings clustered around a church or village green and linear patterns are both common settlement patterns.
- 2.21** The countryside is strongly shaped by the agricultural heritage of the district. Large swathes comprise high quality agricultural land used for arable crops. The north east of Huntingdonshire is heavily influenced by the fen landscape forming a strong contrast to the west which is dominated by gently rolling claylands with more wooded areas with Grafham Water and the Kym valley adding to the landscape character. The valley of the River Great Ouse dominates the landscape of the central and eastern parts of the district being a landscape with a particular sense of enclosure and tranquillity providing many opportunities for quiet recreational use.

Huntingdon

2.22 Huntingdon is the district's administrative centre reflecting its status as the former county town of Huntingdonshire. It is located near the centre of the district on the northern valley slopes of the River Great Ouse. Huntingdon is the second largest town in the district with a resident population of 23,732 (2011 Census). It benefits from a particularly high concentration of jobs both on traditional industrial areas within the town and newer business parks around the periphery and the Alconbury Enterprise Campus is just north-west of the town. It is well connected with the strategic road and rail networks. Huntingdon is accessible from the A14 which runs through the south west of the town and from the A1 to the west. The east coast mainline railway runs through the town on a north-south axis with a station just west of the town centre. The town centre provides the largest quantity and choice of shopping in the district which is complemented by a range of services. Parts of the town centre are undergoing redevelopment and regeneration, with development between the ring road and the East Coast mainline railway and in the Chequers Court area. The River Great Ouse and its flood meadows form the south eastern boundary and setting to Huntingdon.

Nightingale Mews



Moorhouse Drive



Victoria Square



Hartford village hall



Farmers market

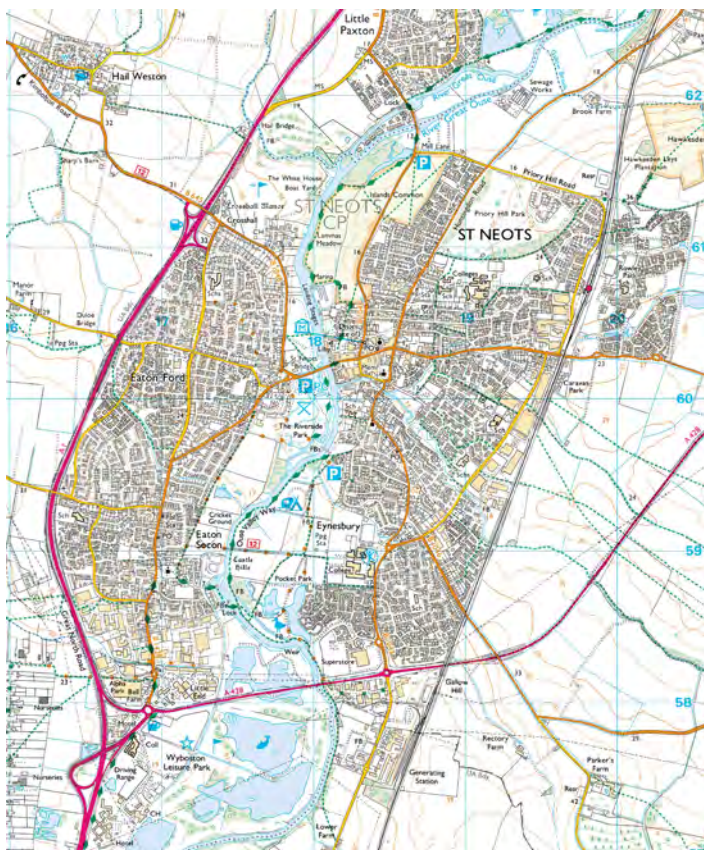


2 Huntingdonshire in 2015

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St Neots

2.23 St Neots is situated at the southern tip of the district and is Huntingdonshire's largest town with a resident population of 30,870 (2011 Census). The town grew around a medieval priory and the market place. It has expanded significantly over recent years assimilating the previously separate settlements of Eaton Socon, Eaton Ford and Eynesbury, although their historic and separate characters are still recognisable. Significant housing development is now taking place to the east of the East Coast mainline railway as part of the St Neots East strategic expansion location. The River Great Ouse forms a wide green corridor through the centre of the town contributing strongly to its character and attractiveness. Alongside the shops the town centre has a good range of services. St Neots railway station is located in the north-east of the town. St Neots has direct access onto the A1 to the west and the A428 to the south and east. St Neots benefits from several well-established employment areas which are home to international companies and a wide range of small and medium businesses with a particular concentration of engineering firms. Immediately south of the A428, within the administrative area of Bedford Borough, there are a number of businesses and the Wyboston Lakes complex which provide additional services to the town.



St Neots Market Place



Riverside



Town centre services



Play area, Loves Farm



Barford Road Pocket Park



St Ives

2.24 St Ives is an historic market town situated on the northern bank of the River Great Ouse towards the east of the district, with a resident population of 16,384 (2011 Census). St Ives has an attractive town centre with strong local character, attractive to visitors and supporting a number of independent retailers combining to provide a successful small market town. The town centre contains many interesting buildings and retains its distinctive medieval street pattern. Bridge Street and The Quay provide attractive access to the River Great Ouse and lead people to the Grade 1 listed 15th century bridge, one of only three in England to incorporate a chapel. The town has grown asymmetrically to the north of the river; the extensive floodplain to the south being retained as open land. Business and industrial estates are established towards the eastern side of the town. The A1096 connects St Ives to the A14 just to the south; the A1123 passes east-west through the town linking it west to Huntingdon and east to villages to the north of Cambridge. St Ives has no railway but is linked to Cambridge by the Guided Busway with a large park and ride site on the eastern edge of the town.



Town centre shops and services



St Ives bridge



The Broadway



River frontage



St Ives business park



2 Huntingdonshire in 2015

Ramsey and Bury

2.25 Ramsey is situated in the north east of Huntingdonshire on the edge of the fenland landscape and closely related to the Great Fen. The resident population of Ramsey parish was 8,479 (2011 Census), including Ramsey St Mary's, Ramsey Heights, Ramsey Mereside and Ramsey Forty Foot. The resident population of Bury was 1,838 (2011 Census). Ramsey's historic core is centred around the Great Whyte and the former Abbey. The 15th century Gate House and Abbey Green provide distinctive landmarks contributing to the character of the town. Ramsey's retail and service provision is concentrated on the High Street and Great Whyte; this is more limited than the other market towns but was supplemented by a superstore opening in the north of the town in 2010. It is the least well connected in transport terms of the district's market towns relying on B roads to link north to Peterborough, west to the A1 and south to the A141 at Warboys. It has bus services to St Ives, Peterborough and Huntingdon. Originally two distinct settlements, Ramsey and Bury have now merged. Commensurate with its size Ramsey has a more limited range of employment opportunities than the other market towns with Highlode Industrial Estate on the northern edge of the town and Upwood Air Park within the former RAF Upwood to the south west.

Great Whyte



Ramsey Abbey School



Church Green



New homes

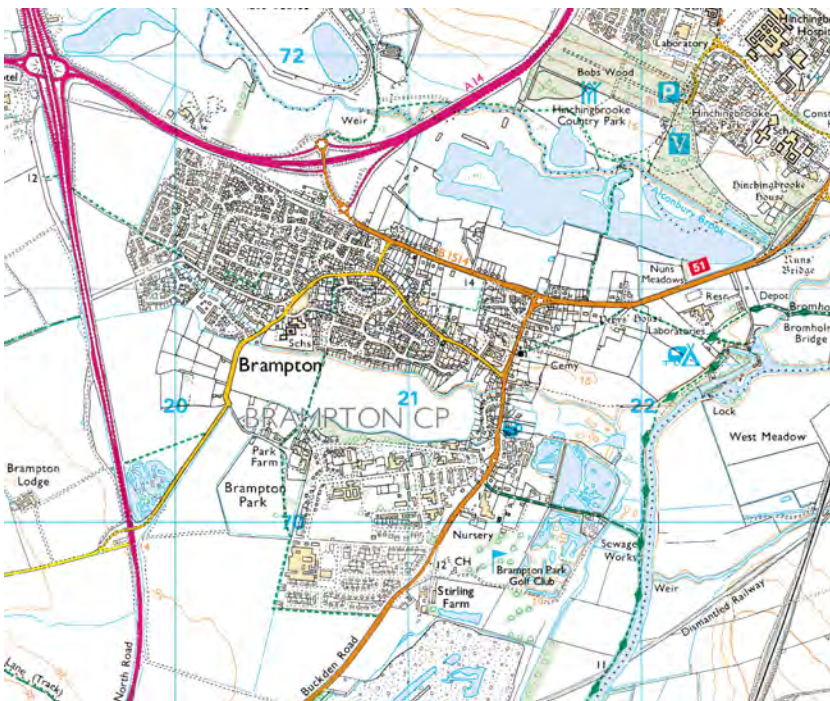


Edge of town supermarket



Brampton

2.26 Brampton comprises two distinct areas. The main village with its historic core runs along The Green, High Street and on to Buckden Road with expansion, particularly to the west, since the 1960s. This is linked by linear development along Buckden Road to the second area, the now redundant RAF Brampton, which lies south of the main village separated by a wedge of arable land. Brampton has a limited choice of food and non-food shops mainly on the High Street and several public houses and places to eat. It has a primary school and early years day nursery facilities and several public halls offering a range of activities. Brampton is close to Huntingdon with cycle and footpath linkages to the services in the Hinchingsbrooke area and the town centre. With RAF Brampton winding down, employment in the village has reduced and is now mainly limited to businesses along Buckden Road. The parish had a resident population of 4,862 in the 2011 Census.



High Street



The Green



Post Office



Memorial Centre



Public House



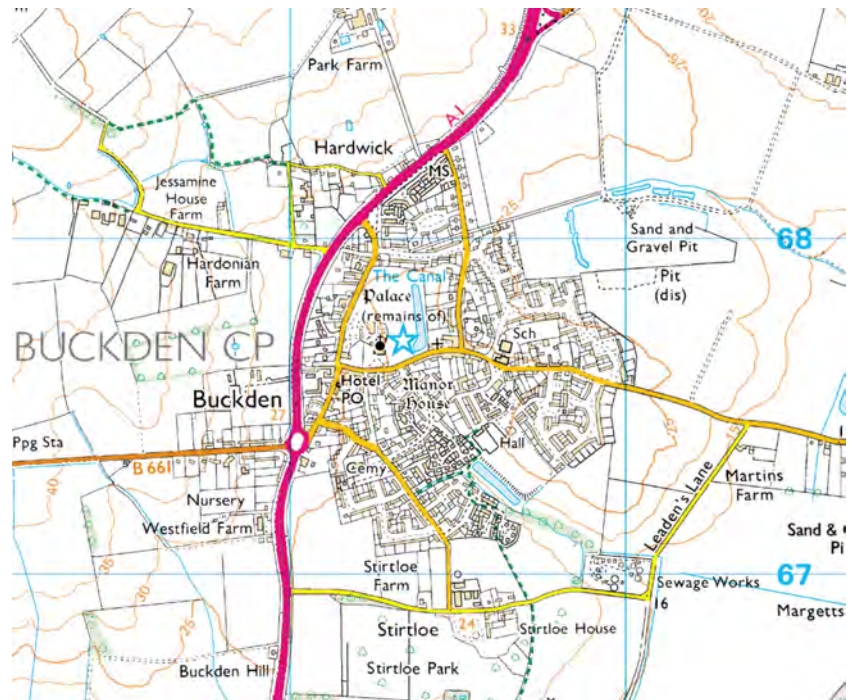
2 Huntingdonshire in 2015

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Buckden

Buckden is located approximately 8km southwest of Huntingdon. The historic core of the village contains a wealth of historic buildings centred around Buckden Towers (formerly Buckden Palace) and extends to the west of the church where the village edge is now defined by the A1. The former Great North Road (now the High Street) is lined by many Georgian brick buildings which combine to create a distinctive centre to the settlement of high architectural quality and possessing a strong sense of place. Buckden has a range of food and non-food shops, a choice of public houses and places to eat out, a library, a GP practice, a dental practice, a primary school and several public halls and sports pitches offering a range of activities. The valley of the River Great Ouse borders Buckden to the east. The hamlet of Stirtloe is approximately a half a kilometre to the south east and contains Stirtloe House and Park. The parish had a resident population of 2,805 in the 2011 Census.

Buckden Towers



Local shops



Village Hall and Library



High Street



Local services



Fenstanton

2.27 Fenstanton is situated some 3km south of St Ives immediately north of the A14. It has a range of food shops and several non-food shops and a choice of public houses and places to eat out. It also offers a primary school, early years day nurseries, a GP practice and several public halls offering a range of activities. The A14 development in the 1980s severed links to the south which are now limited to an overbridge and a pedestrian underpass. Bus routes changed after the opening of the guided busway in 2011 with fewer buses directly serving the village although there are busway stops nearby. The dairy factory, which was a major local employer, closed in 2012. The Lakeside Technology Park south of the A14 represents a significant extant opportunity for employment development. The parish had a resident population of 3,242 in the 2011 Census.



Church Lane



Public house



Local shop



Farm shop

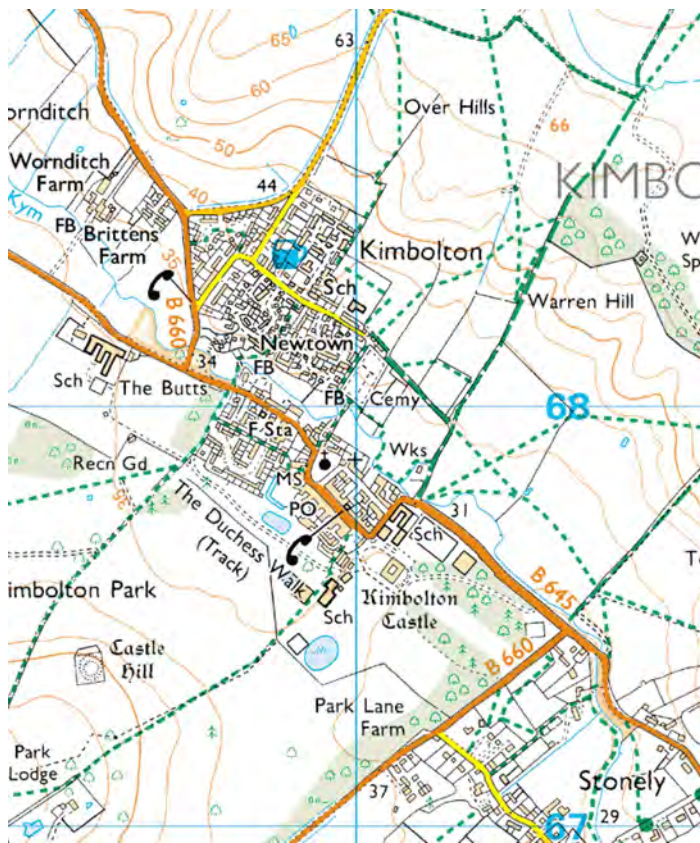


Children's day nursery



Kimbolton

2.29 Kimbolton is located 12km north-west of St Neots and 3km west of Grafham Water. The village lies in the valley of the River Kym and comprises two distinct parts. Its historic core is focused on High Street and East Street. High Street is lined by highly distinctive historic buildings leading towards the Grade 1 listed gateway of Kimbolton School to the south eastern end and St Andrews Church to the western end. The newer part of the village lies to the north of the River Kym which provides a green corridor running through the village. The extensive parkland associated with Kimbolton Castle surrounds the village to the east and south. Kimbolton retains a traditional high street with a far more diverse range of shops and services than is typical of a village of this size. The primary school and GP practice are situated in the Newtown area of the village to the north of the River Kym. There are two public halls. Kimbolton School is a major employer within the village; Bicton industrial and Harvard Way business parks provide a thriving employment cluster situated 1.3kms north of the village. The parish had a resident population of 1,477 in the 2011 Census.



Kimbolton High Street



Kimbolton Castle



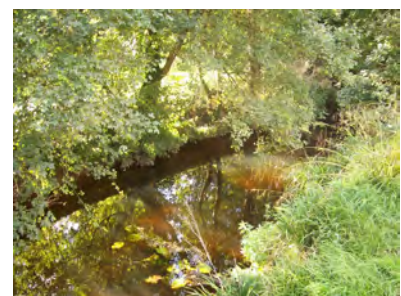
East Street



GP surgery



River Kym



2 Huntingdonshire in 2015

Little Paxton

2.30 Little Paxton lies immediately north of St Neots on the western bank of the River Great Ouse. The old village centres on St James Church and the village has had significant housing growth on former employment sites. Little Paxton has a limited range of shops, services and places to eat. Little Paxton has a primary school and GP practice and two public halls. Paxton Pits nature reserve is situated to the north east of the village and provides a recreational facility attracting visitors throughout the year. The parish had a resident population of 3,244 in the 2011 Census.

New homes



Bullrushes at Paxton Pits



Outdoor gym



GP surgery and play area



Little Paxton lock



Sawtry

2.31 Sawtry is located immediately west of the A1, midway between Huntingdon and Peterborough. The site of the original medieval village is now protected as a scheduled ancient monument to the north east of the village. The historic core is now focused on the High Street and The Green. Large post war housing estates dominate the southern and western parts of the village although some parts retain a distinctive rural character. Sawtry has a secondary school as well as a primary school and early years day nurseries. Sawtry benefits from the only public leisure centre outside the main towns. There are several clusters of shops and services, a GP practice and dental surgery. Sawtry also has a library and several public halls offering a range of activities. To the east of the village the planted road embankments and noise barriers along Bill Hall Way and the A1 screen the majority of views towards the village. Sawtry has several employment areas, including a significant area located on the eastern side of the A1, which provide local job opportunities. The parish had a resident population of 5,252 in the 2011 Census.



Traditional houses



The Old School Hall



Public House



Local shop



Local services



2 Huntingdonshire in 2015

Somersham

2.32 Somersham is located on the edge of the Huntingdonshire Fens approximately 6km north east of St Ives. The historic core of the village is centred around the High Street and Church Street. South of the village the site of the Bishop's Palace is a scheduled ancient monument. Over the last 50 years the village has more than doubled in size with development mainly to the north of the historic core. Somersham has both state and private primary education and a range of food and non-food shops, services and places to eat. The village has a GP practice and dental surgery. It has three public halls offering a range of activities and extensive sports facilities. There is a small industrial estate on the western edge of the village offering some local employment opportunities. The parish had a resident population of 3,810 in the 2011 Census.

St John the Baptist Church



Clock tower and local services



Food shop



Somersham lake

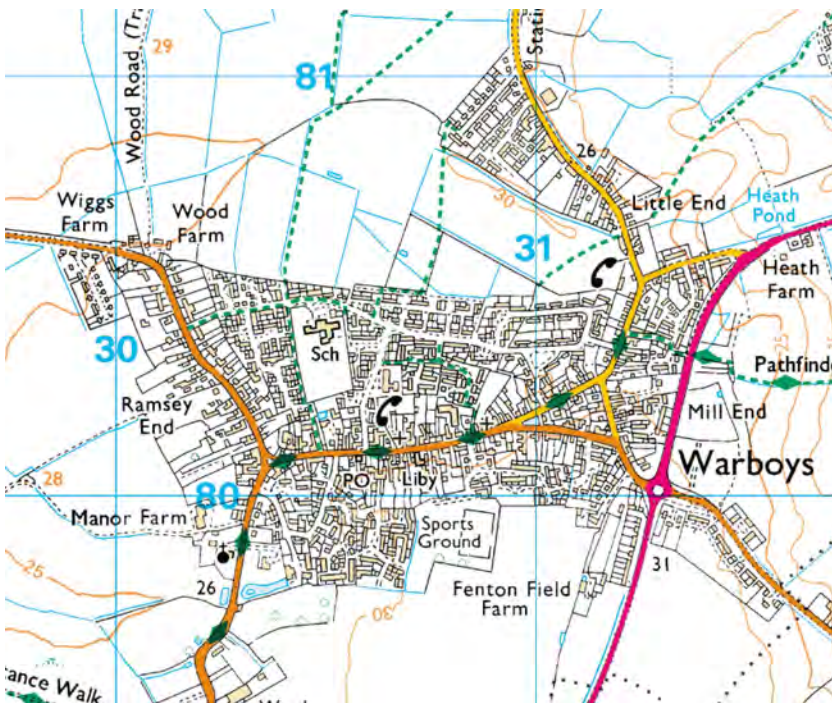


Community library



Warboys

2.33 Warboys is located approximately 11km northeast of Huntingdon and 6km south of Ramsey. The focal points of the Baptist Church, Clock Tower and Weir provide distinctive local landmarks. Warboys has a choice of food and non-food shops, a range of local services and a few places to eat and drink. It also has a GP practice and dental surgery. There is a library and a primary school but only very limited early years day nursery facilities. Warboys industrial estate is located on the former airfield to the south west of the village providing nearby employment opportunities. The parish had a resident population of 3,994 in the 2011 Census.



Newsagent



Clock Tower



Public house



Pharmacy



Grace Baptist church



2 Huntingdonshire in 2015

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Yaxley

2.34 Yaxley lies on the north western edge of the Huntingdonshire Fens approximately 6km south of Peterborough. Its historic core lies along the southern edge, with historic buildings along Main Street and Church Street, including St Peter's Church, the spire of which is a notable landmark. Yaxley has expanded considerably to the north with substantial modern housing estates. Planned developments within Peterborough City's boundaries, including the urban extension known as Great Haddon, will eventually adjoin Yaxley. Yaxley benefits from a good range of shops and services clustered in several locations, including a supermarket and a choice of places to eat and drink. There is a primary school and separate infant and junior schools plus early years facilities. Students travel to secondary schools in Sawtry or Peterborough. Yaxley also has a library and community information centre. Public transport services to Peterborough are good extending the range of easily accessible facilities. Yaxley has limited local employment, mainly to the east of the railway as significant employment opportunities exist in Peterborough. The parish had a resident population of 9,174 in the 2011 Census.

Supermarket



Tea shop



Public house



GP surgery



Greengrocers



Key Planning Issues

Locational Context:

- Maximising the benefits arising from the Alconbury Enterprise Zone and the LEP.
- Implementing strategic highway improvements as quickly as possible to support growth.
- Responding constructively to development needs arising from other areas where constraints restrict their development capacity.

Population and Housing:

- Delivering sufficient new dwellings to meet Huntingdonshire's objectively assessed need in full, including the need for affordable housing.
- Providing a range of dwelling types and sizes that are suitable for our changing demographic structure.
- Integrating newly developed strategic expansion locations with surrounding communities.
- Reducing the differential between lower quartile incomes and housing costs to help all members of the community afford a home that meets their needs.
- Securing infrastructure to support development and meet the needs of residents, workers and visitors.

Local Economy:

- Attracting inward investment to facilitate successful development of businesses and jobs across our economy and particularly at Alconbury Enterprise Campus.
- Promoting a diverse and flexible range of employment opportunities across the district.
- Safeguarding existing land and premises for employment in accessible locations to facilitate opportunities for sustainable journeys to work.
- Facilitating the adaptation of the district's town centres to the changing nature and patterns of retailing and leisure.
- Supporting the agricultural and rural economy to diversify
- Maximising opportunities arising from improved telecommunications.

Natural Environment:

- Continuing protection and enhancement of designated nature conservation assets in the face of increased development pressure.
- Avoiding irreversible development on grade 1 agricultural land.
- Enabling adaptation to the effects of climate change.
- Retaining and enhancing the role of the countryside as an attractive, productive resource valued for food production, nature conservation, tourism and leisure.

Built Environment:

- Promoting local distinctiveness in design to promote high quality new developments.
- Considering the capacity of existing communities to accommodate further growth.
- Mitigating and adapting to the effects and predicted impacts of climate change.
- Securing the ongoing protection and enhancement of the historic built environment and promoting its positive contribution to residents' quality of life and to the local economy.

Section B: The Strategy for Sustainable Development

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Section B: The Strategy for Sustainable Development

- B.1** This section sets out strategic policies to guide sustainable development in Huntingdonshire up to 2036 contained within four chapters.
- B.2** Chapter 3 'Huntingdonshire in 2036' contains summaries of the main influences that have helped shape the local strategy for sustainable development. These are:
- sub-regional influences which are dominated by economic and infrastructure proposals which will help enable development to be delivered
 - economic influences which are focus on achieving successful economic growth in the district
 - social influences which primarily reflect outcomes of strategic housing market assessments for the Cambridge sub-region and for housing markets surrounding Huntingdonshire which may affect need and demand here
 - environmental influences which reflect the importance of water in the local environment and green infrastructure resources and initiatives.
- B.3** The chapter continues with an explanation of the objectively assessed needs for growth through to 2036. It concludes by identifying a spatial vision and a series of objectives indicating how this will all be drawn together to shape a sustainable future for the district.
- B.4** Chapter 4 'The Development Strategy' provides the spatial framework for delivering growth. It tries to focus the highest levels of growth in locations with best access to services and facilities. It reflects the environmental capacity work undertaken looking at the ability of existing towns and major areas of previously developed land to accommodate further growth. The chapter also contains the key diagram which illustrates the key elements of the development strategy which is complemented by the strategic approach to green infrastructure provision and enhancement.
- B.5** Chapter 5 'Strong Communities' contains a series of policies emphasising the social aspects of the sustainable development strategy. It establishes the principles of sustainable development that will be sought in Huntingdonshire. These are complemented by policies promoting health and well-being, provision of affordable housing and provision of suitable pitches for gypsies, travellers and travelling showpeople all focused on assisting people to live safe and healthy lives with accommodation that meets their needs. The chapter concludes with a heritage strategy which reflects the contribution of heritage assets to the character of Huntingdonshire and to people's quality of life.
- B.6** Chapter 6 'Infrastructure and Delivery' provides information on the potential provision of infrastructure needed to serve anticipated growth. This is complemented by the Infrastructure Business Plan 2014/15 which contains a list of anticipated infrastructure projects and is regularly updated. The chapter contains policy guidance on how development should contribute to infrastructure delivery. It also addresses flood risk, surface and waste water management which is a significant issue in the district as so much land is low lying.
- B.7** Neighbourhood Plans drawn up by town or parish councils must be in general conformity with the strategic policies contained in this section.

Huntingdonshire's long term approach to strategic planning

- B.8** Huntingdonshire has followed a reasonably consistent development strategy since the Cambridgeshire Replacement Structure Plan (1989) was implemented locally through the Huntingdonshire Local Plan (1995). This strategy is to concentrate strategic scale growth in the Huntingdon area (including Brampton, Godmanchester and the Stukeleys), St Neots (including Little Paxton), St Ives and Ramsey (including Bury) complemented by smaller scale growth in the villages. A consistent approach has been taken towards ensuring adequate land is provided to meet the housing needs of the district in full.

The Strategy for Sustainable Development Section B:

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

- B.9** This approach to housing development has been complemented by providing support for economic growth and balancing the impacts of development on environmental and infrastructure constraints. The nationally increasing emphasis on sustainability has seen a shift towards coordinated efforts to try to reduce the need to travel and to provide housing and employment growth close together.
- B.10** The 2002 Huntingdonshire Local Plan Alteration increased the emphasis on sustainable development by setting out a strategy which allocated additional land for housing growth up to 2006 focusing on the main towns and larger villages and constraining the scale of development in smaller villages and the countryside. The Cambridgeshire and Peterborough Structure Plan (2003) provided a strategy to implement the Regional Planning Guidance for East Anglia to 2016 (2000). This focused growth on Cambridge and the ring of surrounding market towns, including Huntingdon, St Neots and St Ives; it also targeted Peterborough and Ramsey for economic and social regeneration.
- B.11** Following changes to the development plan system the Council produced a Core Strategy that was adopted in 2009. This set out strategic policies to manage growth and guide new development in Huntingdonshire up to 2026. Overall growth levels were lower than previous plans in response to the East of England Plan (2008) which strongly focused growth in Cambridge and immediately surrounding land within South Cambridgeshire to try to reduce commuting distances. As part of the preparation for the Core Strategy (2009) the council consulted on a wide range of spatial options for accommodating the expected growth target, including options concentrating development in various locations as well as a dispersed growth option. Having tested this range of options for the distribution of growth through sustainability appraisal and public consultation it was established that a broad continuation of the existing strategy of concentrating growth in and around the main towns was the most sustainable approach.
- B.12** On adoption of the Core Strategy (2009) the Council intended to prepare a series of companion documents providing development management policies and site allocations. An area action plan for Huntingdon West was completed and adopted in 2011. Preparation of other documents was superseded by further national changes to the development plan system through the introduction of the National Planning Policy Framework, revocation of the Regional Spatial Strategy system and designation of an enterprise zone at Alconbury airfield which triggered a review of the Core Strategy. At this point the Council decided to commence preparation of a single Local Plan document as the quickest and most efficient way to deliver updated local guidance.
- B.13** The councils in Cambridgeshire have a long history of working together successfully to ensure that wider strategic issues are taken into account when planning for development at the district level. The Joint Strategic Planning Unit was set up in 2011 to help co-ordinate a joint approach and assist with addressing the duty to co-operate between the county, city and district councils within Cambridgeshire. A document entitled 'Strategic Spatial Priorities: Addressing the Duty to Co-operate across Cambridgeshire and Peterborough' was published in January 2014. This was agreed by all the local authorities in Cambridgeshire and by Peterborough Council and sets a long term direction for the local plans of the constituent authorities.
- B.14** This local plan continues the approach of focusing growth in and around major settlements to promote sustainability. Detailed assessments of the environmental capacity of the district's settlements to accommodate further growth have been undertaken which have given rise to the strategy of focusing on three strategic expansion locations where nearly 60% of the total allocated residential growth and the great majority of allocated employment growth will be concentrated.

3 Huntingdonshire in 2036

3 Huntingdonshire in 2036

- 3.1 This chapter describes the information and influences that have helped to shape the strategy for sustainable development to 2036. It also contains the Council's spatial vision for Huntingdonshire in 2036 and objectives for its delivery.
- 3.2 The Local Plan provides the basis for meeting the land use needs of Huntingdonshire's communities up to 2036. It is intended to be a flexible plan, capable of responding to changing needs and circumstances at a national, regional and local level. Its implementation will be dependent on the actions of a wide range of organisations and individuals and will primarily take place through the determination of specific planning applications. All partners will have an important role in delivering the vision and objectives of the Local Plan and contributing to the future success of Huntingdonshire.

Influences on the Strategy

- 3.3 A primary purpose of the Local Plan is to complement the Council's corporate plan. The corporate plan was adopted in April 2014 and sets out a corporate vision and a series of themes and outcomes:

Huntingdonshire District Council Corporate Plan 2014-16

| Our Vision | |
|---|---|
| 'We want to continue to improve the quality of life for the people of Huntingdonshire and work towards sustainable economic growth whilst providing value for money services.' | |
| Strategic Themes and Outcomes | |
| <p>A strong local economy</p> <p>Making Huntingdonshire a better place to live, work and invest. We want to:</p> <ul style="list-style-type: none"> • Accelerate business growth and investment • Remove infrastructure barriers to growth • Develop a flexible and skilled local workforce | <p>Ensuring we are a customer focused and service led council</p> <p>Delivering value for money services. We want to:</p> <ul style="list-style-type: none"> • Become more business-like and efficient in the way we deliver services • Ensure customer engagement drives service priorities and improvement |
| <p>Enabling sustainable growth</p> <p>Delivering new and appropriate housing with minimum impact on our environment. We want to:</p> <ul style="list-style-type: none"> • Improve the supply of new and affordable housing to meet future needs • Develop sustainable growth opportunities in and around our market towns • Enhance our built and green environment | <p>Working with our communities</p> <p>Making sure they thrive and get involved with local decision making. We want to:</p> <ul style="list-style-type: none"> • Create safer, stronger and more resilient communities • Improve health and well-being • Empower local communities |

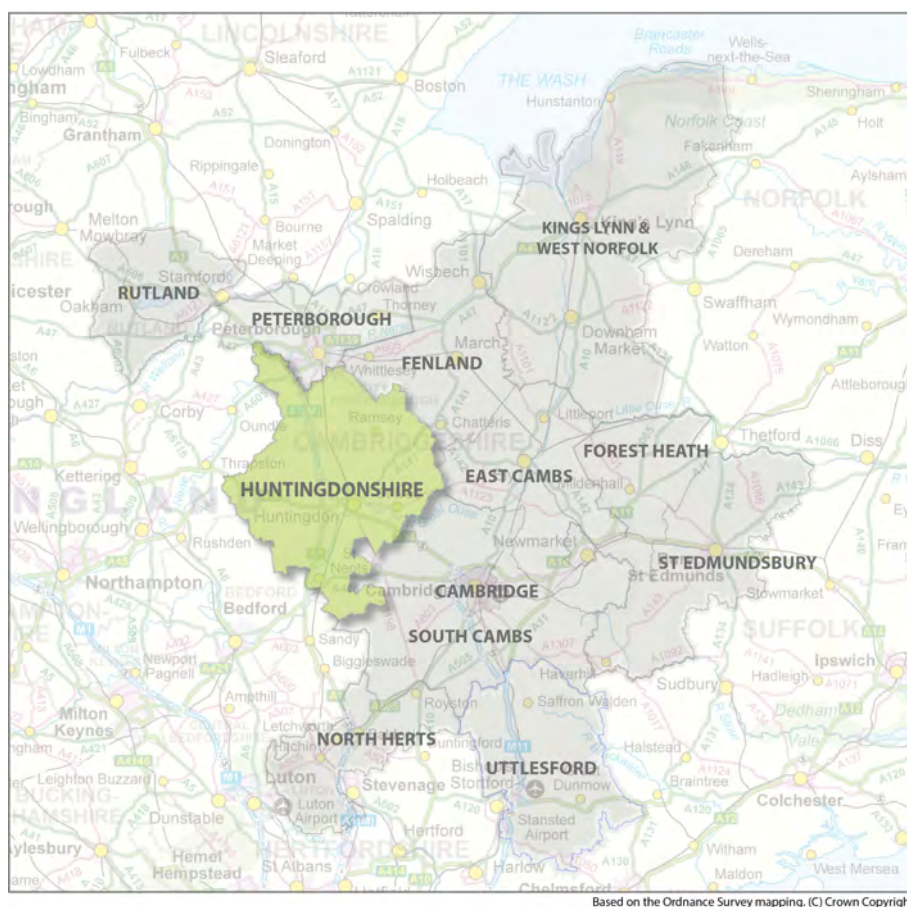
- 3.4 There are a great number of influences shaping the spatial strategy for Huntingdonshire to 2036. The implications of the most significant of these are set out below.

Sub-regional Influences

Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership

3.5 The Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership (GCGP LEP) is a business-led organisation established in October 2010 to help drive forward sustainable economic growth in the area. It covers an extensive area connected by the M11/ A14/ A1/ A47 corridor as shown below. GCGP LEP has developed a growth prospectus to help focus its activity and will continue to influence planning and infrastructure strategies across the area. The growth prospectus is complemented by an operational plan that sets out short-term priority work-streams.

Figure 8 : GCGP LEP Area



3.6 The GCGP LEP recognises major long-term challenges relating to infrastructure constraints (transport and housing) and provision for the workforce needs of business. Short-term challenges include dealing with the recovery from recession of the UK and Western European economies and the need to support businesses in adjusting to the new economic environment and finding new markets. GCGP LEP aims to deliver stimulus and support for economic growth and investment in the long-term economic growth prospects of the area.

3.7 GCGP LEP successfully bid for designation of an enterprise zone at Alconbury Airfield in August 2011 to help deliver economic growth aspirations for the area. Alconbury Enterprise Campus covers 150 hectares of land and provides significant opportunities for new investment in the economy. It is envisaged that the Alconbury Enterprise Campus will accommodate some 8,000 new jobs over 25 years to 2036. This has the potential to significantly change both the numbers and diversity of job opportunities available to local residents and its presence is taken into account in this Local Plan.

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- 3.8** Since the designation of Alconbury Enterprise Campus in 2011 significant progress has been made both to prepare the site for employment development. A new access to the site has been constructed and the flagship 1,500m² 'Incubator' building has opened to accommodate and encourage new and small companies. A comprehensive marketing strategy has been developed by Urban&Civic Ltd (the owners of the site), GCGP LEP and United Kingdom Trade and Investment (UKTI) to promote it both nationally and internationally. The Council is committed to a simplified planning approach for the Enterprise Campus to facilitate the delivery of growth and will effectively 'fast track' planning applications for development within the Enterprise Campus. Alongside these simplified planning arrangements, GCGP LEP and Urban&Civic have agreed a Memorandum of Understanding to address the risk of displacement of local businesses into the Enterprise Campus.
- 3.9** The GCGP LEP prepared a Strategic Economic Plan for the whole LEP area was submitted to government in March 2014. Its purpose is to bid for resources from the Local Growth Fund to assist in delivering their identified growth priorities and it contains a series of prioritised interventions aiming to:
- Be the UK's exemplar area for digital connectivity
 - Deliver a growth hub to support business growth
 - Respond to existing pressure for the growth and retention of businesses by facilitating the provision of additional commercial space
 - Remove the skills barriers to continued growth
 - Facilitate a transport network fit for an economically vital high growth area
 - Promote development of Alconbury Weald Enterprise Campus
- 3.10** This has been complemented by a bid for growth deal support focusing on strengthening the cities and key growth corridors within the GCGP LEP area. The bid's purpose is to accelerate delivery through a package of priority projects focused on investing in strategic infrastructure to accelerate delivery and remove barriers to development. These combine to achieve:
- Accelerating new jobs, new homes and gross value added growth
 - Facilitating the growth and spread of the Cambridge phenomenon
 - Leveraging the benefits of Peterborough as the country's fastest growing city
 - Addressing delivery bottlenecks arising from a lack of infrastructure capacity
 - Focusing interventions on early deliverables

Highways Agency and Network Rail projects

- 3.11** The Government has confirmed plans for a new A14 as a nationally important major infrastructure project between Huntingdon and Cambridge. The scheme will be delivered via a Development Consent Order (DCO) and the Highways Agency are tasked with the design and delivery of the scheme. The DCO has been submitted to the Planning Inspectorate and it is expected that an Examination in Public will be held in the second half of 2015. The project includes a new off-line route to the south of Brampton, Huntingdon and Godmanchester, with on-line improvements to the east of Fen Drayton to Cambridge and the widening of the Cambridge Northern by-pass. The existing route between the A1 junction at Alconbury and a new junction at Swavesey, including through the middle of Huntingdon, will be de-trunked with the existing Huntingdon Viaduct removed and replaced with a new local road network. If the Secretary of State grants approval for the project, the current programme indicates that work will commence on-site before the end of 2016 with the new route open to traffic by the end of 2019. On the opening of the new route, the existing A14 Huntingdon Viaduct will be closed to demolished and the new road network for Huntingdon created and this work is planned to take a further 18 months to be completed.
- 3.12** The Highways Agency has launched a programme of 18 separate Route-Based Strategies covering the whole of England's strategic road network. Evidence reports were produced in April 2014 and these identified performance issues on the routes, growth pressures, anticipated future challenges, asset conditions and operational requirements. The A14 and A428 form part of the Felixstowe to the Midlands strategy and includes the current A14 proposals and capacity constraints on the A428 and at both Caxton Gibbet roundabout at its junction with A1198 and Black Cat roundabout at the A1/A421 junction, to which

the A428 connects. The A1 forms part of the London to Leeds (East) strategy and highlights various constraints on the route through Huntingdonshire. All are now included as part of the Cambridgeshire Long Term Transport Strategy 2011 – 2031 (see 3.23 below).

- 3.13** Final recommendations are due to be published in Spring 2015 although the 2014 government's Autumn Statement included the dualling of A428 between Black Cat, with a grade-separated junction, and improvements at Caxton Gibbet. The government also signalled its intention to include the A428 as part of its vision to create a continuous 'expressway' from Cambridge to Bedford and Milton Keynes enabling some of the fastest-growing towns and cities to work together in support of continued growth. The government also announced a new strategic study to look at the case for extending this expressway from Milton Keynes onto Oxford. The announcement also included a commitment to investigate the status of the A1 between Peterborough and the M25 in some detail, including capacity constraints at Buckden roundabout and the possibility of the route being upgraded to motorway standard between Baldock and Alconbury.
- 3.14** Network Rail's Strategic Business Plan for England and Wales 2014-19 incorporates a proposed £240 million improvement scheme for the East Coast Mainline to address key bottlenecks. The potential for creation of an additional railway station for the district is also being explored in conjunction with Alconbury Enterprise Campus and associated major development proposals at Alconbury Weald and as part of the Cambridgeshire Long-Term Transport Strategy 2011–2031. The government's Thameslink programme is continuing to be delivered and services on the East Coast mainline are due to start running into and through London and beyond to the South during 2018/19 and will result in vastly increased journey opportunities by rail to and from Huntingdonshire with significantly reduced overall journey times.

Cambridgeshire and Peterborough Joint Strategic Planning Unit

- 3.15** The Cambridgeshire and Peterborough Joint Strategic Planning Unit (JSPU) was established in 2011 to support strategic planning through a collaborative forum for all authorities in Cambridgeshire plus Peterborough.
- 3.16** In July 2012 the JSPU published the Cambridgeshire and Peterborough Memorandum of Co-operation - Supporting the Spatial Approach 2011-2031. This was produced to support the development of a coherent and comprehensive growth strategy across Cambridgeshire and Peterborough and builds on the strong tradition of working together in this area. A Strategic Spatial Priorities document was produced in November 2013 to supplement the Memorandum of Co-operation. It focuses on strategic spatial priorities to provide a basis for further collaboration across strategic priorities and includes objectives for the whole area. The spatial vision and objectives for Huntingdonshire have been shaped by the wider strategic context and priorities for Cambridgeshire and Peterborough set out in the JSPU's documents.
- 3.17** A detailed Population, Housing and Employment Forecasts Technical Report was published in April 2013 which summarises all available sets of data forecasts for population and employment growth and assesses them in the light of the 2011 Census outputs. A major factor in shaping the spatial strategy for the Local Plan has been determining how many new homes will need to be built in Huntingdonshire up to 2036 to accommodate the anticipated population growth. The Technical Report provides a consistent framework for preparation of population, jobs and housing forecasts for the whole of the Cambridge housing market area. The analysis in the report has contributed to the Cambridge sub-region Strategic Housing Market Assessment (SHMA) (2013).
- 3.18** There is no national guidance available on the challenging task of assessing development needs in accordance with the National Planning Policy Framework (NPPF) requirements. The Technical Report considers forecasts and predictions from both official national statistics and from local data and then presents forecasts from two economic forecasting models: the East of England Forecasting Model and the Local Economy Forecasting Model. All data sources are compared and an indicative population figure determined reflecting the point at which the various projections and forecasts tend to converge. Indicative jobs and dwellings figures are then determined for each district, based on the indicative population figure, in order to give a broad indication of development needs in 2031, with figures for Huntingdonshire extrapolated to 2036.

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- 3.19** The 2011 Census gives a population of 169,500 for Huntingdonshire. The Technical Report concludes that the various population forecasts are best summarised by an indicative population figure to 2031 of 195,000. The Technical Report incorporated specific modelling to forecast the potential implications of the Alconbury Enterprise Zone on both jobs and population growth. The modelling was based on the assumption that the Alconbury Enterprise Zone will generate 8,000 additional jobs in its target industries with the possibility of additional spin-off jobs in non-target sectors. This further modelling, based on local evidence, produced indicative population figures of 201,000 by 2031 and 209,000 by 2036. Having regard to a forecast decline in expected persons per house from 2.37 to 2.24 over the plan period, an indicative 21,000 additional homes are required between 2011 and 2036. This Local Plan has been produced with the intention of securing allocations capable of meeting this need in full.
- 3.20** Indicative jobs figures have been produced based on the anticipated population suggesting a jobs growth for Huntingdonshire of 15,000 by 2031 and 19,000 by 2036. This would result in some 96,000 jobs being located within Huntingdonshire in 2031, equivalent to 24.2% of all jobs in Cambridgeshire, compared to the 24.9% of the county's jobs located here in 2011.

Cambridgeshire Quality Charter for Growth (2008)

- 3.21** The Cambridgeshire Quality Charter for Growth (2008) sets out basic design principles for achieving excellence in new housing developments and reflects experience from other developments in the UK and abroad. It is organised around 4 broad themes comprising: community, connectivity, climate and character all interwoven with the need for collaboration and offers a shared vision of the sustainable and vibrant communities that could be created here.
- 3.22** The Quality Charter has three overriding aims: to inspire innovation, to help communication and to support a genuinely cooperative approach all with the common purpose of creating successful places where residents have a sense of community through having a choice of housing types, can actively participate in the ways their community is run and have a high quality of life. It advocates new developments being located where people can benefit from high connectivity to jobs and services and infrastructure provision that matches the pace of new development.

Cambridgeshire Long Term Transport Strategy 2014

- 3.23** Cambridgeshire County Council, the Cambridgeshire district councils and Cambridge City Council have worked together to prepare a Long Term Transport Strategy (LTTS) for Cambridgeshire to identify the key transport requirements needed to enhance accessibility and facilitate future growth and prosperity. The LTTS provides a framework for strategic transport policies and investment decisions on infrastructure provision. The draft LTTS was published for consultation in June 2014 and was finalised and approved by the County Council in November 2014. It is aligned with the Long Term Transport Strategy for Peterborough 2011-26. It also references key schemes in the wider area and region that are relevant to Cambridgeshire to ensure cross border coordination with neighbouring authorities on transport matters.
- 3.24** The LTTS considers requirements for the transport network across Cambridgeshire, including those on the trunk road, motorway and rail networks that are managed by the Highways Agency and Network Rail. In particular, it takes account of the Highways Agency's route based strategies which cover:
- A14 and A428: Midlands to Felixstowe
 - M11, A1 and A1(M): London to Leeds
 - A11 and A47: East of England
- 3.25** It seeks an improved and integrated transport network and sets out what needs to be done to ensure that provides for local transport needs. It focuses on enhancing capacity between key destinations and centres of employment and growth. It seeks to enhance accessibility, improve reliability, reduce delays and conflicts and remove pinch points. The LTTS does not provide comprehensive detail of local transport schemes such as small-scale junction improvements, village cycle routes or maintenance schemes. Programmes of measures for these types of scheme are typically set out in strategies and action plans that form part of the Cambridgeshire Local Transport Plan (LTP3).

- 3.26** The LTTS recognises that cars will remain the primary form of transport within more rural areas, particularly for longer journeys. However, the opportunities for use of passenger transport services, walking and cycling will increase with growth across Cambridgeshire being focused on Cambridge, the market towns and in new settlements. The strategy therefore looks to provide or enhance integrated high quality segregated bus, guided bus or rail options on many of the main growth corridors, and on all of the main corridors into Cambridge. A comprehensive pedestrian and cycle network will also provide for many more trips by foot or by bike.
- 3.27** Detailed modelling work has been completed to consider potential transport improvements required in Huntingdonshire to accommodate the growth proposed in this Plan which is reflected in the LTTS. The A14 Cambridge to Huntingdon scheme is a critical intervention that will release transport capacity on the local road network around Huntingdon and St Ives. Once the A14 improvements are completed conditions on the A141 around Huntingdon will improve significantly, such that when combined with improvements to junctions on the existing route, traffic from Alconbury Weald and RAF Wyton can largely be accommodated in the Huntingdon area. However, a possible new alignment for the A141 around the north of Huntingdon should be safeguarded in case further capacity is needed.
- 3.28** A wide range of options assessing the transport impact of new development around St. Ives have been tested, some of which would be very expensive and challenging in both social and environmental terms. Work to date is indicating that much of the additional demand in the area is from traffic seeking to access St Ives rather than making more longer distance, less direct trips. Around the area of St Ives and RAF Wyton, the LTTS promotes investment in public transport, pedestrian and cycle infrastructure with a particular focus on achieving a bus/ busway network that seamlessly links St Ives to any development at RAF Wyton and Alconbury Weald, with links to Huntingdon and onward to both Peterborough and Cambridge. In relation to any development at RAF Wyton, the LTTS also states that further measures will be developed (to be determined by additional study work) to identify the most sustainable way to provide for the anticipated transport demand from the development of Wyton Airfield, and mitigate impacts on St Ives and Huntingdon.
- 3.29** In the St Neots area the provision of a new route for the A428 between the A1/ A421 Black Cat roundabout in Bedfordshire and the A428/ A1198 Caxton Gibbet roundabout in South Cambridgeshire was tested. This indicated that as well as providing the final improvement in this important strategic east-west link, such a scheme would also largely resolve any congestion problems in St Neots, and allow the current A428 alignment to become part of the town's local road network. The development of these measures will be taken forward as part of the Highways Agency Route-Based Strategy proposals for this section of the A428 corridor.
- 3.30** The LTTS includes an action plan with a series of maps identifying key transport infrastructure requirements with estimated costs, funding sources and delivery responsibilities and timetables where known.

Cambridgeshire Local Transport Plan 2011-2026

- 3.31** The Cambridgeshire Local Transport Plan (LTP3) 2011-2026 demonstrates how policies and plans for transport will contribute towards the County Council's vision of creating communities where people want to live and work both now and in the future. It seeks to address existing transport challenges as well as setting out the policies and strategies to ensure that planned large-scale development can take place in the county in a sustainable way. The LTP is accompanied by an Implementation Plan which is updated annually reflecting the delivery of transport improvements.
- 3.32** The LTP aims to address the following 8 key challenges:
- Improving the reliability of journey times by managing demand for road space, where appropriate and maximising the capacity and efficiency of the existing network
 - Reducing the length of the commute and the need to travel by private car
 - Making sustainable modes of transport a viable and attractive alternative to the private car
 - Future-proofing the County's maintenance strategy and new transport infrastructure to cope with the effects of climate change

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- Ensuring people – especially those at risk of social exclusion – can access the services they need within reasonable time, cost and effort wherever they live in the county
 - Addressing the main causes of road accidents in Cambridgeshire
 - Protecting and enhancing the natural environment by minimising the environmental impact of transport
 - Influencing national and local decisions on land-use and transport planning that impact on routes through Cambridgeshire
- 3.33** LTP3 was approved in November 2014 and contains the LTTS as a core document to ensure coordination between the two. The LTP also contains a series of Market Town Transport strategies for each town in Huntingdonshire providing detailed guidance and a range of transport-related projects for specific areas.
- 3.34** Market Town Transport Strategies (MTTS) have been produced for Huntingdon and Godmanchester, St Neots, St Ives and Ramsey and have been developed to provide a five year programme of transport improvements to support the objectives of LTP3 and contribute towards the prosperity and wellbeing of each town whilst also recognising the unique nature and needs of each one, including such matters as travel to work patterns, as well as planned future growth and the transport-related needs for each town arising from that growth.

Economic Influences

Viability Assessment (2014)

- 3.35** Detailed viability work has been undertaken as part of the Local Plan's preparation to consider the financial implications for development of the policies contained in this plan. This has helped to shape the policy requirements for new development in particular the proportion of affordable housing to be sought within development sites.

Local Economic Assessment (2012)

- 3.36** The Local Economic Assessment provides an analysis of the structure of the local economy, the historic and future predicted trends in key sectors of the local economy and the implications of these on the people and businesses that interact within the economy.
- 3.37** The Local Economic Assessment sets out eight action priorities:
- Raising Huntingdonshire's profile
 - Increasing the working age population
 - Building on business strengths
 - Prioritising industry sectors
 - Matching skills with jobs
 - Delivering economic growth
 - Maximising the impact of strategic development
 - Delivering the vision and strategy

- 3.38** The Local Economic Assessment provides a baseline for the Economic Growth Plan 2013-2023.

Huntingdonshire Economic Growth Plan 2013-2023 (2013)

- 3.39** The Huntingdonshire Economic Growth Plan asserts that a strong, growing economy is needed to achieve the Council's corporate vision, supported by strong business sectors, vibrant service sectors and readily available strategic development sites. Huntingdonshire's proximity to the economic driver of Cambridge provides a major opportunity to develop complementary sector specialisms, supply chains and business accommodation. To be successful the local economy needs to build on business strengths, prioritise industry sectors that add value and be complemented by delivery of critical infrastructure.

- 3.40** Particular challenges identified include the decreasing proportion of residents who are of working age, the need to target specific growth sectors which will differentiate Huntingdonshire and the current structure of the business base of the district and a tendency towards more traditional industry sectors. The majority of the district's businesses are small to medium sized enterprises. Larger businesses are concentrated in more traditional industries although diversification into professional and scientific sectors has happened. The rural economy will need to continue to evolve and diversify whilst maintaining the character of individual villages and countryside areas. It is acknowledged that many of Huntingdonshire's residents will continue to commute to work in the surrounding larger centres, particularly Cambridge and Peterborough, with some going to London, although the incidence of home-working is also increasing.
- 3.41** The Huntingdonshire Economic Growth Plan aspires for the district to become a destination of choice for people to live, work and invest. Three key objectives for 2023 are:
- Huntingdonshire will build a flexible and resilient workforce, by attracting skilled, working people into Huntingdonshire to meet the needs of business and by supporting all existing Huntingdonshire communities so that they can benefit from economic growth.
 - Huntingdonshire will be a location of choice. By fostering the right environment for investment, by people and business, Huntingdonshire will take its place in the top 10 best places to live, work and invest in England by 2023.
 - Huntingdonshire will foster a culture of enterprise, by supporting the existing business base, encouraging investment from businesses in high value sectors into the district and by encouraging entrepreneurship at an early age.
- 3.42** The Alconbury Enterprise Campus has the potential to be a key growth catalyst and radically change the local economy. It provides a focal point for high quality business development that will support economic growth in the Local Enterprise Partnership area.

Huntingdonshire Employment Land Study (2014)

- 3.43** The Huntingdonshire Employment Land Study (ELS) (2014) provides an overall assessment of the employment and economic situation within Huntingdonshire, as well as an analysis of employment land and premises demand, supply and need across the district to 2036. The ELS was primarily concerned with the 'traditional' employment land uses classes; B1 (business, offices/ light industrial); B2 (general industrial); B8 (storage and distribution) and appropriate sui generis uses including recycling and the environmental industry.
- 3.44** The ELS highlighted the need for the Council to plan positively for employment growth by focusing commercial development on the district's current strengths, such as building on its strategic location and good transport links, promoting high quality industrial units, targeting specific growth sectors and planning positively for employment clusters. It also highlighted the need to deliver critical infrastructure improvements to enhance the connectivity of the district further and to continue to attract inward investment.
- 3.45** The review identified an undersupply of industrial floorspace in Huntingdonshire. 57% of the vacant floorspace related to four developments – Black Horse Business Park (Sawtry), Stukeley Meadows Industrial Estate (Huntingdon), Somersham Road Industrial Estate, (St Ives) and St Peter's Road Industrial Area (Huntingdon). Overall the demand for industrial floorspace is increasingly moving away from heavy manufacturing units towards smaller, higher quality units. However, there is also demand for large warehousing and distribution units.
- 3.46** Conversely there is an oversupply of office floorspace in Huntingdonshire, notably within St Ives. The typical and emerging requirements for office space are for fairly small, high quality office space with a reasonable density and good quality access to either road or rail links. As much of the vacant supply in St Ives meets these criteria, it suggests that developers may have over-estimated short-term demand levels and that with time this will be corrected as the economy grows.
- 3.47** The ELS made three particular recommendations to encourage and deliver growth in Huntingdonshire:

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- i. Focus on high quality industrial units: development should ensure that there is a range of employment floorspace available for use, particularly in the industrial sector.
- ii. Proactively promote larger sites through the planning process: working to prepare a development brief or masterplan for a site can increase investor confidence and encourage developers, as can a flexible approach to developer contributions. Where sites in Huntingdonshire already have this in place, they should be regularly monitored and reviewed. Where large mixed-use sites are planned but not yet committed, it is advisable in the current market for policies to seek to link delivery of new employment space to the delivery and phasing of the other uses on the site.
- iii. Target specific sectors: growth in the district should target: chemicals, pharmaceuticals, metals manufacturing, electronics, waste and remediation, telecommunications, computer related activity, professional services and research and development.

3.48 In common with the Economic Growth Plan the ELS recommends that the Council should diversify the business base and unit size to reduce the current split between micro/ small and larger units/ established businesses by encouraging more medium sized units and focusing on increasing the significance of new emerging sectors.

3.49 The ELS recognises that in quantitative terms Alconbury Enterprise Campus could provide sufficient land for economic growth for the whole district over the Local Plan period. However, the needs of the economy and local residents cannot just be met through development at one location. The promotion of sustainable economic growth, including sustainable travel and lifestyles, means that a balanced provision of employment land will be needed to support economic development across the whole of Huntingdonshire with a particular focus on St Neots as the largest concentration of potential workers.

Huntingdonshire Retail Study (2013)

3.50 The Huntingdonshire Retail Study (2013) analyses the patterns and quantity of retail expenditure in the district and forecasts additional retail floorspace capacity based on projected expenditure availability. It also details changes in national shopping patterns and trends, describes the current performance of the four main town centres and sets out the main challenges and opportunities they face.

3.51 Huntingdon remains the principal comparison goods shopping destination in the district. This role will be reinforced by the redevelopment of Chequers Court which the study recognises as the top priority and facilitated by new retail provision in Huntingdon West between George Street and Ermine Street. St Neots town centre provides a range of shopping and services and additional retailing will serve the expanding population of the town. St Ives town centre competes successfully offering a high proportion of independent and high quality shops and a strong evening economy. Ramsey town centre continues to serve a localised catchment with a range of successful independent traders.

3.52 The Huntingdonshire Retail Study (2013) acknowledges that major commitments in the pipeline will absorb much of the additional forecast expenditure in the short/ medium term. However, additional provision is identified for growing areas to serve the day to day needs of residents and workers. The main areas of need identified were in St Ives (committed in 2014) and as part of the proposed strategic expansion locations at Alconbury Weald, St Neots East and Wyton on the Hill to meet daily shopping needs of residents as these areas grow.

3.53 Retailing is highly sensitive to prevailing economic conditions and preferences can evolve very rapidly. This makes longer term forecasting of requirements difficult. This Local Plan will provide a strategy for how our town centres can best respond to the changing circumstances and encourage the expansion and diversification of retail outlets to ensure that Huntingdonshire's town centres retain their roles in the wider hierarchy and continue to meet residents' primary shopping needs.

Connecting Cambridgeshire

3.54 The 'Connecting Cambridgeshire' project was launched in 2012 with the aim of providing access to fibre based broadband to 98% of homes and businesses in the county by the end of 2015 with at least 90% having access to superfast broadband. These targets will be achieved through a combination of the

Connecting Cambridgeshire project and commercial roll-out. The project is being supplemented by a business support scheme, Destination Digital, launched in January 2014 to help small and medium sized businesses get better connected so they can increase productivity and create more jobs. According to data from Ofcom there has been some progress for Cambridgeshire with average speeds having seen a marked increase from 7.2Mbps in 2011 to 17.9Mbps in 2013 however, availability of superfast broadband has increased more slowly from 53% in 2011 to 66% in 2013.

Social Influences

Cambridge sub-region Strategic Housing Market Assessment (2013)

3.55 The Strategic Housing Market Assessment (SHMA) for the Cambridge housing market area covers Huntingdonshire as well as all other districts in Cambridgeshire and Forest Heath and St Edmundsbury in Suffolk.

3.56 The role of the SHMA is to:

- develop a long-term view of housing need and demand in the area
- analyse the economic and demographic context in which the housing market operates
- analyse the forecast mix of sizes and types of households to provide guidance for developers on the expected needs of the market
- identify the required level of affordable housing
- consider the accommodation requirements of specific groups.

3.57 The SHMA is regularly reviewed and content changes reflecting altering pressures in the housing market.

Figure 9 : Cambridge Sub-region Strategic Housing Market Assessment Area



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3.58 The SHMA (2013) forecasts a total population growth for the area of 176,000 for 2011-31, an increase of 22%. This gives rise to the expected need for 93,000 additional market and affordable dwellings as shown in the table below. Huntingdonshire's population is forecast to grow by 18% for 2011-31 and by 23% by 2036. Within the SHMA area only St Edmundsbury is forecast to have a lower growth rate at 17% to 2031 with East Cambridgeshire having the highest growth rate at 31% to 2031.

Table 3 : Forecast Population and consequential Housing Growth

| Area | Population growth 2011-31 | | Additional growth 2031-36 | Dwelling growth 2011-31 | | Additional growth 2031-36 |
|---------------------|---------------------------|-----|-------------------------------|-------------------------|-----|-------------------------------|
| Cambridgeshire SHMA | 176,000 | 22% | N/a | 93,000 | 28% | N/a |
| Huntingdonshire | 31,000 | 18% | 8,000 (23% cumulative growth) | 17,000 | 24% | 4,000 (29% cumulative growth) |

3.59 Population figures and occupancy rates are used to calculate the number of dwellings needed. The difference in rates of growth between population and dwellings is due to the assumption that occupancy rates will fall because of an ageing population and more single person households. The SHMA concludes that the majority of household change between 2011 and 2031 is accounted for by households aged over 65. This and other changes in the profile of the population means that the greatest need over the next 20 years is likely to be for smaller to medium sized dwellings across the whole housing market area.

Peterborough Strategic Housing Market Assessment (2010 and 2014)

3.60 The Peterborough sub-regional housing market area covers Peterborough, Rutland, South Holland and South Kesteven. Its influence extends into the north of Huntingdonshire, particularly the wards of Yaxley and Farcet, Stilton, and Elton and Folksworth. The Peterborough SHMA was published in 2008 and updated in 2010 to reflect changed market conditions and incorporate newer data where available. A review of the Peterborough SHMA was published for consultation in March 2014 this looks to forecast growth to 2036 and identifies a need for between 2,505 and 2,690 additional homes each year to 2036 of which between 1,100 and 1,200 are expected to be required within Peterborough.

Luton and Central Bedfordshire Strategic Housing Market Assessment Refresh 2014

3.61 The [Luton and Central Bedfordshire Strategic Housing Market Assessment](#) was refreshed in 2014 to aid initial discussions on the future development strategy for the two unitary authorities. Although the housing markets do not directly overlap there are close boundaries with the southern and eastern parts of Huntingdonshire. The objectively assessed need for the Luton housing market area is 30,000 dwellings for 2011-36 and that for Central Bedfordshire housing market area is 25,600. Luton housing market area suffers acute pressures, in particular in relation to affordability, overcrowding and capacity; it will be reliant on Central Bedfordshire to meet a substantial proportion of its needs.

Cambridgeshire Joint Strategic Needs Assessment (2007 onwards)

3.62 The [Cambridgeshire Joint Strategic Needs Assessment](#) is a series of documents providing an assessment of current and future health and social care needs. As a whole it is designed to identify and flag key pieces of information about the health and wellbeing needs of people who live in Cambridgeshire, and about local inequalities in health for specific population groups and is used by commissioning care groups and local authorities to identify the strategic direction of service delivery. It informs the Cambridgeshire Health and Well-being Strategy. Detailed documents typically focus on a particular group such as armed forces personnel or travellers or people facing a particular issue such as the mental health of children and young people.

Gypsy and Traveller Accommodation Needs Assessment (2011)

- 3.63** The Local Plan needs to address the housing requirements of Gypsies and Travellers. The Council has worked with other authorities in the area to assess the level of need for additional new pitches and will keep the assessment up to date. The number of additional pitches currently anticipated suggests that site allocations are not necessary at present.

Huntingdonshire Housing Strategy (2012-15)

- 3.64** The Council's [Housing Strategy 2012-2015](#) sets out the local approach to the delivery of affordable housing, maximising the use of existing housing and facilitating provision of new housing which meets local needs. It contains a series of key messages on housing in Huntingdonshire which are:

- Huntingdonshire needs housing growth
- Huntingdonshire needs more affordable housing
- We will prevent and tackle homelessness in Huntingdonshire
- We will work in partnership to help meet the needs of our ageing population

Environmental Influences

Water Cycle Study (2014)

- 3.65** The Stage 2: Detailed Water Cycle Study was originally completed in November 2012 based on sites capable of delivering the directions of growth identified in the Core Strategy 2009. The study was updated during 2013/14 for the level of growth and sites proposed in the draft Local Plan (Stage 3), being signed off by partners in October 2014. The study assessed the capacity of the water environment and water services infrastructure to sustain the level of development proposed.
- 3.66** The study concluded that Huntingdonshire will have adequate water supply to cater for proposed growth identified in the Local Plan given the planned resource management approaches of Anglian Water Services and Cambridge Water. However, key sources of water (rivers and aquifers) are close to their limits of abstraction before ecosystems reliant upon them may be detrimentally affected. In order to reduce reliance on water supplies the study recommends water efficiency measures and ways in which new developments should reduce demand for water, which should mean that further action will not be necessary.
- 3.67** The study acknowledges that there are, or may be within the plan period, limits to wastewater treatment capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots. Engineering solutions to increase treatment capacity are feasible for all of these works. In all cases the assessments have shown that the ability of watercourses to meet water quality targets (good status) will not be compromised by growth. The study also identifies required improvements or new water infrastructure to enable development to go ahead, where appropriate these will be reflected in the Infrastructure Business Plan.
- 3.68** Surface water drainage management systems have changed from conventional systems which focused on clearing surface water as quickly, to the use of sustainable drainage systems (SuDS) which hold back and treat surface water to reduce downstream flood risk and protect water quality. The study reflects the aim of achieving SuDS for all future developments where technically feasible and acceptable to the Environment Agency or Internal Drainage Board receiving the water discharge.

Strategic Flood Risk Assessment (2010)

- 3.69** The Strategic Flood Risk Assessment (SFRA) was updated in 2010 specifically to help guide allocations for development in Huntingdonshire. It used the most up-to-date hydraulic modelling and topographical data available and took into account the presence of existing flood defences. Much of the district lies between the large floodplains of the River Nene in the north east and the River Great Ouse in the south. Flooding across the district varies in nature from well defined valleys such as Bury Brook, through the large low lying floodplains of the Great Ouse and the Nene and then the Fen area managed by 12 Internal Drainage Boards. The SFRA flood extent maps show the annual probability of flooding.

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Anglian District River Basin Management Plan (2009)

3.70 The Anglian District River Basin Management Plan (ARBMP) 2009 is concerned with pressures in the water environment in the Anglian River Basin District and the actions that will address them. It has been prepared by the Environment Agency under the Water Framework Directive and is the first of a series of 6 year planning cycles. It covers an area extending from Lincoln southwards to Chelmsford and from Northampton to the east coast.

3.71 Water management is one of the biggest challenges facing the river basin district. The district is relatively dry, receiving around two-thirds of the UK's average rainfall. Most of its important wildlife sites depend on a good supply of water and it is vitally important for public water supplies, agriculture and industry. At the other extreme, flooding is also a key feature of the district and there are extensive flood meadows that have a major role in preventing flood events in our settlements. About one-fifth of the region is susceptible and therefore flooding is a major concern for many communities.

3.72 The ARBMP describes the significant water issues in the Anglian River Basin District and then focuses on these issues in each of the catchments to fulfil the EU Water Framework Directive. The Environment Agency is working with the Council, and various partners including Anglian Water and Cambridge Water, to review and update the 2009 ARBMP. The revised plan is expected to be adopted in December 2015, following sign-off by the Secretary of State. This will explain how decisions affecting the water environment are made, with implications for development decisions. It will help show businesses and other water users what they need to do and will provide the basis for agreeing detailed work plans. The updated plan will take into account the wider water issues such as flooding, a changing climate and drought, which are, in some cases, managed with the help of other, more detailed plans such as this Local Plan. Throughout the lifetime of this plan the Council will continue to cooperate with the Environment Agency (or successor bodies) to respond to the challenges faced in this area for water supply and flood risk management in accordance with the Water Framework Directive.

Figure 10 : Anglian River Basin Management Plan Area



Water Resource Management Plans

3.73 The two water companies for Huntingdonshire, Anglian Water and Cambridge Water have both published new water resource management plans. The two plans seek to address issues that would affect provision of a safe and consistent water supply over the period up to 2040.

3.74 The Cambridge Water Water Resource Management Plan was published in June 2014. It identifies the top priority as ensuring a safe and consistent supply of high quality water for its customers, now and in the future. The plan sets out how Cambridge Water intends to balance the amount of water it has available for supply with the forecast demand. This is known as the 'supply demand balance'. The plan identifies measures to maintain the balance from the supply side and from the demand side. Of particular relevance for the Local Plan are measures proposed to tackle demand; a continuing programme to change unmetered

properties to metered supply so that all properties are metered by 2050; deliver water efficiency for households and non-household in existing and new developments; reduce the per customer demand for water and supporting the development of water reuse in new developments.

- 3.75** The Anglian Water Water Resource Management Plan was published in August 2014. It identifies three areas of challenge for maintaining the supply demand balance; growth, climate change and planned reductions in abstraction to restore sustainable levels. The plan sets out a flexible and adaptive approach to tackling leakage and reducing consumption which are seen as central components of maintaining supply balance. It also includes measures to increase the transfer of water from areas of surplus to areas of deficit. In addition the plan includes an innovative initiative that will see Anglian Water work with the Environment Agency, Natural England and other partners to increase the the resilience of our region to the effects of drought, climate change and growth. This initiative will seek to develop the mechanisms to enable joint and coordinated work but will move on to schemes that could include winter storage reservoirs, aquifer storage and recovery, water reuse and strategic raw water or treated water transfers.

Cambridgeshire Green Infrastructure Strategy (2011)

- 3.76** The Cambridgeshire Green Infrastructure Strategy (2011) has a vision for high quality green spaces that enhance the quality of new and existing communities, provide health and leisure benefits for residents and improve the Cambridgeshire 'offer' to attract businesses and individuals considering locating here and help retain them within the area. Green infrastructure is a broad term referring to many different types of green and open spaces, water courses (also referred to as blue infrastructure) and the routes and links between them. The strategy establishes a 'strategic green infrastructure network' where green infrastructure can provide the greatest benefit to:

- enhance quality of life by providing an attractive living, working and recreational environment
- attract and retain high value businesses
- offer economic opportunities for rural industries and land management
- encourage exercise and activities to improve health and well-being
- play a major role in tourism by creating visitor attractions, preserving attractive landscapes and conserving biodiversity.

- 3.77** Within Huntingdonshire the strategic green infrastructure network covers much of the district around the River Great Ouse and the Huntingdonshire Fens and Wolds. The strategy supports delivery of green infrastructure in a flexible manner at different scales and by a number of organisations as and when resources and opportunities permit.

The Great Fen and other initiatives

- 3.78** The Great Fen is a major wetland restoration project located in the north of the district. Huntingdonshire District Council is a member of the Great Fen Partnership which prepared a master plan for the Great Fen in 2010. The Great Fen project aims to restore more than 3,700 hectares of fenland habitat connecting Woodwalton Fen and Holme Fen National Nature Reserves. This will provide many conservation benefits for wildlife as well as recreational and educational benefits for residents. It will also contribute to agricultural diversification and the development of the local economy through increases in visitors and creation of new jobs and income streams through different land management regimes and visitor enterprises. The Council has endorsed the Great Fen master plan as Council policy to help determine development proposals within the Great Fen itself and within the Great Fen landscape and visual setting.
- 3.79** There are many other initiatives within Huntingdonshire which are making a real difference to the environment. Of particular significance, is ongoing work at Paxton Pits which has involved the establishment of a visitor centre on the Local Nature Reserve and will result in an expanded nature reserve. Ongoing restoration of former quarrying land to wetland has also taken place at Needingworth Quarry where a joint project between Hanson and the RSPB has resulted in the opening of the Ouse Fen in 2012.

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- 3.80** The River Great Ouse and its associated flood meadows is a major environmental asset to the district. In 2013 Natural England began consideration of its suitability for designation as an Area of Outstanding Natural Beauty. If this status is achieved the designated area will have statutory protection.
- 3.81** On the edges of Huntingdonshire, initiatives which are being led by adjoining authorities and other groups are significant. The Nene Valley Nature Improvement Area was established in 2012 and its Partnership is working on creating a resilient ecological network in that area. Peterborough City Council's plans for parks on its southern edge are also of particular significance to Huntingdonshire.

Heritage Assets Registers

- 3.82** The Council is committed to the positive conservation of heritage assets which are recognised as an irreplaceable resource that make an important contribution to the identity, distinctiveness and sense of place of Huntingdonshire. The Council has prepared a series of conservation area appraisals which provide detailed analysis of the character of the heritage assets some settlements. Information is also available on the County Council's Historic Environment Record which currently includes over 4,000 records for undesignated assets and over 1,000 records for archaeological interventions in Huntingdonshire.
- 3.83** English Heritage maintains a national Heritage at Risk register which identified four listed buildings within Huntingdonshire in 2012. This is complemented by the local Buildings at Risk register which sets out a strategy for buildings considered locally to be at risk. The 2011 Register identifies 245 listed buildings within the district categorised as at risk and in need of repair, including 19 buildings identified as being at severe and immediate risk of further rapid deterioration and 20 in as being at high risk of further deterioration. Extensive repair and/ or stabilisation works are urgently needed for buildings in both of these categories.

Habitats Regulations Assessment

- 3.84** Regulation 48(1) of the Habitats Regulations 1994 requires that the impacts of policies, plans and proposals on Natura 2000, also known as European sites, are assessed. They consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. Since 2005 government has required all land use plans to be subject to appropriate assessment under the Habitats Regulations where they could have a significant effect on European sites. The objective is to ensure that European sites, which represent our most valuable nature conservation assets are fully and properly protected.
- 3.85** The Habitats Directive applies the precautionary principle in that plans can only be permitted if it can be ascertained that there will be no adverse effect on the integrity of the site(s) in question. A two stage process is required; first a screening process is used to check whether the plan is likely to have any impacts on European sites. If impacts cannot be ruled out a full assessment forms the second stage. The full assessment establishes the full extent of any impacts and identifies measures to eliminate or mitigate them. The process is overseen by Natural England.
- 3.86** The initial screening report, undertaken on the draft local plan known as Stage 3, indicated that three policies were considered likely to potentially have a significant effect on a designated European site. These were policies LP1: Strategy and principles for development, LP2: Development in the Spatial Planning Areas and Policy LP3: Development in Service Centres. The plan was screened to consider the likely effects of all the policies cumulatively and of any individual policy. The plan as a whole is not expected to have any more effect than that arising from the policies specified above.

Objectively Assessed Needs

- 3.87** The [NPPF, in paragraph 17](#), sets out 12 core land-use planning principles that should underpin plan-making and decision-taking; the third of these is that planning should:

'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;'

- 3.88** Details of the methodology used to generate forecasts for population, housing and employment are contained in the Cambridgeshire Strategic Housing Market Assessment (SHMA) (2013) [Chapter 12](#) and in the [Population, Housing and Employment Forecasts Technical Report \(April 2013\)](#) produced by the Cambridgeshire County Council Research and Performance Team to support the spatial strategy for development in Cambridgeshire and Peterborough. The objectively assessed need for housing has been derived from population and economic forecasting completed in cooperation with neighbouring authorities.
- 3.89** A range of population and household estimates and projections have been considered, including nationally based ones from the Office for National Statistics (ONS) and the Department for Communities and Local Government (DCLG). In addition local data on dwelling completions, changes in the armed forces population, population and dwelling stock forecasts have been used. Each set of population, dwelling and employment forecasts was compared to produce indicative growth figures. The indicative population and employment growth figures are based on jobs-led population forecasts rather than just demographic-led forecasts. The East of England Forecasting Model (EEFM) forecasts generate an additional 9,000 population by 2036 arising from the Enterprise Campus giving rise to the need for an additional 4,100 dwellings. Thus, the forecast growth figures reflect market and economic signals. The methodology used has resulted in a higher forecast population increase than the ONS 2008, 2010 or 2011 projections and thus a higher housing requirement which should contribute to boosting the housing supply in the Cambridge housing market area.
- 3.90** In May 2014 the ONS published the 2012-based sub-national population projections for England which are based on the 2012 mid-year population estimates of June 2013. These give a projected population for Huntingdonshire of 194,000 in 2031 and 200,000 in 2037. These projections are very close to the figures suggested by the Technical Report of 195,000 in 2031 which was adjusted up to 201,000 in 2031 to take account of the impact of the Alconbury Enterprise Campus, which as a policy based intervention is not reflected in the ONS projections.
- 3.91** Employment forecasts were produced using both the EEFM and the Local Economy Forecasting Model (LEFM) with a variety of economic scenarios tested in each to consider differing economic outlooks for growth. The initial outputs from the 2011 Census were also factored into the calculations. Specific research was completed to consider the implications of the additional jobs growth expected to be produced at the Alconbury Enterprise Campus. This assumed that 8,000 jobs will be created at Alconbury Enterprise Campus. It tested the implications of these jobs being additional to the previously expected growth in the East of England or simply located 8,000 jobs from the baseline number at Alconbury rather than elsewhere in the region. It is estimated that the Enterprise Campus could give rise to 13,000 jobs in total when supply chain and support roles are added in.
- 3.92** A key role of this Plan is to facilitate the delivery of development that meets the objectively assessed needs of this district for housing, employment and other uses. The level of need for each type of development is set out below.

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Housing Growth

- 3.93** The Cambridge sub-region SHMA (2013) [Chapter 12](#), Table 9 sets out the forecast population growth for each district in the Cambridge housing market area. This puts forward an increase in population for Huntingdonshire of 39,000 for 2011-2036, equivalent to 23%. Chapter 12, Table 10 converts this into anticipated dwelling needs for each district in the Cambridge housing market area. This puts forward a growth in dwellings in Huntingdonshire from 72,000 in 2011 to 93,000 in 2036, a growth rate of 29%, resulting in a total housing requirement for 21,000 additional dwellings. This is slightly higher than the figure arising from the How Many Homes toolkit using the ONS 2008 data. This figure includes homes of all tenures.
- 3.94** The housing requirement of 21,000 equates to an average requirement for 840 new homes per year. The Local Plan hopes to achieve a continuous level of housing growth throughout the plan period to help support jobs growth and meet local needs although annual variations will occur depending on the availability of individual sites and how developers respond to changes in the housing market.
- 3.95** Chapters 12 and 13 of the SHMA (2013) identify the level and nature of need for affordable housing within the district based on figures from 2011/12. This includes both the backlog of unmet need and a forecast of newly arising need each year in the future. The 2011/12 figures calculate the total housing need at that time to be 3,312 with a newly arising need for a further 347 households per year. Annual supply excluding new build affordable housing is 152 dwellings. This gave rise to an overall requirement for 8,187 new affordable homes for 2011-36. Changes introduced in 2014 mean that affordable housing can no longer be sought on sites delivering 10 or less new homes other than in specific rural locations.
- 3.96** Huntingdonshire has a good record of housing delivery and has consistently maintained a housing land supply well in excess of the required 5 years. Thus, in accordance with requirements of the NPPF an additional buffer of 5% of the 5 year supply is required to ensure choice and competition in the market, rather than a 20% buffer where there has been consistent under-delivery.
- 3.97** The table below shows how the objectively assessed need for housing will be met in Huntingdonshire.

Table 4 : Achieving the Local Plan Housing Requirement

| Source | Number of homes |
|---|-----------------|
| Completions since plan base date (01/04/2011-31/03/2014) ⁽¹⁾ | 1,991 |
| Commitments excluding those proposed for allocation: | |
| Under construction as at 31/03/2014 | 493 |
| Full/ reserved matters planning permission not started ⁽²⁾ | 652 |
| Outline planning permission not proposed for allocation ⁽³⁾ | 163 |
| Allocations ^{(4) (5)} | 19,496 |
| Total approximate proposed dwellings ^{(6) (7)} | 22,795 |

1. includes 24 C2/C3 units for older people
2. includes 44 C2 units and a 10% discount to allow for non delivery of small sites
3. includes 10% discount to allow for non-delivery of small sites
4. All capacities have been estimated at a conservative level and it may be possible to develop higher numbers. Includes 250 C2 units
5. Allocations at Alconbury Weald and Wyton on the Hill may have potential for more dwellings which are not reflected in this number

6. Future small/ unallocated sites are additional to this number and are expected to contribute further dwellings to overall housing delivery
7. Some of the homes which already have planning permission but where development has not started are included in the new allocations to provide certainty should permissions lapse. The numbers have been adjusted to avoid double counting.
- 3.98** In addition to development on committed and allocated sites it is expected that some new dwellings will be delivered on other sites. These include known sites which are capable of accommodating less than 10 dwellings or are less than 0.2ha as the allocated sites have a minimum threshold of 0.2ha and 10 dwellings and unknown sites above this threshold which become available throughout the plan period. These will add flexibility to both the overall and the 5 year housing land supply, boost housing delivery or compensate for any non-delivery on allocated sites.
- 3.99** Allocating appropriate areas of land for housing development is one of the key roles of the Local Plan. However, this is only part of the process. The Local Plan aims to deliver not just the number of new homes required by 2036 but to promote an appropriate mix of sizes, types and tenures to meet people's requirements and to help promote sustainable communities in locations that people want to live in.
- 3.100** The objectively assessed need covers a diversity of sizes, types and tenures of housing to reflect the wide ranging needs of people in Huntingdonshire for homes that best suit their requirements. It excludes specialist requirements for gypsies, travellers and travelling showpeople which are addressed separately. The vast majority of new homes required will be for a single household, typically comprising an individual, couple or family unit. These will be met through individual dwelling houses, categorised as use class C3, and typically provided as house, apartments and bungalows.
- 3.101** The use class C3 comprises three sub-categories as defined⁽⁵⁾ below:
- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- 3.102** Of particular relevance to future housing needs in the context of an ageing population is sub-class C3b which relates to housing where residents are in receipt of care. Care is defined as⁽⁶⁾:
- 'personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder'.
- 3.103** In this context it is acceptable to include housing where people live in self-contained units where care is provided as use class C3. This will include many forms of supported housing provided under a wide range of descriptors such as extra-care housing, sheltered or retirement housing, the primary distinction being that the residents have their own front door to a private unit of accommodation.
- 3.104** The distinction needs to be made between use class C3 and use class C2 which is defined as:

5 [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010](#)

6 [Town and Country Planning \(Use Classes\) Order 1987](#)

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'Use for the provision of residential accommodation and care to people in need of care (other than a use within a class C3 (dwelling house). Use as a hospital or nursing home. Use as a residential school, college and training centre'

- 3.105** For use class C2 the definition of care is supplemented by 'in class C2 also includes the personal care of children and medical care and treatment'.
- 3.106** The National Planning Practice Guidance (NPPG) advises that local planning authorities should count housing provided for older people, including residential institutions in use class C2, against their housing requirement⁽⁷⁾. The provision of C2 residential institutions for older people contribute to a specialist niche in the housing market for people whose needs cannot be satisfactorily met within an individual home with care being provided within that domestic environment.
- 3.107** The Joint Strategic Needs Assessment '[Cambridgeshire Older People](#)' (2010) indicates that in Cambridgeshire the average life expectancy for males is 78 years and for females 82 years. On average males can expect to spend 4.4 years in poor health and females 5.4 years. The assumption is made that people would not seek to relocate to a residential institution providing care for older people until they are in poor health and that on average this would not arise until 75 years of age. It is recognised that not all people moving into a residential institution will release a dwelling into the housing market as a partner may still be residing in the family home. By 2033 52% of households aged 75-84 and 76.7% of households aged 85 or more are expected to comprise a single person. By 2033, if people entering a residential institution are typical of the overall population then 62.7% can be expected to be single person households who will thus release a dwelling into the housing market. For the purpose of assessing the contribution of C2 residential institutions for older people to the housing market 60% of proposed living units or rooms will be counted as dwellings.

Jobs Growth

- 3.108** In 2011 there were around 81,400 jobs in Huntingdonshire based on the ONS total jobs estimate. Forecasting jobs requirements through to 2036 is far less certain than forecasting housing requirements due to the level of economic uncertainty. The range of employment forecasts considered in the Technical Report indicate potential change varying between virtually no growth in jobs in Huntingdonshire between 2011 and 2036 and a growth of nearly 30,000. In the Technical Report Table 31 shows indicative jobs figures based on the anticipated population suggesting a jobs growth for Huntingdonshire of 15,000 by 2031 and 19,000 by 2036. This would result in some 96,000 jobs being located within Huntingdonshire in 2031, equivalent to 24.2% of all jobs in Cambridgeshire, compared to the 24.9% of the county's jobs located here in 2011.
- 3.109** There is a less direct link between land being allocated and jobs being created than there is with land for housing development due to the wide variety of issues including the huge range of job types and space requirements as well as impacts such as people working from home. There are a wide variety of sectors that will account for the total jobs growth including a significant proportion in sectors that will not occupy the 'traditional' employment land use class. As identified already there is currently a significant proportion of people who work at or from home. There are also significant proportions of the work force that work in sectors such as leisure and health care that also do not occupy traditional employment space.
- 3.110** In purely quantitative terms the 150ha at the Alconbury Enterprise Campus would be more than sufficient land to accommodate the level of jobs growth anticipated by 2036 if it were developed for office uses with a relatively high jobs density. However, in order to achieve a thriving economy for the whole of Huntingdonshire it is important to have a good range of employment land and buildings available across the district. The Employment Land Study 2014 recommends a gross requirement of employment land for 'B' class uses of 42ha to 46ha in addition to the delivery of the Alconbury Enterprise Campus to promote

7 [NPPG Paragraph 37](#)

a sustainable pattern of employment growth. The study also recommends the continued protection for 'B' class uses of existing established employment areas where there is currently about 29ha of vacant or underused employment land.

- 3.111** There is an historic extant outline permission for over 400ha of B8 land at Alconbury Airfield, allowed on appeal in 2003, which is not now expected to be delivered due to the subsequent creation of the Alconbury Enterprise Zone in 2011. A business incubator unit has been completed at Alconbury Weald, comprising B1 and B2 uses. The unit provides flexible accommodation to support new and small businesses in the Alconbury Enterprise Zone. It will 'incubate' start-up companies by catering to their space and support needs.
- 3.112** Employment completions have been relatively low since 2011, mainly due to limited recovery from the downturn in the economy. The most significant completions in the 'B' classes since 2011 have occurred at Eagle Park in Yaxley, which was allocated as an employment site in the 1995 Local Plan, and has been successfully developed over the past 3 years for B1a, B1c and B2 uses. The site is in an accessible location, close to Peterborough and has good road links to the A1.
- 3.113** There have been losses of B1a and B2 uses in the west of Huntingdon, where units have been demolished to make way for the West of Town Centre Link Road and proposed new retail development. These buildings were generally of low quality or run down and will be counter-balanced by the new mixed use allocations for the Huntingdon West area in this Local Plan.
- 3.114** There is extant permission for B1/B2/B8 employment at Lakeside Technology Park, Fenstanton. The permission has been implemented by the creation of an access road and building work started in late 2014.
- 3.115** Areas of land with extant permission remain at St Ives Business Park and Compass Point Business Park, St Ives, both of which have been partly developed. Planning permission was granted in July 2014 for a supermarket and petrol station on the northern undeveloped part of the St Ives Business Park.
- 3.116** There is also extant outline permission for a mix of employment uses at St Mary's Road, Ramsey, which was an allocation in the 1995 Local Plan. The site is not suggested as an allocation in this Local Plan, as this grade 1 agricultural land would suitably remain in agricultural use if the permission is not implemented.

Retail Growth

- 3.117** Due to the rapid nature of changes to the structure of retailing and economic conditions retail floorspace needs are difficult to predict over a long timescale. Therefore, the retail floorspace targets contained in this plan only run up to 2031 which is the longest timescale over which forecasts have any reasonable degree of confidence. Future retail floorspace requirements and retail policies will be monitored to ensure they remain appropriate and will be updated through a full or partial review of the Local Plan if necessary.
- 3.118** The Huntingdonshire Retail Study (2013) considered the need for additional retail floorspace in the district based on the anticipated level of expenditure available to support it. It took into account the amount of retail floorspace proposed in the Stage 3 draft Local Plan to 2036; the following requirements are calculated as additional to this and then updated to reflect changes between the earlier draft document and this one.
- 3.119** For convenience goods, defined in the 'Glossary', 73% of available expenditure in 2011 was spent in shops within Huntingdonshire; outside the district the Tesco Extra stores at Bar Hill and Hampton and Morrisons at Cambourne attracted the majority of the spending. Improvements to convenience shopping facilities are expected to lead to the expenditure retained locally increasing to 80%. Timing of any further capacity will be influenced by the implementation and phasing of residential development and where localised qualitative need arises to improve consumer choice. The amount of floorspace capable of being supported will vary depending on the nature of the provision.

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- 3.120** The Huntingdonshire Retail Study (2013) calculated a requirement of between 1,992m² convenience floorspace required by 2031 for a 'top 5' retailer and 4,494m² for a 'discounter' retailer. Updating these figures with changes to commitments and completions since the study was completed gives rise to a requirement for convenience retail floorspace to 2031 ranging from 1,025m² if all floorspace was occupied by a 'top 5' retailer to 2,310m² if all floorspace was occupied by a 'discounter' retailer.
- 3.121** Estimation of comparison goods, defined in the 'Glossary', is more straight forward as the amount of floorspace supported by expenditure is based on a single rate reflecting typical values with the aim of maintaining the existing 50% retention rate. The Huntingdonshire Retail Study (2013) calculated a requirement for 8,883m² of comparison floorspace by 2031. Updating this figure with changes to commitments and completions since the study was completed gives rise to a requirement for 6,094m² by 2031.
- 3.122** The Huntingdonshire Retail Study (2013) indicates that allowing for implementation of existing commitments and the allocations contained within this plan there is not expected to be additional convenience or comparison retail capacity within the district until after 2026. However, this does not mean that no additional floorspace should be granted planning permission until after 2026. Further provision may be justified dependent on the implementation and phasing of housing proposals and localised need, particularly for convenience goods, to serve individual communities or to widen consumer choice.
- 3.123** There have been relatively few completions of new retail floorspace since 2011, mainly due to the economic downturn and changes to shopping habits. A new Co-Operative supermarket was completed in Sawtry in 2011, and a Tesco Extra store opened at the Loves Farm development in St Neots in 2014. In Huntingdon, a NISA local store was built at Hinchingsbrooke Park and a Wickes DIY store developed on the site of a former industrial unit in St Peter's Road in 2013.
- 3.124** Permission was granted on appeal in November 2013 for a Lidl discount supermarket in Stukeley Road, Huntingdon. Extant permission also remains for new retail units at Chequers Court which is undergoing redevelopment, following the demolition of old offices and shops in 2013/14. Sainsbury's have planning permission for a new store to be built in George Street, to the west of the town centre but late in 2014 announced their intention to remain in their existing store and make improvements to that instead. A new multi-storey car park has been developed to provide additional car parking for the town. Planning permission was granted in July 2014 for a supermarket and petrol station on vacant land at St Ives Business Park.

The Spatial Vision and Objectives

3.125 The following paragraphs set out the spatial vision for Huntingdonshire by 2036 complemented by a set of objectives specifying what the Council hopes to achieve. The paramount theme of the spatial vision is building sustainable communities offering a high quality of life where new growth is balanced with green infrastructure offering space for leisure and recreation and biodiversity. This will be achieved by:

- providing for necessary infrastructure and community facilities
- ensuring sufficient homes are built to meet the needs of all sectors of the community
- enhancing accessibility,
- encouraging a dynamic economy that fulfils its potential and provides diverse employment opportunities for residents,
- addressing the implications of climate change,
- facilitating the provision of both strategic and local green infrastructure, and
- conserving and enhancing the district's natural and historic environment.

Spatial Vision

Development and growth

By 2036 Huntingdonshire will:

- be a destination of choice as a place to live, work and invest. It will offer attractive homes, jobs and a high quality of life providing opportunities for all residents and workers to achieve their maximum potential and enjoy healthy and sustainable lifestyles.
- have grown sustainably by locating new homes and employment in and close to Huntingdon, St Neots, Alconbury Enterprise Campus, Wyton on the Hill, St Ives and Ramsey through planned strategic expansion locations as well as a range of smaller development sites.

Infrastructure

By 2036 Huntingdonshire will:

- be benefiting from integrated transport networks, including improved A14, A428 and A1 roads, frequent high quality public transport between main centres and plus greater capacity and significantly enhanced rail services via the East Coast mainline railway. There will be a closer relationship between homes, jobs, education and services, access to high quality routes for walking and cycling and good links to high quality strategic green space and the wider countryside.
- be made up of vibrant and inclusive communities with access to education, community and social facilities that provide opportunities for a high quality of community life for all residents.

Housing

By 2036 Huntingdonshire will:

- have endeavoured to meet its full objectively assessed need for housing including provision of a range of tenures, housing types and sizes to meet the needs of all sectors of the community. Communities will be empowered to deliver sustainable developments that meet local needs and help sustain and enhance their vitality.

Economic development

By 2036 Huntingdonshire will:

3 Huntingdonshire in 2036

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Economic development

- be benefiting from a successful Enterprise Zone and be continuing to foster a culture of enterprise by supporting the existing business base throughout the district, encouraging investment from businesses in high value sectors and encouraging entrepreneurship. Fast internet access will be available across the district supporting wider economic growth.
- have a flexible and resilient workforce and be supporting the educational attainment and skills needed to realise the district's economic potential, including development of university level qualification capability.
- have thriving, distinctive town centres which meet 21st century needs and have established their own niche to compete and survive as retail centres.
- have a thriving countryside blending agriculture, strategic green space, rural businesses and tourism whilst maintaining the distinctive character of rural areas.

Environment

By 2036 Huntingdonshire will:

- be continuing to successfully conserve and enhance its urban, rural, historic and natural environments retaining attractive market towns and villages, distinctive landscapes including the Great Fen, River Great Ouse and its associated flood meadows, Grafham Water and ancient woodlands and retaining its biodiversity and nature conservation assets.
- be contributing towards Cambridgeshire and Peterborough's aspirations to promote low carbon living, efficient use of resources, sustainable development and green infrastructure.
- be preparing well for the impact of climate change and will be adapting well to its predicted effects, especially in low lying areas and through minimisation of additional demands for water.

Objectives

Development and growth

1. To maintain a good supply of suitable land for growth, focused on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.
2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.
3. To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.
4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.

Infrastructure

5. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable sources.
6. To focus investment on improving access in strategic expansion locations to make optimum use of available resources.
7. To facilitate sustainable modes of travel in all new developments and give high priority to walking, cycling and the use of public transport.

Infrastructure

8. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.
9. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space and integrated community facilities.

Housing

10. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.
11. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.
12. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.
13. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.

Economic development

14. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.
15. To maximise the advantages offered by Huntingdonshire's strategic location to develop complementary sector specialisms, supply chains and business accommodation.
16. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.
17. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.
18. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.
19. To protect the best and most versatile agricultural land from built development.

Environment

20. To maintain, enhance and conserve Huntingdonshire's heritage assets, characteristic landscapes, natural habitats and biodiversity.
21. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.
22. To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.
23. To encourage waste management and pollution control practices which minimise and reduce contributions to climate change and avoid adverse impacts on the local environment or human health.
24. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the water-related features of the Great Fen, River Great Ouse and its associated flood meadows and Grafham Water area and promote a balance between conservation and public access to and enjoyment of these assets.

4 The Development Strategy

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4 The Development Strategy

- 4.1** This chapter sets out a series of policies that provide a framework for achieving the objectively assessed needs for the plan period and for determining development proposals that may come forward on sites that are both allocated and those that are not.
- 4.2** These policies follow the strategic aims of concentrating development in the larger settlements that offer the best provision of services and facilities and to seek to protect the character of smaller settlements and the countryside. The Strategy also takes advantage of three strategic scale opportunities for development.

Strategic Expansion Locations

- 4.3** A central part of the strategy of this plan is development in three development opportunities known as Strategic Expansion Locations. Due to the scale of development proposed and the nature of these locations they will provide a significant proportion of growth over the plan period.

Alconbury Weald

- 4.4** Alconbury Weald is located at the former Alconbury airfield and adjoining land to the north of Huntingdon close to Great and Little Stukeley. An enterprise zone was designated in 2011 on 150ha of the airfield, and the surrounding airfield land as well as land at Grange Farm north of the A141 and west of the East Coast mainline railway offers the potential of a new settlement with road and public transport links with Huntingdon.

St Neots East

- 4.5** The eastern expansion of St Neots on land to the east of the railway line was the largest direction of growth identified in the Core Strategy 2009. The Urban Design Framework developed by the Council and the key developer interests forms the basis of the proposed development site.

Wyton on the Hill

- 4.6** There is an opportunity to increase the size of Wyton on the Hill to take advantage of a large area of land at Wyton airfield that is surplus to Ministry of Defence (MOD) requirements. Wyton on the Hill will develop into a much more sustainable settlement and more cohesive community.

Spatial Planning Areas

- 4.7** The relationship between the district's four larger towns and the settlements that surround them is important. While each settlement has its own distinctive character and identity, there are strong functional, economic and social links between each group of settlements. Smaller settlements therefore benefit from their proximity to larger settlements through greater sustainability than they would otherwise have if they were more isolated. The range of services in the towns is also supported by people who live in the villages that surround the towns. Within the areas of the market towns and their nearby settlements existing and future residents enjoy greater opportunities for a sustainable lifestyle. This relationship has led to four spatial planning areas defined below. These definitions should be used to interpret the policies of this plan.

- Huntingdon Spatial Planning Area
- St Neots Spatial Planning Area
- St Ives Spatial Planning Area
- Ramsey Spatial Planning Area

Definition of Spatial Planning Areas

Huntingdon Spatial Planning Area

The Huntingdon Spatial Planning Area incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish covered by the strategic expansion location of Alconbury Weald but specifically excludes the villages of Great and Little Stukeley. Huntingdon is the primary settlement within this Spatial Planning Area.

St Neots Spatial Planning Area

The St Neots Spatial Planning Area incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1. St Neots is the primary settlement within this Spatial Planning Area.

St Ives Spatial Planning Area

The St Ives Spatial Planning Area incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Fenstanton, and Holywell-cum-Needlingworth where the built-up area of St Ives extends into them. It will be extended to include some land within the parish of Houghton and Wyton through development allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.

Ramsey Spatial Planning Area

As Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood. Ramsey is the primary settlement within this Spatial Planning Area.

Service Centres

4.8 The large villages outside of spatial planning areas are identified as Service Centres. Each is considered capable of accommodating some development sustainably, subject to appropriate parameters and provision of services, facilities and infrastructure. This is reflected in the allocation of sites for development in this plan. Further development may be appropriate subject to recognition of the limitations of the service and facilities available and consideration of the impact development would have on the settlement concerned.

4.9 All these villages offer a range of services and facilities to meet the daily needs of their residents and to some extent the residents of small settlements nearby. At the least these include a:

- primary school
- doctor's surgery
- convenience shop and at least one other shop
- bus service operating Monday to Saturday
- public hall
- in addition, other shops, a library, a food and drink establishment and local employment opportunities are often available.

4 The Development Strategy

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Service Centres

The following villages are defined as service centres:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham
- Warboys
- Yaxley

Small Settlements

4.10 There are many settlements across Huntingdonshire that have very limited or no service or facilities available, these settlements have been identified as Small settlements. Small settlements are much less sustainable than settlements in the Spatial Planning Areas and Service Centres due to the need to travel to access services and facilities elsewhere. However, given the variation in size and location between them it is recognised that varying levels of development could sustainably be accommodated. Places with a scattered development form comprising no definable built-up area or containing less than 30 homes are not defined as small settlements, they are considered to form part of the countryside.

Strategy for Development

4.11 The following policy sets out the number and location of homes and jobs that are expected to be delivered in Huntingdonshire by 2036.

LP 1

Strategy for Development

The spatial strategy includes infrastructure provision and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity as well as a series of allocated sites that contribute to achieving the objectively assessed requirements for 21,000 homes and 19,000 jobs.

Strategic Expansion Locations

By 2036 new or expanded communities in the Strategic Expansion Locations will provide for:

- approximately 5,000 homes⁽⁸⁾ and a 150ha enterprise zone at Alconbury Weald;
- approximately 3,820 homes, 120 bed care home for older people⁽⁹⁾ and 22ha of employment land at St Neots East; and
- approximately 4,500 homes, 100 bed care home for older people and 10ha of employment land at Wyton on the Hill.

Spatial Planning Areas

⁸ Including extra care/ sheltered housing

⁹ For all development monitoring the equivalent of 60% of care home units for older are counted as contributing to the housing target as set out in paragraph [3.107](#)

In the Huntingdon Spatial Planning Area, in addition to Alconbury Weald, allocated sites will provide for approximately:

- 3,344 homes;
- 65 bed care home for older people; and
- 10ha of employment land for business and general industry.

In the St Neots Spatial Planning Area, in addition to St Neots East, allocated sites will provide for approximately:

- 291 homes;
- 70 bed care home for older people; and
- 0.25ha of employment land for business and general industry.

In the St Ives Spatial Planning Area allocated sites will provide for approximately:

- 630 homes; and
- 5.6ha of employment land for business and general industry excluding offices.

In the Ramsey Spatial Planning Area allocated sites will provide for approximately:

- 788 homes; and
- 2ha of employment land for business use.

Service Centres

In the Service Centres of Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley allocated sites will provide for a total of approximately 873 homes, a 60 bed care home for older people and 5ha of employment land for business and general industry.

Unallocated sites

Additional development in accordance with the policies of this plan will also be supported within each built-up area.

Reasoning

- 4.12** The strategy builds on the strengths of Huntingdonshire's established settlements together with its stock of previously developed land to promote sustainable lifestyle choices. This will include greater opportunities for living and working in close proximity thereby reducing commuting distances. This will be achieved through concentrating provision of retailing, services, cultural and leisure facilities in places accessible to the greatest numbers of people. Transformational economic growth should be delivered through the enterprise zone designated at the former Alconbury airfield in 2011 where 8,000 jobs are expected to be created by 2036.
- 4.13** The three Strategic Expansion Locations offer opportunities that are unprecedented in this district for sustainable development. Two are on disused airfields in reasonably close proximity to the market towns of Huntingdon and St Ives. The other continues the growth of St Neots east of the railway line which started with Loves Farm where the first homes were occupied in 2009. All three locations are in areas where they can make a valuable contribution to the development of the local economy given strong housing markets in those areas.
- 4.14** A large proportion of the objectively assessed needs for growth will be met in the Strategic Expansion Locations. They will contribute to the delivery of a mix of new homes and employment facilities as well as all the related facilities and infrastructure.

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- 4.15** Two of the Strategic Expansion Locations, at Alconbury Weald and St Neots East have progressed to planning applications at the time of writing this Local Plan. Permissions have also been granted at Alconbury Weald for works associated with the Alconbury Enterprise Zone. At the Wyton on the Hill Strategic Expansion Location the Defence Infrastructure Organisation have selected Crest Nicholson as a development partner.
- 4.16** Spatial Planning Areas are considered to offer good opportunities for sustainable development. There are four Spatial Planning Areas around the four market towns in the district. The Spatial Planning Areas in some cases include settlements adjacent to the town such as Godmanchester, Brampton and Little Paxton or parts of adjoining parishes where they fall within the built-up area of the town, as set out in the 'Definition of Spatial Planning Areas', following paragraph 4.7. Settlements in the Spatial Planning Areas will be expanded by allocations in this plan.
- 4.17** Service Centres are considered to offer some opportunities for sustainable development. There are seven service centres which are the larger and better served villages in the district, that are not part of a Spatial Planning Area. In these villages provision will be made in this plan for expanded communities to facilitate continued service provision and support for the local economy.
- 4.18** In addition to the allocations, some growth will come from small sites and those which the Council was not aware of at the time of writing this plan within the spatial planning areas and services centres and from sites within small settlements. No allocations have been included in small settlements as they are considered to offer only very limited opportunities for sustainable development. Huntingdonshire has many small settlements and the strategy is to avoid levels of development that might overwhelm these settlements, change their character and create the need for significant additional infrastructure. Policies in this plan seek to limit unallocated development to that within the built up area of towns and villages.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

The Key Diagram

- 4.19** The Key Diagram illustrates the key elements of the strategy. It identifies the three Strategic Expansion Locations, the settlements of the Spatial Planning Areas and Service Centres.

Figure 11 : Key Diagram

Strategic Expansion Locations

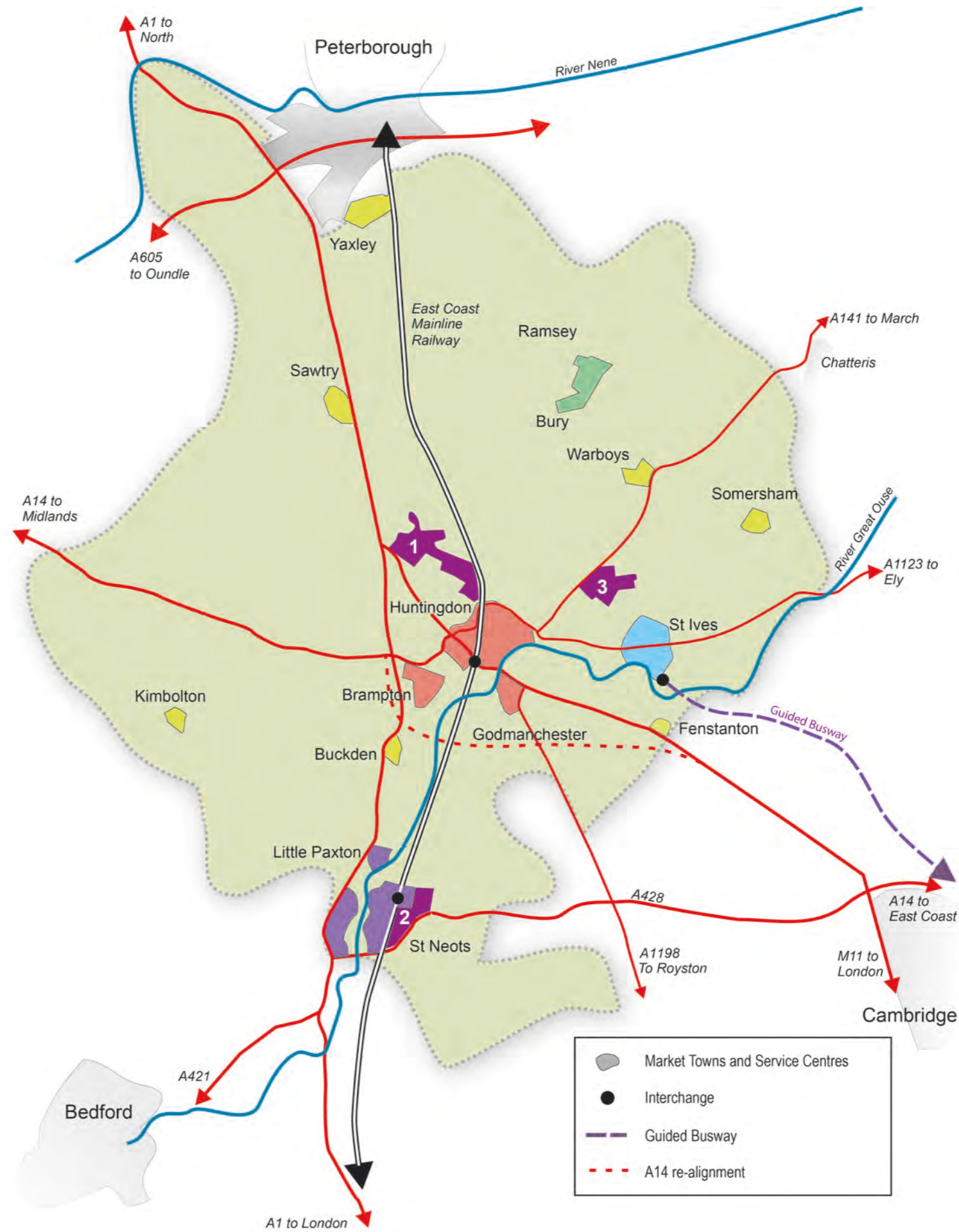
- 1. Alconbury Weald**
5,000 homes
290,000m² employment floorspace
- 2. St Neots East**
3,820 homes
22ha employment land
- 3. Wyton on the Hill**
4,500 homes
10ha of employment land

Huntingdon Spatial Planning Area

3,344 homes
10.0ha employment land

St Neots Spatial Planning Area

291 homes
0.25ha employment land



Ramsey Spatial Planning Area

788 homes
2ha employment land

St Ives Spatial Planning Area

630 homes
5.6ha employment land

Service Centres

873 homes
5ha employment land

| | |
|--|----------------------------------|
| | Market Towns and Service Centres |
| | Interchange |
| | Guided Busway |
| | A14 re-alignment |

The Relationship Between Built-up Areas and the Countryside

4.20 Several of the Development Strategy policies make use of the concepts of the 'built-up area' and the 'countryside' to guide the location of development proposals. The purpose of this policy is to clearly define built-up areas and the countryside. A parish may contain some, or all, of one or more settlements. To ensure that development is focused within the existing built-up area of a settlement rather than in the surrounding countryside it is necessary to clearly define what constitutes the built-up area. Where a village has evolved with a dispersed building pattern it may comprise more than one built-up area separated by countryside. Conversely, a large settlement may have expanded over time to cover land within an adjoining parish.

LP 2

The Relationship Between Built-up Areas and the Countryside

Where a proposal is subject to a policy that makes use of the concepts of the 'built-up area' and the 'countryside' the following definitions will be applied.

Built-up Areas

A built-up area is defined as a distinct group of 30 or more homes and their immediate surroundings. Built-up areas exclude:

- a. gardens, paddocks, agricultural land and other undeveloped land in the curtilage of buildings where it relates more to the surrounding countryside than to the built-up area of the settlement;
- b. outdoor sports and recreation facilities, other formal open spaces and agricultural buildings on the edge of the settlement.

Settlements defined in [LP 3 'Spatial Planning Areas'](#), [LP 4 'Service Centres'](#) and [LP 5 'Small Settlements'](#) all have at least one built-up area. Where settlements comprise more than one distinct group, each will be treated as a separate built-up area. A settlement may extend into part of another parish, in such cases it will be considered as a single built-up area.

Development sites will be considered to be part of the built-up area once the whole site, or phase (for large scale major developments), is completed.

Countryside

The countryside includes all land outside built-up areas and includes those hamlets, groups of buildings and individual buildings that are clearly detached from a built-up area that are not themselves large enough to be defined as a built-up area.

The Countryside is considered to offer only very limited and specific opportunities for sustainable development. A development proposal located in the countryside will be expected to comply with policy [LP 6 'The Countryside'](#) and other applicable policies.

Reasoning

4.21 The distinction between settlements and areas of countryside has been established by defining what constitutes the built-up area of settlements within the Spatial Planning Areas, Service Centres and Small Settlements. This criteria based approach is considered to be the most appropriate as it resolves specific problems encountered with the delineated boundaries of the previous Local Plan. Importantly it resolves

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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, thus damaging the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements.

- 4.22** It should be noted that some settlements may be considered to have more than one built-up area if there are areas of countryside between the groups of buildings that make up the settlement and several groups are sufficiently large enough for each to qualify as a built-up area in its own right.
- 4.23** Huntingdonshire's countryside varies from low-lying fens to undulating claylands, upland areas and the main river valleys with each area having its own character and intrinsic beauty. The NPPF sets out recognition of the intrinsic character and beauty of the countryside and support for thriving rural communities within it as core land-use planning principles which this policy aims to strongly support at the local level. There are areas of very productive farmland as well as green infrastructure and the Great Fen. The Great Fen will restore a more traditional landscape in part of the fenland area. The highest land lies across the western and southern parts of the district. The main river valley is that of the River Great Ouse which forms a broad valley with shallow sides and a wide floodplain. Homes in the countryside were historically built predominantly for farmers. Some places with a scattered form of development are also now considered to be located within the countryside.
- 4.24** At the edge of many settlements, properties can be found with extensive gardens and outbuildings, formal open spaces or associated land. The open nature of these areas can often mean that they relate more to the surrounding countryside than they do to the built-up parts of the settlement. A determination will be made on whether an area is within the built-up area where development is proposed.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

Spatial Planning Areas

- 4.25** The purpose of this policy is to set out the Council's approach for planning for a range of uses in the Spatial Planning Areas (SPAs) of Huntingdon, St Neots, St Ives and Ramsey.

LP 3

Spatial Planning Areas

Four Spatial Planning Areas (SPAs)⁽¹⁰⁾ have been defined in Huntingdonshire:

- Huntingdon Spatial Planning Area
- St Neots Spatial Planning Area
- St Ives Spatial Planning Area
- Ramsey Spatial Planning Area

Strategy for Unallocated Sites

In addition to sites allocated in this plan a proposal for development will be supported where it fulfils the following requirements and is in accordance with other policies:

Residential Development

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

Business Development

10 See 'Definition of Spatial Planning Areas' following paragraph 4.7

A proposal for business development (class 'B') will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy [LP 25 'Established Employment Areas'](#); a town centre, defined in policy [LP 28 'Town Centre Vitality and Viability'](#) or the Alconbury Enterprise Zone.

Main Town Centre Uses

A proposal for a main town centre use, as defined in the ['Glossary'](#), will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Outside a defined town centre a proposal including more than 600m² of net retail floorspace will need to be accompanied by an impact assessment as set out in the National Planning Policy Framework. A proposal will not be supported where it is likely to have a significant adverse impact.

Other uses

A proposal for a non-residential institutional use (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

Mixed use development

A proposal which includes a mix of uses will be supported where each use accords with the applicable requirements detailed above.

Relationship of settlements within a Spatial Planning Area

A proposal will be supported where it will not undermine the primacy of the primary settlement within the Spatial Planning Area or adversely affect the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.

Reasoning

- 4.26** Allocations for new development reflect existing known opportunities within each spatial planning area. This policy is intended to guide the scale and nature of planning applications for the wide range of other non-allocated potential development. Further development is encouraged within the built-up area where there are suitable vacant plots or opportunities to redevelop land to maximise the potential for development in locations where people may be able to access shops, services and employment locally and so reduce the need to travel.
- 4.27** Residential development of any scale may be acceptable, in addition to allocated sites, where it can be successfully integrated within the built up area of the existing settlement. It should provide a mix of tenures, sizes and types to meet a wide range of housing needs.
- 4.28** National policy promotes independent living for as many people as possible. However, with an increasing elderly population and higher survival rates of people with complex care needs, provision is also made for residential institutions and supported housing. These may include schemes providing independent homes with care on-call, extra-care accommodation through to communal care homes for the elderly, disabled or vulnerable. The policy encourages provision of residential institutions and supported housing within the spatial planning areas to promote accessibility both for residents and care workers.
- 4.29** To reduce the need to travel, proposals for economic development are encouraged within the spatial planning areas. The policy aims to encourage sustainable economic growth and support new investment within the SPAs. Appropriate locations for proposals for development of business uses falling within class 'B' include established employment areas, town centres and the Alconbury Enterprise Campus.

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- 4.30** New investment in retailing is expected, particularly within Huntingdon and St Neots town centres, in order to ensure that they remain attractive centres for daily needs as well as specialist interests. Restaurants, hotels and leisure uses are encouraged and should look to locate within the town centres. Additional office space within town centres will help to ensure that services within the town centre are well used. Town centre uses will therefore be located in the town centre unless a sequential approach and impact assessment prove a different location is justified. The scale of retail development within town centres is not constrained other than by the physical capacity of the centre to accommodate proposals without detrimental impact on its character.
- 4.31** The NPPF sets a threshold of 2,500m² gross retail floorspace above which a retail impact assessment is required. Only the largest superstores reach this size in Huntingdonshire and shops much smaller than that could significantly affect the viability of others. Huntingdonshire's town centres have few large retail premises; analysis of retail properties within Huntingdon, St Neots, St Ives and Ramsey town centres indicates a clear cut-off between a few large stores over 600m² and many below this. Therefore, a 600m² threshold has been set such that proposals outside a defined town centre that are larger than this will be required to conduct an impact assessment to demonstrate that their proposal will not detrimentally affect town centre vitality and viability.
- 4.32** Brampton, Godmanchester and Little Paxton do not have clearly definable centres. Within these settlements, and outside the defined town centres of the others, proposals for shops, offices, leisure and tourist accommodation facilities should be of a scale and type directly related to the role and function of the locality. Proposals for such uses over 600m² of net floorspace will be required to provide an impact assessment demonstrating the impact on the nearby town centre and relevant retail businesses within the settlement.
- 4.33** Non-residential institutions, which may include medical centres, day nurseries and schools, may be located on suitable sites in appropriate locations anywhere within the built-up area. Such sites will need to be large enough to cater for the use and associated car parking and well located on the transport network.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

Service Centres

- 4.34** The purpose of this policy is to set out the Council's criteria for determining planning applications on non-allocated sites in the large villages outside of spatial planning areas.

LP 4

Service Centres

Service Centres offer a range of services and facilities to meet the general day to day needs of their residents and to some extent the residents of small settlements nearby. Services and facilities available will include at least a:

- primary school
- bus service operating Monday to Saturday
- doctor's surgery operating five days a week
- public hall
- convenience shop and at least one other shop
- additionally other shops, a library, a food and drink establishment or local employment opportunities will be present

Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley are defined as Service Centres. The expanded Wyton on the Hill will be a Service Centre once the allocation (See ['Wyton on the Hill'](#)) is implemented and the services and facilities listed above are present.

Strategy for Unallocated Sites

In addition to sites allocated in this plan a proposal for development will be supported if it fulfils the following requirements and is in accordance with other policies:

Residential Development

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of a Service Centre.

Economic Development

A proposal for economic development (class 'B') will be supported where it is appropriately located within a built-up area of a Service Centre. Additionally, where a proposal includes an office use (class 'B1a') it will only be supported if the office element is limited to a maximum of 600m² total floorspace.

Main Town Centre Uses

A proposal for a main town centre use, defined in the ['Glossary'](#), including 600m² or less of net floorspace will be supported where it is appropriately located within a built-up area of a Service Centre and where the scale and type of development proposed is directly related to the role and function of the locality.

Other Uses

A proposal for development of a non-residential institution (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of a Service Centre.

Mixed Uses

A proposal which includes a mix of uses will be supported where each use accords with the requirements detailed above.

Services and Facilities

A proposal which involves the loss of a local service or facility will be expected to comply with the requirements of policy [LP 29 'Local Services and Facilities'](#). Where the loss is acceptable because there are other similar services or facilities available in the settlement or it is justified by appropriate evidence, the level of services and facilities available in the settlement will be considered. Where the loss would undermine the settlement's role as a Service Centre the proposal will not be supported.

Exceptions

In exceptional circumstances, as set out in policy [LP 9 'Neighbourhood and Community Planning'](#), a proposal that does not necessarily comply with the above requirements but can bring forward community benefits may be supported.

Reasoning

- 4.35** The policy recognises the status of Service Centres as having a good range of services and facilities that meet the day to day needs of residents and some extent residents of other nearby settlements. Some land allocations for further housing in these areas recognise that there are opportunities for further sustainable development which will help ensure that the services in these areas are sustained.

4 The Development Strategy

- 4.36** Proposals for development of retail, office, leisure or tourism accommodation may be appropriate within Service Centres where they are of an appropriate scale and location. A maximum of 600m² of net floorspace reflects the level for development where an impact assessment will be required for retail development proposals in other policies. In many cases in predominantly residential areas only a much smaller shop or office will be directly related to the role and function of that area. Particular attention is required to ensure that such proposals do not adversely affect the town centres of the market towns.
- 4.37** Communities and Parish Councils for Service Centres 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. The delivery of these will be facilitated through LP 9 'Neighbourhood and Community Planning' which allows for development both within and adjacent to a Service Centre. This may include affordable housing developments on the edge of the settlement to provide for much needed additional housing for people with local connections.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Small Settlements

- 4.38** The purpose of this policy is to identify the small settlements across Huntingdonshire that have very limited or no service or facilities available.

LP 5

Small Settlements

The following places are defined as small settlements:

| | | | |
|--------------------------------|--------------------|-------------------------------------|----------------------------------|
| Abbotsley | Abbots Ripton | Alconbury | Alconbury Weston |
| Alwalton | Bluntisham | 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 |
| Great Staughton | 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 |
| Stow Longa | Tilbrook | Upton | Upwood |
| Wansford (part) ⁽¹⁾ | Waresley | Water Newton | Winwick |
| Wistow | Woodhurst | Woodwalton | Wyton on the Hill ⁽³⁾ |
| Yelling | | | |

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
3. See 'Spatial Strategy' below

During the plan period should a small settlement gain services and facilities such that it meets the level of service identified in policy LP 4 'Service Centres' it will be treated as a Service Centre for the purposes of determining development proposals. Service levels will be monitored regularly and where service levels qualify a small settlement as a Service Centre this will be identified in the Council's monitoring.

Strategy for Development

Small settlements have a limited role in delivering sustainable development. A proposal for development which is located within the built-up area of a small settlement will be considered on its sustainability merits, taking into account whether it is in accordance with other policies. Consideration of sustainability merits will include the:

- a. availability of services;
- b. availability of sustainable modes of transport;
- c. efficient use of land and existing infrastructure;
- d. scale of development proposed and how it fits in with the surroundings; and
- e. effect on the character of the settlement and surroundings.

Exceptions

In exceptional circumstances, as set out in policies LP 9 'Neighbourhood and Community Planning' and LP 12 'Exceptions Housing' a proposal that does not necessarily comply with the above requirements but can bring forward community benefits may be supported.

Reasoning

- 4.39** The NPPF places a strong emphasis on the role of the planning system in facilitating social interaction and creating healthy, inclusive communities. The nature of small settlements varies considerably but generally there are few or no services or facilities available. In most cases residents will have to travel to other nearby settlements to meet their day to day needs. Such journeys are generally longer than most people are willing to walk and so many will be by car. Many of the villages retain their historic form and have particular heritage features. Development pressure can easily undermine the sensitive character of these settlements if it is not sympathetic to its local context and the size of the settlement.
- 4.40** The policy does not set out a size limit for development as the scale of development will be limited to that which makes most efficient use of the limited development opportunities which both fit with the settlement's character and are within the built-up area.
- 4.41** Additional sustainable development projects that meet local needs are possible using policy LP 9 'Neighbourhood and Community Planning' which allows for development both within and adjacent to a small settlement. This may assist in providing affordable housing developments on the edge of the settlement to provide for much needed additional housing for people with local connections.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

The Countryside

- 4.42** The countryside in Huntingdonshire has a particular character and quality that the spatial strategy seeks to maintain and where possible enhance. The purpose of this policy is to set out the Council's approach to development proposals in the countryside.

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LP 6

The Countryside

A proposal for development in the countryside should:

- a. demonstrate how it would protect the intrinsic character and beauty of the countryside;
- b. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the enjoyment of the countryside by others;
- c. not lead to the irreversible loss of the best and most versatile agricultural land (Grade 1) and should use land of lower agricultural value in preference to land of higher agricultural value; and
- d. support the vitality and viability of the rural economy or support a rural community.

There are limited and specific opportunities for development in the countryside which are set out in other policies of this plan.

Reasoning

- 4.43** As an extensive rural district the countryside occupies a large area of Huntingdonshire and includes substantial areas of agricultural land and important wildlife habitats. Development within the countryside is limited in order to protect its rural character, its landscape and to reflect the importance of protecting the best and most versatile agricultural land.
- 4.44** Agricultural land is a valuable asset in itself as it contributes to the local and national economy and assists with food security. Development should avoid use of grade one agricultural land. A proposal involving built development on agricultural land should demonstrate that it is located on the lowest grade agricultural suitable and available within the vicinity which is also compatible with other sustainability objectives.
- 4.45** Development proposals should seek to minimise their potential impact to maintain the intrinsic character of the countryside through good design and careful location. A balance needs to be struck between the countryside as a working resource, a place for quiet leisure and recreation and as a biodiversity resource. Where development is proposed high quality design will be required. The proposal should not adversely affect the character and tranquillity of the countryside and should ensure that it will not give rise to impacts that would reduce opportunities for others to use and enjoy the countryside.
- 4.46** Certain types of development are unavoidable in the countryside. Essential operational development is defined as that which is necessary for the continued safe running of the use involved. Much countryside development involves the use of natural resources, for instance gravel extraction for the building industry which is guided by the Cambridgeshire and Peterborough Waste and Minerals Development Plan. A series of policies provide detailed guidance on the scale and nature of development that may be acceptable in a countryside location. The main policies are: [LP 12 'Exceptions Housing'](#), [LP 26 'Rural Economy'](#), [LP 27 'Homes for Rural Workers'](#), [LP 30 'Tourism and Recreation'](#), [LP 31 'Biodiversity and Protected Habitats and Species'](#) and [LP 34 'Rural Buildings'](#).

Please refer to the ['Important Note:'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Green Infrastructure

- 4.47** The purpose of this policy is to set out the role provision and enhancement of strategic green infrastructure has in achieving the spatial strategy. Green infrastructure is a key land use that provides a counterpoint to the need for development land. The policy also sets out the Council's approach to protecting and enhancing Huntingdonshire's green infrastructure for the benefit of biodiversity and local residents for recreation and leisure.

LP 7

Green Infrastructure

A proposal will be expected to protect and enhance existing green infrastructure; create new green infrastructure; or create and strengthen links to and between areas of green infrastructure. A proposal will therefore be supported where it demonstrates that it:

- a. includes sufficient open/ green space in accordance with the Council's [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#), or successor documents;
- b. is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy 2011 or successor documents;
- c. assists in achieving Natural England's Accessible Natural Green Space Standards (ANGSt) through improving accessibility, naturalness and connectivity of green spaces;
- d. provides replacement provision of equal or greater value than that which will be affected where the proposal would result in harm to or loss of existing green infrastructure;
- e. maintains and where appropriate enhances the rights of way network; and
- f. contributes to the re-naturalisation of water bodies such as rivers and lakes

Priority Areas

The following priority areas have been identified. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the following requirements will be achieved.

The Great Fen

Within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Masterplan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

Great Ouse

A proposal within the Ouse Valley Landscape Character Area will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.

A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (1999) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.

Nene Valley

Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported if compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be achieved.

Grafham Water

A proposal within the Grafham Water Landscape Character Area will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and Brampton, West, Diddington, Littless and Perry West Woods and smaller woods in the vicinity. Enhanced access will also be supported subject to it not harming the landscape or biodiversity.

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Associated facilities

A proposal to provide facilities associated with strategic green infrastructure or outdoor leisure or recreation in the countryside will be supported where a countryside location is justified and adverse effects are avoided.

Reasoning

- 4.48** Green infrastructure serves to balance built development. It facilitates opportunities for people to access open space and provides habitats for wildlife. Improving the ecological, visual, heritage and recreational value of the countryside brings environmental, social and health benefits. It can also boost the local economy through increased visitor spending. Green infrastructure also helps to deal with the effects of climate change as trees and woodland provide important cooling, shading and filtering effects, store carbon dioxide and intercept rainfall thereby preventing flooding.
- 4.49** The National Planning Policy Framework (NPPF) requires local authorities to set out a strategic approach for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. This policy, together with the associated green infrastructure diagram, sets out that strategic approach.
- 4.50** The [Cambridgeshire Green Infrastructure Strategy 2011](#) is designed to assist in shaping and co-ordinating the delivery of green infrastructure in the county, to provide social, environmental and economic benefits now and in the future. The strategic green infrastructure network identified by the strategy is replicated in the green infrastructure diagram and within that network it will be important to ensure that development proposals contribute to the strategy's vision and objectives, particularly the opportunity to improve the network of green spaces where they are needed.
- 4.51** The Great Fen is a strategically important project. The policy in respect of the Great Fen and its Landscape and Visual Setting, relates to the [Great Fen Masterplan 2010](#), which has been endorsed as planning guidance and a material consideration for development management purposes. The masterplan contains detailed advice on preferred proposals within the area that balance tourism and nature conservation requirements. The primary aim of the Landscape and Visual Setting is to protect the tranquillity of the Great Fen itself, particularly from visual intrusion (including obtrusive light) and noise intrusion from major structures such as wind turbines, telecommunications masts and any other development located in the landscape and visual setting. Beyond this boundary major structures, although potentially visible from the Great Fen area, are less likely to impact on the setting of the Great Fen. The Great Fen is also supported by the Fens for the Future Partnership. The [Fens for the Future Strategic Plan 2012](#) for the fenland areas surrounding the Wash covers an extensive area of eastern England including a large area in the northeast of Huntingdonshire.
- 4.52** The area around the Great Ouse includes ancient habitat comprising flood meadows, woodland and lakes made from restored gravel pits. In 2013, Natural England began to consider an application submitted by a local interest group to designate an area as an Area of Outstanding Beauty (AONB). The submission includes a Master Management and Development Plan for the Ouse Valley and Washes aiming to improve biodiversity, landscape protection, visitor experiences and local economies through the creation of additional tourism opportunities.
- 4.53** An area of particular importance within the Great Ouse area is Paxton Pits. This is a complex of gravel workings of varying ages, including some areas yet to be worked. A reserve management plan was prepared in 1999 reflecting the 75ha extent of the Paxton Pits Local Nature Reserve (LNR). The LNR is managed by Huntingdonshire District Council, supported by a large group of volunteers. In 2007 a County planning application was approved to expand the nature reserve to 285 hectares and a reserve management strategy put in place. This is expected to be implemented within the Local Plan timeframe and will include extra lakes and islands, and wildflower rich grassland, together with new footpaths and a circular cycleway. The boundaries of the enlarged area are similar to that shown on the green infrastructure diagram as a SSSI.

- 4.54** The Nene Valley has been identified in recognition of the Nene Valley Nature Improvement Area (NIA) which was established in 2012. The NIA covers the area around the Nene river and its tributaries, largely within Northamptonshire, but including the most northerly parts of Huntingdonshire. One of the objectives of the NIA is to improve various habitats and development proposals within this area will be expected to be compatible with the objectives of the NIA and where possible enable identified habitat opportunities to be achieved.
- 4.55** Grafham Water is the third largest reservoir in England by area, covering some 600 hectares. The water body and adjoining and nearby nature reserves and park land attract significant recreational visitor numbers. There are opportunities to improve the links between Grafham Water and areas of woodland such as Brampton Woods, although care must be taken to ensure that improvements to public access do not impact adversely on areas of ancient woodland.
- 4.56** Hinchingsbrooke Country Park, Brampton Woods, the Ouse Fen at Needingworth, the West Cambridgeshire Hundreds and other areas are not specifically identified in this policy although they are within the areas identified on the green infrastructure diagram and in some cases are specifically shown as sites of special scientific interest (SSSI). There is an allocation in this Local Plan to extend 'Hinchingsbrooke Country Park Extension, Huntingdon'. Further proposals may come forward over time for additional new items of green infrastructure which will be considered against this and other policies.
- 4.57** The green infrastructure diagram shows the location of Sites of Special Scientific Interest in the district. One of these, Woodwalton Fen, is also part of a Special Area of Conservation (SAC) and a wetland of international importance designated under the Ramsar Convention (Ramsar site). Another, Portholme, is also a SAC. The Ouse Washes, the edge of which is within the district at Earith, is a SAC, a Ramsar site, and a Special Protection Area (SPA).
- 4.58** The strategic green infrastructure diagram also shows corridors from strategies in adjoining districts which extend into Huntingdonshire. These should be treated as part of the strategic green infrastructure network and protected and enhanced as set out in the policy, with reference to the corresponding plan or strategy. They are listed below:
- Two corridors from the [Bedfordshire and Luton Strategic Green Infrastructure Plan 2007](#) are shown:
 - the Milton Keynes - Grafham Water corridor
 - the Lower Great Ouse River Valley Corridor which extends along the river through St Neots.
 - Two sub-regional corridors from the Northamptonshire Strategic Green Infrastructure Network 2006 (See [Northamptonshire's Environmental Character and Green Infrastructure Suite](#)) are shown:
 - Nene Valley (Wansford - Peterborough) which is along the River Nene into Peterborough
 - Elton Park - Peterborough (Peterborough Green Wheel Link) which is along the A605 past Elton and Haddon.
 - Four local corridors from the Northamptonshire Strategic Green Infrastructure Network are shown:
 - towards Great Gidding
 - along the B662 near Old Weston
 - along the A14 near Keyston
 - along the B645 near Covington.
- 4.59** The green infrastructure diagram also identifies the area of the [South Peterborough Green Parks Delivery Plan](#) which extends into the district around Yaxley and Farcet and the South Peterborough Green Parks Access Link from Peterborough to the Great Fen shown in the [Peterborough Green Grid Strategy](#).

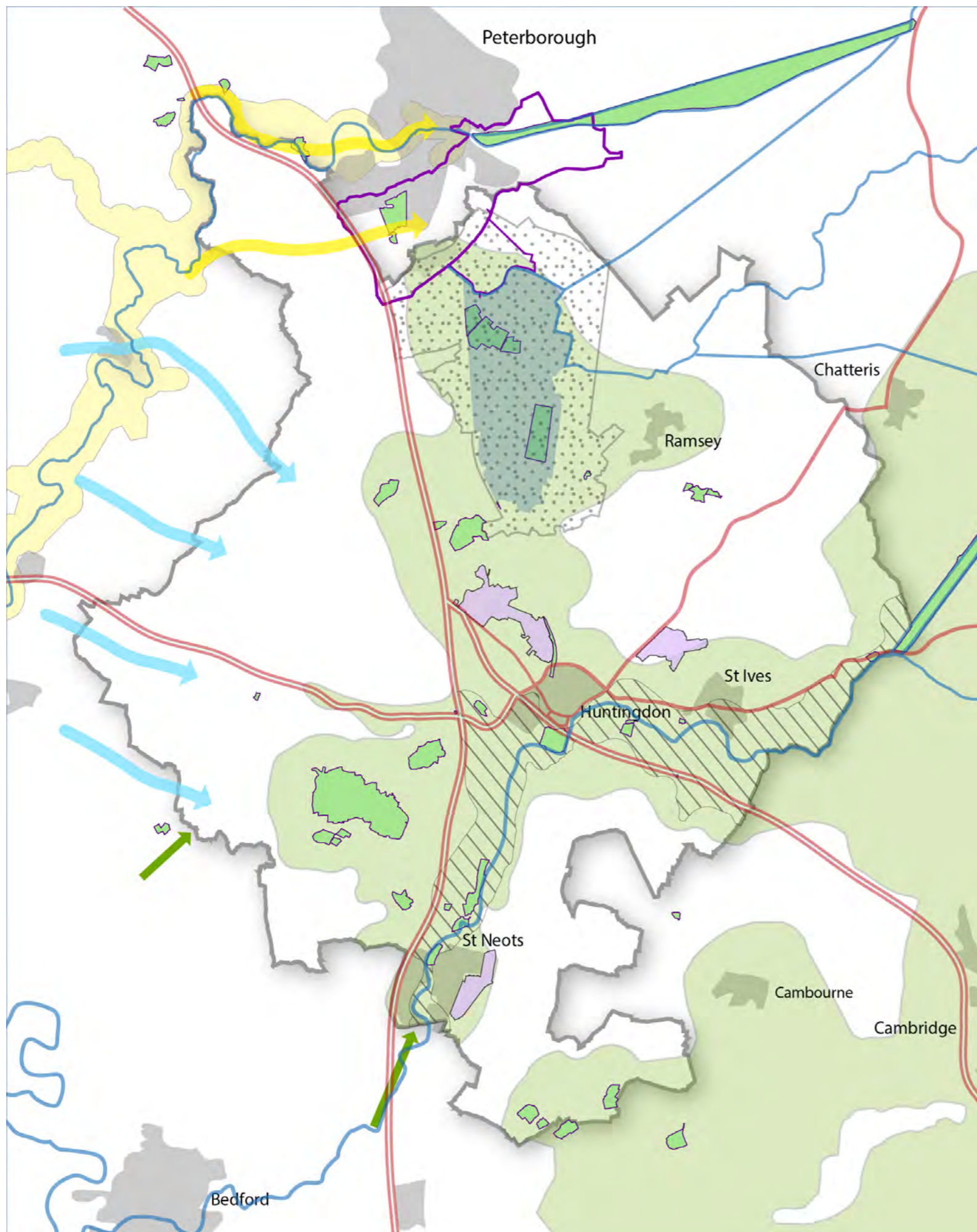
Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.















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Figure 12 : Strategic Green Infrastructure Diagram



- Key
-  Cambridgeshire Green Infrastructure Strategic Network
 -  Nene Valley Nature Improvement Area Boundary
 -  Alconbury Weald
 -  Wyton-on-the-Hill
 -  St Neots Eastern Expansion
 -  Ouse Valley Landscape Character area
 -  Site of Special Scientific Interest
 -  Huntingdonshire District Boundary
 -  Great Fen Project Area
 -  Great Fen Landscape and Visual Setting
 -  Nene Valley Green Infrastructure Links
 -  Links with Bedford and Central Bedfordshire green network
 -  Northamptonshire Sub Regional and Local Corridors
 -  South Peterborough Green Parks Area and Access Links

5 Strong Communities

- 5.1 Strong communities are at the core of the spatial vision of this plan. A strong community is one that is both mixed and integrated, where there is a choice of housing, where people feel that they can influence decision making and where people have a sense of pride in their community. They involve places where people want to live, work and enjoy themselves and where their needs are met. Empowering people to be actively engaged in their communities helps to strengthen community spirit, contributes to a good quality of life and can reduce disadvantage and promote personal well-being.
- 5.2 The policies in this plan when taken as a whole are intended to encourage the establishment and continuation of strong communities where economic, social and environmental sustainability are promoted. The Local Plan provides the overarching strategy within which communities can draw up Neighbourhood Development Plans to expand on local priorities and put forward projects and sites for development.
- 5.3 The policies in this chapter complement the development strategy. They focus on encouraging sustainable development and addressing the needs of local people. They encourage the provision of affordable housing and homes to meet local needs through rural exceptions schemes which all contribute to the establishment of strong, inclusive communities. Securing a range of housing tenures, enabling rural exceptions sites to come forward and pursuing opportunities to develop much needed new affordable housing all form part of the Council's strategic approach. The Council will work in partnership with developers, house builders, registered providers of social housing, land owners and others to deliver this aim.

Sustainable Development Principles

- 5.4 This plan has been subject to a sustainability appraisal which identified economic, social and environmental effects and considered ways to maximise effects that are positive and avoid, minimise and mitigate those that are negative. As a result development proposals that contribute to the achievement of the objectives of this plan and that accord with applicable policies of this plan and the National Planning Policy Framework can be considered sustainable. This policy sets out how all development should be considered in the context of long term social, economic and environmental effects.

LP 8

Sustainable Development Principles

All development proposals should aim to contribute to the sustainability of Huntingdonshire by jointly and simultaneously seeking positive effects in all three dimensions of sustainability: economic, social and environmental. Development should therefore seek to contribute to the achievement of the spatial objectives of this plan by applying relevant policies and the following sustainable development principles:

- a. prioritise the use of previously developed land in accessible locations;
- b. incorporate measures to ensure that development is resilient to anticipated changes in climate and that it provides flexibility for further adaptation;
- c. take advantage of opportunities for minimising energy and water use and for securing reductions in carbon emissions.
- d. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities and providing for community needs;
- e. include a range of homes, capable of meeting the needs of all residents that gives a choice of types, sizes and tenures;
- f. contribute to attractive, safe and distinctive neighbourhoods in which people can meet their day-to-day needs;
- g. enabling people to pursue healthy lifestyles, actively participate in their community and have a high quality of life;

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- h. provide appropriate infrastructure to meet the needs generated by the proposed development;
- i. promote walking, cycling and the use of public transport and minimise the need to travel;
- j. support all sectors of the local economy by promoting a mix of opportunities for employment, education and skills development;
- k. conserve and enhance Huntingdonshire's heritage assets, landscapes, natural habitats and biodiversity;
- l. sustain the function and character of the countryside and its communities.

Reasoning

- 5.5** The reuse of previously developed (brownfield) land that is well located is critical to achieving sustainable development in the district. However, some is remote from existing settlements and significant infrastructure would be needed to support development; such locations should be avoided as the overall sustainability may be less than alternative sites.
- 5.6** One of the most significant challenges in achieving sustainable development is tackling the impacts of climate change such as rising sea levels, higher temperatures and more extreme weather. The East of England is one of the driest regions in the country. As a result of climate change, weather patterns are likely to get more extreme with significantly drier summers but also more intense storms leading to increased risks of surface water flooding, particularly in the winter. New development should demonstrate how it responds to these challenges by incorporating measures such as sustainable drainage systems and flood water storage. It should also adopt a sustainable approach to energy use. Design and layout that offers flexibility for further adaptation to enhance future resilience will be supported.
- 5.7** The Council is committed to promoting safe, vibrant and socially inclusive communities by integrating development of homes, jobs, services and facilities and providing for community needs. A development scheme should consider how their layout and mix of uses provides opportunities for social inclusion and interaction. A development scheme should also consider how it will integrate into the wider neighbourhood and how it will contribute to the success and sustainability of the local community. Development should contribute to providing positive opportunities to improve the health and well-being of future occupiers.
- 5.8** Provision of adequate and appropriate infrastructure is essential to successful sustainable development. Where strategic infrastructure investment is needed and developer contributions cannot realistically pay for it, the Council will work with providers to make sure that the essential infrastructure is prioritised in their investment programmes. Development that generates a demand for physical, social or environmental infrastructure will be permitted if the relevant infrastructure is either already in place and has the capacity to meet the additional demand, or there is a reliable mechanism in place to ensure that it will be provided when and where required.
- 5.9** Raising the level of attainment, skills, training and increasing access to life long learning is vital to both raising the economic success and the quality of life in Huntingdonshire. To achieve economic sustainability the workforce needs to have the right skills to meet opportunities for economic growth and innovation. Development should support and encourage expansion of education and skills which will help to boost the success of the local economy.
- 5.10** Growth needs to respect the historic environment as it is important to the sense of place and local distinctiveness. As heritage assets are a non renewable resource there is presumption in favour of their conservation. The more significant the heritage asset the greater the presumption for its conservation. It is acknowledged that growth can benefit generally the district's heritage by supporting and financing the continued use and improvement of heritage buildings. Conservation area character statements aim to protect the special character of conservation areas of particular settlements across the district. The Council has also produced advice on design. All development proposals will be expected to make a positive contribution to the built environment by employing good design principles as well as complying with relevant policies of this plan and national policy.

- 5.11** Huntingdonshire's towns, villages and countryside have particular characteristics that reflect the unique geography and history of the district. Chapter 2 'Huntingdonshire in 2015' provides an overview of the landscape of Huntingdonshire. The [Landscape and Townscape Assessment SPD \(June 2007\)](#) provides more detailed information on the landscape character areas.
- 5.12** In villages and the countryside a careful balance needs to be achieved in supporting and promoting proposals that assist the economic sustainability of communities, whilst protecting and enhancing the environment. Enabling growth of new and existing rural enterprise of an appropriate scale to the particular location is beneficial to promoting the sustainability of the rural economy. The agricultural sector remains an important part of Huntingdonshire's economy; proposals which promote its ongoing viability without damaging the countryside will be supported where they are beneficial to the sustainability of the rural area.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Neighbourhood and Community Planning

- 5.13** The purpose of this policy is to set out the Council's approach to, and criteria for, considering sustainable community based development proposals and to help deliver positive community planning.
- 5.14** The Council will support Town and Parish Councils through the neighbourhood development planning process to help them prepare robust neighbourhood development plans which respond positively to this plan. Where a community chooses not to pursue the formal neighbourhood development plan route the Council will work with them where appropriate to find positive solutions to specific planning issues concerning their neighbourhood.

LP 9

Neighbourhood and Community Planning

A community based development proposal will be supported in or adjacent to the built-up area, as an exception to the requirements of relevant policies where it can be demonstrated that:

- a. there is identifiable community support or benefit; or
- b. the proposal responds to an identified community need; and
- c. all elements of the proposal have been carefully considered including:
 - i. avoiding adverse impacts in relation to surrounding buildings, natural and heritage assets and landscape;
 - ii. maximising sustainability benefits through identification of an appropriate location in relation to existing development;
 - iii. demonstration that the proposed development is of an appropriate scale to serve local needs;
 - iv. demonstration of the long term viability of the proposal.
- d. appropriate management arrangements are put in place to retain the development as a community asset.

Reasoning

- 5.15** The Council strongly supports the principle of neighbourhood development planning, which includes the development of Neighbourhood Development Plans and Neighbourhood Development Orders, including Community Right to Build Orders. Neighbourhood Development Planning offers local communities the

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opportunity to come together and agree on joint aspirations for their area, and consequently guide future development decisions. A number of guides have been developed to assist local communities through this process, including Locality's [Roadmap Guide to Neighbourhood Planning](#) (2013).

- 5.16** The Localism Act (2011) reformed the planning system to give local people new rights to shape the development of the communities in which they live. A neighbourhood development plan can set out a vision and planning policies for the use and development of land within a parish or group of parishes. It offers communities the opportunity to set the priorities for planning within their area and can help to build relationships between the local community and service providers. Areas with an adopted neighbourhood development plan will also be entitled to a larger share of the community infrastructure levy receipts to put towards infrastructure projects in the area.
- 5.17** Neighbourhood development plans require a significant commitment from the local community and other approaches are available which may meet the needs of a community such as a parish plan or village design statement or simply a working party focused on a particular issue or delivering a particular project. The Council will work with parishes wishing to pursue neighbourhood development plans. It will also offer support and opportunities for communities to put forward issues and proposals through the rural exceptions policy. This may provide an adequate framework to deliver local aspirations.
- 5.18** Whilst Neighbourhood development plans may include provision of affordable housing, the Council has a separate Exceptions Housing which can deliver affordable housing for local people outside the Neighbourhood development plans route.
- 5.19** The range of community managed development proposals that may be provided or enhanced under this policy may include (but are not limited to) provision or enhancement of:
- playing fields, play equipment, play areas or outdoor sports facilities
 - community buildings such as community centres and meeting rooms
 - community managed shops, post offices or public houses
 - targeted environmental and conservation improvements
 - community managed allotments, woodland or publicly accessible natural green space
 - community managed renewable energy facilities and telecommunications infrastructure
 - community managed nursery and educational facilities
 - public car parking
 - affordable housing
 - cemetery land
- 5.20** It is recognised that funding community based elements of a proposal can be challenging. To help deliver these, some enabling development may be included (usually a limited amount of market housing) so that profits from this can cross-subsidise the community based element. This enabling development is only appropriate where it is required to make the project viable. The Council may review the number and type of any market houses that are proposed to ensure that only the minimum number of market houses is incorporated. Supporting financial information may be requested from the applicant to assist the Council with this review. In addition, the Council will seek legal assurances that the community based elements being enabled will be delivered.
- 5.21** Evidence of community support will be expected for any proposal promoted through this policy. Such evidence could include community commissioned work such as a local survey or a neighbourhood development plan which highlights the need for the particular proposal.
- 5.22** A project promoting affordable housing to meet local needs should be in a location where there are sufficient facilities nearby. For example, access to a food shop and also a primary school within walking distance will normally be sought depending on the type of housing proposed.

Please refer to the ['Important Note:'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Health and Wellbeing

- 5.23** The purpose of this policy is to facilitate safe, healthy and inclusive communities, acknowledging that the Cambridgeshire Health and Wellbeing Strategy 2012-17 recognises that they all contribute to the establishment of strong communities.

LP 10

Health and Wellbeing

A proposal for large scale major development, defined in the 'Glossary', should demonstrate how it will contribute to improving the health and well-being of the community and helping to deliver healthy lifestyles through:

- a. providing a Health Impact Assessment to demonstrate how the proposal will maximise positive impacts on health and healthy living within the development and adjoining areas;
- b. incorporating a layout that promotes active living which encourages walking and cycling and offers opportunities for social interaction and recreation;
- c. improving education and skills training and encouraging life-long learning;
- d. delivering initiatives to reduce crime and anti-social behaviour

Reasoning

- 5.24** The Council will seek to promote health and well-being by supporting the provision of health, social, cultural and community facilities. Improving the health of the population is a shared responsibility across a range of partner organisations working together as part of the Huntingdonshire Strategic Partnership including this Council, Cambridgeshire County Council, Cambridgeshire NHS, Cambridgeshire Police, local businesses and voluntary sector organisations. These work together to provide services such as health care, community safety, education, environmental protection, recreation and leisure which all contribute to people's quality of life.
- 5.25** Health Impact Assessment builds on the understanding that a community's health is determined by economic, social, psychological and environmental influences, not just by its health services. Health, well-being and the built environment are inextricably linked, so the implications of new development proposals on the health and the well-being of the affected communities need to be considered. New development can contribute to creating healthier communities through creating layouts and transport networks which make walking and cycling attractive choices for shorter journeys, which facilitate social interaction and reduce the risk of isolation. New developments are also required to provide adequate open space for sport and recreation as set out in policy LP 7 'Green Infrastructure'.
- 5.26** Accessible facilities play an important role in ensuring people have the opportunity to lead active lifestyles and participate in community activities, which can have positive outcomes for physical and mental health and social cohesion. Planning for integrated and multi-functional services, including health facilities, in accessible locations can have a direct positive effect on people's health and wellbeing by enabling them to access a range of services.
- 5.27** To address the likely positive and negative impacts of development on the health of different groups in the population a Health Impact Assessment will be required for a large scale development proposal. This should predict the health consequences of the proposed development and be undertaken at a sufficiently early stage to allow recommendations on how positive health impacts could be enhanced and negative impacts avoided or mitigated. In particular, the Health Impact Assessment should consider how the proposal will affect vulnerable people and consider both short and long term impacts.

5 Strong Communities

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Affordable Housing Provision

5.28 The purpose of this policy is to ensure that proposals for market housing development in Huntingdonshire contribute to the delivery of affordable housing, defined in the 'Glossary', to help meet identified housing needs.

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Affordable Housing Provision

In order to assist in meeting the identified local need for additional affordable homes a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Cambridge sub-region Strategic Housing Market Assessment, the Housing Register and other local sources. The affordable housing provision may include specialist or supported housing schemes where an identified need exists. A proposal will be supported where it:

- a. delivers a target of 35% affordable housing on a site which meets the thresholds set out in the [National Planning Practice Guidance](#) ⁽¹¹⁾;
- b. provides 70% of new units as social or affordable rented properties with 30% as shared ownership housing;
- c. integrates affordable housing across the development scheme ensuring that its appearance is indistinguishable from that of open market housing; and
- d. affordable housing is dispersed across the development in small clusters of about 15 dwellings.

Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.

In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.

Reasoning

5.29 There is a significant need for affordable housing within Huntingdonshire as demonstrated through the [Cambridgeshire Strategic Housing Market Assessment \(SHMA\)](#). A substantial gap between average earnings and housing costs, a limited supply of new affordable properties and the historic loss of social housing through right to buy and right to acquire provisions have all contributed to the shortage of affordable housing. It is important that the Council maximises all opportunities to meet housing need and the planning system has a key role to play in this.

5.30 Maximisation of affordable housing provision is one of the greatest challenges the district faces and is a key priority for this Plan. Affordable housing is defined in the National Planning Policy Framework (replicated in the 'Glossary') and includes social rented, affordable rented and intermediate housing which are provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Housing which is offered at low cost, but does not meet

11 Calculated to the nearest whole unit

the above definition cannot be considered 'affordable housing'. Where the Right to Acquire does not apply affordable housing should remain at an affordable price for future eligible households or the subsidy be recycled for alternative affordable housing provision.

- 5.31** The Council will use evidence in the SHMA, and other local sources of information (including parish or neighbourhood surveys or housing register statistics) to agree with the developer a mix of house types, sizes and tenure on specific development schemes. In some cases it may be appropriate for supported or specialist accommodation to be included within a development, where a need exists. Although Huntingdonshire's house prices are amongst the lower end within the housing market area, affordability issues are highlighted when lower quartile prices are compared to lower quartile incomes. In March 2014 the lower quartile price to income ratio for Huntingdonshire was 8.4 clearly demonstrating that local housing is unaffordable for low income households.
- 5.32** The majority of affordable housing is likely to need to be delivered without any public subsidy. Potential developers should be mindful of this when purchasing land and considering the development economics of a site they intend to bring forward for development. The costs incurred in delivering a high quality development, appropriate to the specific location should be anticipated and taken into account in the price paid for the land.
- 5.33** The Council has carried out a Viability Assessment (2014) to analyse the economic capability of development proposals to provide affordable housing, taking into account market conditions, development economics and the requirements for other planning contributions including S106 contributions and Community Infrastructure Levy. This concludes that an affordable housing target of 35% is viable and deliverable on the majority of types and locations of sites. However, it acknowledges that the three strategic expansion locations bear exceptional infrastructure costs such as the cost of new schools, roads and other facilities and the level of affordable housing achievable may be lower at least in early phases. 35% is an upper level target expected to be deliverable on a high proportion of sites, however, a pragmatic approach will be taken recognising that market conditions will mean that this level is not always achievable.
- 5.34** Where a developer can demonstrate that delivery of 35% affordable housing within a site is not viable with the dwelling and tenure mix set out in the policy the Council will take a flexible and reasonable approach and negotiate to reach a viable solution to enable development to proceed. A developer may be required to provide a formal 'open book' viability assessment to support a change in tenure or a lower level of provision. Where this is required the developer will also be required to meet the costs of the Council's verification of this. In some exceptional cases it may be appropriate to accept an off-site contribution towards the delivery of affordable housing on alternative sites.
- 5.35** Allocated sites will deliver of a high proportion of the total new affordable housing. These are concentrated in the District's more sustainable locations. In designated rural areas⁽¹²⁾ the threshold is lower to reflect the scale and viability of development schemes likely to be brought forward. The list of parishes for Cambridgeshire can be found in Appendix C: 'Settlements designated as 'Rural Areas'' and the full list of parishes can be found in [The Housing \(Right to Acquire or Enfranchise\) \(Designated Rural Areas in the East\) Order 1997](#). In considering whether a development meets the threshold for providing affordable housing, the Council will consider the net increase in dwellings, which takes into account any loss through demolition or conversion. In deciding whether a particular site meets the size thresholds the Council will consider not only the proposal submitted but the potential capacity of the site and whether a larger site has been artificially sub-divided. Where this applies affordable housing requirements will reflect a reasonable capacity on the whole site.
- 5.36** In order to ensure a balanced supply and contribute to sustainable, mixed and inclusive communities approximately 70% of all new affordable housing provided should be for affordable rent to meet identified needs in the district. The balance of affordable housing should be shared ownership.

12 Designated rural areas are identified under section 157(1) of the Housing Act 1985.

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- 5.37** Again to contribute to sustainable, mixed and inclusive communities affordable housing should be dispersed throughout the development either as individual units or small clusters of about 15 dwellings made up of an agreed mix of affordable housing types and tenures. The size of the overall development should be taken into account when integrating affordable homes. On smaller sites a cluster of 15 affordable dwellings could be too large and a correspondingly smaller cluster size and distribution appropriate to the size of the site will be sought. Affordable housing should be properly integrated into each new development and be indistinguishable in character from market housing. Where a development site is to be built out in separate phases developers must take account of the location of affordable homes within neighbouring parcels of land to ensure the distribution of affordable housing across the wider development minimises social exclusion.
- 5.38** The Council intends to produce a detailed affordable housing guidance note to provide additional guidance for developers.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Exceptions Housing

- 5.39** The purpose of this policy is to facilitate provision of additional affordable housing specifically to meet the needs of people with an established connection to the place in which the new homes are built.

LP 12

Exceptions Housing

A proposal for exceptions housing will be supported adjacent to the built-up area as an exception to the requirements of relevant policies where it can be demonstrated that:

- a. the number, size, type and tenure of affordable homes is justified by evidence of need for local people who are either currently or formerly resident in, or have an existing family, employment or some other connection agreed with the Council to, the settlement or other nearby settlement whose needs will be met by the proposed scheme;
- b. the relevant town or parish council(s) have been consulted on the proposed scheme and any recommendations made have been considered;
- c. all elements of the proposal have been carefully considered including:
 - i. avoiding adverse impacts in relation to surrounding buildings, natural and historic assets and landscape;
 - ii. maximising sustainability benefits through prioritising use of previously developed land where available; and
- d. there is reasonable access to a basic range of services appropriate to the scale and form of housing proposed.

Mechanisms will be put in place to ensure that the affordable housing remains affordable⁽¹³⁾.

If a viability appraisal indicates that delivery of a wholly affordable housing scheme is not viable then inclusion of an element of market housing, or plots for open market sale, may be acceptable, where:

- e. it is demonstrated that revising the proposed tenure mix of the affordable homes whilst still reflecting the identified need is insufficient to make the scheme viable;

13 Subject to the provisions of statutory instrument 623 of 1997 (available from the UK legislation [website](#))

- f. an open book viability assessment is submitted to demonstrate the proposal incorporates the minimum number of market homes or plots necessary to make the proposal viable. Viability must be based on reasonable land values as a rural exception site; and
- g. the majority of the development must be for rural exception affordable housing.

Reasoning

- 5.40** The Council is keen to facilitate a higher provision of affordable homes, particularly in rural areas, with a view to maintaining sustainable communities and meeting their specific housing needs. In order to maximise affordable housing provision, and to meet particular local needs as quickly as possible, the Council will support development on land where planning permission would not normally be granted. Such sites are referred to as exception sites. Identification and provision of rural exceptions housing is a key opportunity for Neighbourhood Development Plans. These provide a clear mechanism for communities to identify their own local requirements, to strengthen social inclusion and assist people to remain in their local community when their housing needs change.
- 5.41** The local needs to which this policy relates will be those arising from the parish or other nearby parishes whose need can successfully be met in a central location to which a proposal relates. This includes the provision of housing for people with an established local connection, including those of key workers such as those involved in health, education or emergency services.
- 5.42** The key policy test for affordable housing on exception sites is that it meets an identified local housing need. Any proposal for this type of development will need to be accompanied by evidence of a local housing need. In addition to reference to the Council's Housing Register an up-to-date parish needs survey should be completed. The scale and mix of housing proposed on an exception site must reflect the identified need. Proposals will be subject to an agreement which ensures that the housing will be managed to meet the needs of local people in perpetuity.
- 5.43** Evidence of suitable community involvement, including the relevant town or parish council(s), will be required if proposals are to be favourably considered.
- 5.44** A thorough site options appraisal must be submitted to demonstrate why the proposed site is the most suitable one available in that parish. Such an appraisal must demonstrate why the need cannot be met within the settlement. To avoid causing unnecessary harm to the character of the district's landscape or its rural settlements, opportunities to meet identified housing needs by providing affordable housing on land within the existing built up area should be explored before an exception site is considered. A site for affordable housing will still need to be well-related to village facilities and local services appropriate to the anticipated residents.
- 5.45** Rural exceptions housing may be developed and managed by a range of providers. The Council will work in partnership with registered providers, community land trusts and parish councils to facilitate the delivery of high quality rural exceptions schemes that meet the needs of local communities. Rural exceptions housing schemes may be undertaken as part of a wider community planning proposal where other local needs are also demonstrated. It is also recognised that self or custom build schemes may be a successful way to deliver some rural exceptions schemes.
- 5.46** The provision of small scale market development in conjunction with affordable units will help enable more development sites to come forward to meet local demand. The provision of a small number of market units may also help maintain communities where development would not otherwise occur. Such schemes will, however, only be permitted where viability assessments or some other clear reason demonstrates that this is the only way that affordable housing to meet local needs can be delivered on the site. The Council would expect such schemes to be developed with support from parish councils and the Rural Housing Strategy.

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- 5.47** It is recognised that funding rural exceptions housing is challenging in the absence of public subsidy. To help deliver rural exceptions homes some enabling development may be included (usually a limited amount of market housing) so that profits from this can provide cross-subsidy. This enabling development is only appropriate where it is required to make the project viable. The Council may review the number and type of any market houses that are proposed to ensure that only the minimum number of market houses is incorporated. Supporting financial information may be requested from the applicant to assist the Council with this review.
- 5.48** Developers seeking to justify inclusion of an element of open market housing are required to demonstrate why a 100% affordable housing scheme would not be viable and identify what level would be viable. The financial viability assessment should be prepared by the applicant. The Council may require the applicant to also meet the costs of external consultants to verify this. Any proposal should remain substantially one of affordable housing.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Gypsies, Travellers and Travelling Showpeople

- 5.49** The purpose of the policy is to enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople in accordance with the Government's 'Planning Policy for Traveller Sites' (March 2012).

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Gypsies, Travellers and Travelling Showpeople

The Council will support proposals which contribute to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots where it is considered that:

- a. the site will help to meet the need for approximately 64 additional pitches or meet other evidenced needs;
- b. the location has reasonable access to local health services and primary schools;
- c. there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;
- d. the character and appearance of the wider landscape is not significantly harmed;
- e. the health and safety of occupants are not put at risk including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk;
- f. in rural areas, the nearest settled community would not be dominated and the number of proposed pitches or plots is appropriate to the proposed location;
- g. the site provides a suitable level of residential amenity for the proposed residents for example in relation to protection from noise and provision of play facilities;
- h. there is adequate space for operational needs including the parking and turning of vehicles;
- i. there are appropriate management arrangements in place where the site may have multiple owners or tenants or be used for transit purposes
- j. the site can be safely and adequately serviced by infrastructure.

Reasoning

- 5.50** The Council, working with neighbouring authorities, will maintain a local assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots. Evidence for the Local Plan⁽¹⁴⁾ identified an approximate need for an additional 2.5 permanent residential Gypsy and Traveller pitches per year (64 additional pitches by 2036) and no specific need for Travelling Showpeople plots. It is expected that this will be reviewed every five years.
- 5.51** It is anticipated that needs will be met through approvals to planning applications. 27 residential pitches were approved between April 2011 and December 2014. This equates to the approximate need for residential pitches for the first 10 years of the Local Plan at 2.5 pitches per year. In addition one further pitch has been authorised as lawful existing development. One site for travelling showpeople was approved in April 2014 for 4 plots in the parish of Warboys.
- 5.52** No sites have been put forward by landowners for allocation during the consultation for this Local Plan. Given the high proportion of need that has been met through recent approvals it is not considered necessary to allocate any sites. Instead, the criteria above will be used to assess site proposals on an individual basis. Should monitoring indicate that sites are not being delivered such that the target for new pitches is not likely to be met this may result in a partial review of this Local Plan. The criteria to guide Local Plan allocations should they prove necessary are those in the policy which will also be used in assessing individual applications.
- 5.53** The government's 'Planning Policy for Traveller Sites' (DCLG March 2012) includes a policy on how decisions are to be taken on planning applications which must be read in conjunction with this local policy. These specific criteria guide the location and design of Gypsy and Traveller sites recognising their particular characteristics. Other national or local policies such as those relating to vehicular access, contamination and heritage assets are also applicable. The criteria recognise that sites may be located in rural areas. Although previously developed land is preferred, it is recognised that a small number of sites on greenfield land will not affect overall countryside policy. Local health services and schools should ideally be within walking or cycling distance of any site. The effect on neighbours and on the landscape is of particular importance, and sensitive areas should be avoided. Sites that are small in size, to accommodate a single family group, are likely to better meet the criteria although they must be of sufficient size to accommodate large vehicles. It is anticipated that the need for new Gypsy and Traveller sites will be met primarily through the creation of additional small family sized sites of up to four pitches although some larger sites that already exist, or new sites of up to eight pitches, may be appropriate depending upon local circumstances.
- 5.54** Further guidance is available in [Designing Gypsy and Traveller Sites: Good Practice Guide' \(DCLG May 2008\)](#) which sets out the features needed to help ensure a site is successful, easy to manage and maintain, including site location, layout, size and the services and facilities needed to make it operate effectively.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Heritage Strategy

- 5.55** The purpose of this policy is to provide a positive strategy for the conservation and enjoyment of the historic environment and to identify key elements of Huntingdonshire's historic environment.

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Heritage Strategy

The historic environment including designated and non-designated heritage assets and their settings will be conserved and, where appropriate, enhanced in a manner appropriate to their historic value and significance, their importance to local character and distinctiveness and their social, cultural or environmental value. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.

A proposal should pay particular regard to how it may impact on elements of the historic environment which contribute to local character and help create a sense of place. Of particular importance are:

- a. prominent listed buildings with a wider visual and economic benefit such as Buckden Towers, Ramsey Abbey, Hinchbrooke House, Kimbolton Castle, Elton Hall and St Ives Town Bridge;
- b. the registered parks and gardens at Elton Hall, Hilton Maze, Abbots Ripton Hall, Hamerton and Leighton Bromswold;
- c. the district's many listed churches;
- d. historic built form including distinctive street patterns and traditional building materials;
- e. historic landscape features including ridge and furrow field patterns and the many small ancient and semi-natural woodlands such as Brampton Wood, Aversley Wood, Monks Wood, Warboys Wood and Perry Wood;
- f. the literary and political heritage associated with Samuel Pepys, Lucy Boston and Oliver Cromwell.

The Council will work with partners to seek the conservation and enhancement of all designated or non-designated heritage assets within Huntingdonshire, including supporting proposals that:

- g. ensure the long-term management and maintenance of a heritage asset;
- h. facilitate a viable use of the asset which is consistent with its conservation; and
- i. where possible enable its public enjoyment and interpretation.

Reasoning

- 5.56** The Council is committed to the positive conservation of heritage assets in the district as they make an important contribution to the identity, distinctiveness and character of Huntingdonshire as well as to the quality of life. The historic environment can contribute to strategic objectives for tourism, leisure and recreation, economic development, good urban design, development of skills and distinctive residential neighbourhoods. Conservation and enhancement of the historic environment and heritage assets can provide opportunities to help achieve wider objectives of this plan relating to economic development and leisure.
- 5.57** The term heritage assets embraces a wide range of historic features including buildings, parks and gardens, monuments, sites and landscapes of historic, archaeological, architectural or cultural interest, whether designated or not, that have a degree of 'significance'. The significance of a heritage asset is also derived from its setting. Designated heritage assets include listed buildings, conservation areas, historic parks and gardens and scheduled ancient monuments. Non-designated assets also form a material consideration in determining planning applications as identified in the NPPF.
- 5.58** Huntingdonshire contains some historic elements that make a particularly strong contribution to local identity, either individually or collectively. Any development proposal which may have an impact on these should clearly demonstrate what that impact should be, how it will be addressed and how any adverse impact will be mitigated.

- 5.59** A major risk to the district's heritage assets, particularly the many listed buildings, is that they fall into disuse, become derelict and demolition is then sought. The Council is keen to avoid this situation arising and so will generally be supportive of a proposal that can bring a vacant listed building back into use where the proposed use is viable, sustainable and appropriate to the particular location. The Council also maintains a [Buildings at Risk Register](#) to highlight the threat to these important buildings.
- 5.60** Where there is evidence of deliberate or conscious damage to, or neglect of, a heritage asset the Council may take action to prevent further decay. This may involve prosecution, serving an Urgent Works or Repairs Notice or adding the building to the Buildings at Risk Register.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

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6 Infrastructure and Delivery

- 6.1 The provision of new and improved infrastructure to support existing and future residents and businesses will be important to ensure the successful delivery of sustainable growth. Infrastructure is used as a wide ranging term to refer to all the facilities that are provided on a communal basis to enable a place to function efficiently and improve the quality of life of people living and working there. Infrastructure includes, but is not limited to:
- Utility services such as electricity, gas, water, sewerage, waste disposal and telecommunications
 - Transport such as roads, rail, busways, cycleways and footpaths
 - Education facilities such as primary and secondary schools, nurseries, further and education services
 - Community facilities such as health services, public halls, library and information services, places of worship and cemeteries
 - Leisure and recreation such as sports facilities, play areas, cultural facilities, allotments and community gardens
 - Green infrastructure such as woodlands, strategic open space and biodiversity enhancement projects
 - Protective services such as flood prevention and emergency services
- 6.2 A wide range of agencies are involved in infrastructure provision, most with their own investment programmes influenced by many other factors in addition to planning policy, which poses significant challenges in coordinating the timely delivery of infrastructure. However, it is clear from public consultation during the preparation of this plan that people expect new infrastructure to be provided at the same time as new development rather than having to wait for provision of services and facilities to follow on afterwards. The Council will therefore work with other infrastructure providers with the aim of ensuring that relevant infrastructure is provided in a timely and coordinated way as far as possible, within the constraints arising from limited resources and funding.
- 6.3 The Infrastructure Business Plan (IBP) 2014/15 and its successor documents will help identify the infrastructure needs arising from developments. Infrastructure delivery requires consideration of the expected timing of development along with the prioritisation and phasing of infrastructure. To balance expectations with availability of resources for provision this categorises infrastructure projects into four levels:
- **Critical infrastructure:** that which must happen otherwise development cannot proceed, it most commonly involves connections to transport and utility networks, and is usually triggered by the commencement of development activity.
 - **Essential infrastructure:** that which is necessary to make the proposed development acceptable in planning terms and is necessary to mitigate impacts arising from the development, for example provision of school places and public transport services; it is usually triggered at occupation of a specific phase or the whole of a development site.
 - **Policy high priority infrastructure:** that which is needed to support wider strategic or site specific objectives but the absence of which would not necessarily prevent development, for example facilities which individuals choose to use rather than everyone needing to do so like community meeting halls and sports facilities; provision is usually triggered at occupation of a specific phase or the whole of a development site.
 - **Desirable infrastructure:** that which is required for sustainable growth but the absence of which is unlikely to prevent development in the short to medium term, for example the provision of allotments and cemeteries; provision is usually triggered at occupation of a specific phase or the whole of a development site.
- 6.4 The IBP 2014/15 includes a list of anticipated infrastructure projects required to accompany proposed development. Regular review of this list and the IBP is expected which may lead to incorporation of alternative or additional projects. The list also contains an indicative project cost and potential funding sources.

- 6.5** Funding for infrastructure will usually need to be secured from a range of sources but developers will be expected to contribute towards all or part of the cost of providing relevant infrastructure that is directly related to the development or has a cumulative impact on strategic infrastructure. This contribution will be in form of direct provision on site, or via a financial provision for off site infrastructure. The mechanisms to enable this may include S106 agreements, Community Infrastructure Levy, or S278 agreements for highway improvements.
- 6.6** To ensure successful delivery the Local Plan's development strategy needs to be resilient and able to cope with changing circumstances. Flexibility is essential to enable the plan to adapt to updated government policy and priorities as well as to changing economic cycles and varying availability of public and private funding for infrastructure provision. New technologies may evolve during the lifetime of the plan too which will affect best practice, for instance relating to transportation and energy production.
- 6.7** In preparing the development site allocations the Council have worked with infrastructure providers, landowners, developers and environmental protection agencies to establish that the sites are developable within the plan period. The Council will work with partners to take a flexible and responsive approach to market conditions whilst safeguarding the future sustainability and prosperity of the district.
- 6.8** The housing target equates to an average of 840 new homes per year. The level of delivery achieved will be monitored annually to ensure that sufficient housing is being brought forward. If housing delivery is more than 20% below the residual annual average target over a rolling 3 year period and the housing trajectory at that point indicates that expected housing completions over the next 5 years will not make up the deficit a review of allocations will be triggered. Should this situation arise the Council will work through the following sequence until housing delivery is appropriately increased:
1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then
 2. Review the capacity of sites to ascertain whether additional homes could be delivered within sites already allocated within this Plan; then
 3. Initiate a partial or full review of the Local Plan as appropriate.
- 6.9** The Council works in partnership with landowners and developers to produce a housing trajectory each year which is published in the annual monitoring report. No phasing is applied to any of the allocated development sites to avoid constraining delivery.
- 6.10** Jobs growth is complex and very difficult to predict. For businesses growth will be affected as much by successes in winning contracts, gaining investment or the availability of potential employees with the right skills as with the availability of land and buildings. For the retail sector new trends can emerge quickly and can be influenced by decisions about investment at a national level.
- 6.11** The enterprise zone will play a significant part in delivering the jobs growth over the plan period. The Council will continue to work in partnership with the site owners Urban&Civic and the Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership to ensure the growth at the enterprise zone proceeds as planned. The Council will renew its employment land and retail studies on a regular basis and will continue to monitor delivery on an annual basis. If monitoring shows that there will be insufficient land for business development over the next 5 years taking account of preceding development trends and all available land and buildings then a review of allocations will be triggered. Should this situation arise the Council will follow the same sequence as listed above for housing delivery.

Contributing to Infrastructure Delivery

- 6.12** The purpose of this policy is to set out the Council's approach to securing developer contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.

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Contributing to Infrastructure Delivery

Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the [Huntingdonshire Community Infrastructure Levy Charging Schedule \(2012\)](#) or subsequent revisions.

Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Such contributions will be calculated as set out in the [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy.

Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area. Where the development proposes the subdivision of a larger developable area contributions will be apportioned on a pro-rata basis.

Reasoning

- 6.13** Infrastructure includes roads and transport, footpaths and open space and social and community infrastructure such as education, recreation, public halls and electronic communications networks. Development can place additional demands upon infrastructure and the environment. Adequate infrastructure provision is essential to mitigate the impact of development and enable growing communities to be as sustainable as possible.
- 6.14** The Community Infrastructure Levy (CIL) mechanism allows local planning authorities to set up a charging scheme for new development to pay towards infrastructure provision. The [Community Infrastructure Levy Charging Schedule 2012](#) sets out the charge per square metre that applies to each category of development where new floorspace is being created. The charging schedule will be monitored to ensure it remains up to date and will be revised as necessary. The CIL will generate funding to help deliver a range of district-wide and local infrastructure projects including those provided by other bodies. The priorities for how CIL receipts will be used are set out the Infrastructure Business Plan, which is prepared on an annual basis by the Huntingdonshire Strategic Partnership.
- 6.15** The Localism Act (2011) requires CIL charging authorities to allocate a 'meaningful proportion' of receipts back to the neighbourhood in which they are raised for the town or parish council to spend on locally agreed and prioritised infrastructure. Regulations for distributing this 'meaningful proportion' set out different arrangements depending on whether a neighbourhood development plan is in place. The Council will work with town and parish councils to try to ensure that essential infrastructure is delivered in a timely fashion.

- 6.16** Planning obligations, often known as Section 106 Agreements, will be used for contributions towards local infrastructure requirements of a development site, such as site specific local provision of open space, connection to utility services, habitat protection, access roads and archaeological investigations. Contributions may be required for off-site services such as household recycling centres. For large scale major developments additional obligations may be negotiated, for instance on-site provision of a primary school. Guidance is set out in the [Developer Contributions Supplementary Planning Document \(2011\)](#) or successor documents.
- 6.17** To avoid contributions to infrastructure being unduly burdensome to development, the Council will be flexible regarding timing and delivery of infrastructure and take site specific considerations including viability into account. However, the Council will seek to ensure that adequate provision is in place before development is occupied or comes into use.
- 6.18** Subdivision of sites to avoid liability for contributions will not be accepted. For example the requirement to provide affordable housing, as set out in policy [LP 11 'Affordable Housing Provision'](#) will apply to incremental developments on sites which would result in the development above the applicable threshold, usually 11 or more homes. If large sites are divided up into smaller sites and proposals submitted for 10 dwellings or less on each site on a piecemeal basis in an attempt to avoid the policy requirement, affordable housing provision would be sought on a proportional basis.

Please refer to the ['Important Note:'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Flood Risk and Surface Water

- 6.19** The purpose of this policy is to set out the Council's approach in relation to flood risk and surface water management.

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Flood Risk and Surface Water

Location of development

A proposal will only be supported where flood risk has been addressed such that the sequential and exceptions tests (if necessary), as detailed in the National Planning Policy Framework and National Planning Practice Guidance, are applied and passed.

For the purposes of passing an Exception Test, wider sustainability benefits of development will be expected to include the reduction of the overall risk of flooding.

Sites at risk of flooding

A proposal on a site that is at risk of flooding will only be supported where a flood risk assessment for the site is agreed with relevant bodies. Such assessments will need to demonstrate that:

- a. they take account of the scale, nature and lifetime of the proposed development, the actual and residual risks of flooding from all sources and climate change;
- b. flood protection/ mitigation measures are included in the proposal, along with arrangements for their satisfactory implementation and maintenance, that ensure development will be safe through the layout, form and floor levels of the development and in terms of dry access, egress and refuge, and that emergency planning is considered;
- c. that the consequences and probability of flooding will be reduced, where possible, that development will not constrain the natural function of the floodplain, either by impeding flood flows, reducing storage

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- capacity or otherwise increase in the risk of flooding elsewhere, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained;
- d. that development will safeguard existing flood defences.

Surface Water

A proposal will be supported where surface water is dealt with such that:

- e. the proposal incorporates sustainable drainage systems (SuDS) designed in accordance with the Construction Industry Research and Information Association (CIRIA) guidance, the (draft) national standards and specified criteria for sustainable drainage, the Flood and Water Management Supplementary Planning Document (forthcoming) and Cambridgeshire County Council's SuDS Handbook (forthcoming) or successor documents and mechanisms are put in place to ensure that the SuDS will be maintained for the lifetime of the development;
- f. there is agreement with Anglian Water Services if surface water would enter a public sewer;
- g. there is agreement with the Environment Agency if the drainage system would directly or indirectly involve discharge of water to a main river or other watercourse that they have responsibility for;
- h. there is agreement with the relevant highway authority for a road which may be affected by the drainage system;
- i. there is agreement with the Canal and River Trust, if the drainage system may directly or indirectly involve the discharge of water into or under a waterway managed by them;
- j. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account and there is agreement with an internal drainage board, if the drainage system may directly or indirectly involve the discharge of water into an ordinary watercourse (within the meaning of section 72 of the Land Drainage Act 1991) within the board's district.
- k. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or the objectives of the Water Framework Directive.

Flood risk and surface water matters will be informed by the:

- Huntingdonshire Stage 2: Detailed Water Cycle Study Update (2014)
- Huntingdonshire SFRA (2010)
- Cambridgeshire Surface Water Management Plan (2011) including applicable wetspot plans
- Middle Level Strategic Study [2004]
- any subsequent additional or successor SFRA's, surface water management plans including wetspot plans, catchment studies, and water cycle studies
- any national advice in force at the time

Reasoning

- 6.20** Huntingdonshire is relatively low lying with much of the district lying between the two large floodplains of the River Nene in the northeast and the River Great Ouse in the southwest. Much of the northeastern parts of Huntingdonshire is also close to or below sea level with these areas being managed by inland drainage boards and the Middle Level Commissioners. A [Strategic Flood Risk Assessment](#) for Huntingdonshire was updated in 2010. It considers the extent, nature and implications of fluvial and tidal flood risk in Huntingdonshire. This assessment takes into account the implications of climate change which may lead to additional flooding risk.
- 6.21** The Environment Agency publishes Indicative Floodplain Maps of vulnerable low lying areas to show where the annual likelihood of flooding is greater than 1% in any year for fluvial inland flooding (equivalent to 1 flood event in 100 years). These maps do not take into account any existing flood defences but show what land could be vulnerable to flooding at this frequency and are thus termed the indicative floodplain maps.

- 6.22** The damage caused by floods is costly, disruptive and distressing for those affected, so it is essential that development does not add to the risk of flooding that already exists. Development should be located in areas at the least risk of flooding, following the technical guidance issued with the NPPF. Where there is any residual risk, measures must be incorporated to ensure safety for occupants and no increase of risk on neighbouring land.
- 6.23** Proposals to increase the uptake of sustainable drainage systems (SuDS) in new developments were included in the Flood and Water Management Act 2010 and the Government consulted on those proposals in 2011/12. In response to that consultation, and in discussions to date, respondents identified a number of concerns that they wanted government to consider further. The government will be introducing new proposals on delivering SuDS which would see changes made to the current planning regime. The proposals are expected to be implemented in the spring 2015 and so this policy has been drawn up on this basis. Changes to the policy and/or this supporting text may be necessary following implementation depending on the details of the changes made.
- 6.24** The use of SuDS to manage surface water flows is required by the Floods and Water Management Act 2010. Cambridgeshire County Council is the SuDS approval body for Huntingdonshire and their requirements will need to be met for SuDS. The County Council has produced the Surface Water Management Plan (2011), together with some detailed plans for 'wet spots' across the county. SuDS can assist pollution control through improved filtration and habitat creation within developments. The Construction Industry Research and Information Association (CIRIA) has published guidance which should be used when designing and implementing SuDS: SuDS Manual (reference C697) and the Site handbook for the construction of SuDS (reference C698), both of which are available from the [CIRIA website](#). Connection to the public sewerage system should be seen as the last option when dealing with surface water.
- 6.25** In support of the Local Plan a Detailed Water Cycle Study has been completed. The study advises on policy content principally concerned with waste water but also including flood risk and surface water management. The studies recommendations concerning flood risk and surface water management have been incorporated into this policy.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

Waste Water Management

- 6.26** The purpose of this policy is to set out the approach necessary to ensure that waste water capacity is maintained throughout the plan period.

LP 17

Waste Water Management

Sewer Network

A proposal that would:

- a. require a new connection to the sewer network;
- b. involve significant increases to flows entering the sewer network; or
- c. involve development of a site identified by the Detailed Water Cycle Study (2014), or subsequent updates, to have potentially limited sewer network capacity (Amber or Red assessment);

6 Infrastructure and Delivery

will only be supported where a pre-application enquiry with Anglian Water Services establishes whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include a plan for delivery of the upgrades that has been agreed with Anglian Water Services. Such upgrades will be required through planning conditions to be completed prior to the development coming into use.

Ramsey

A proposal that would involve waste water flows to the Ramsey Waste Water Treatment Works will only be supported if:

- d. the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water flows from the proposal can be accommodated;
- e. the Environment Agency are satisfied that the requirements of the Water Framework Directive will not be compromised; and
- f. the Middle Level Commissioners will not object on the basis of flood risk in the Middle Level system.

St Neots, Oldhurst and Somersham

A proposal that would involve waste water flows to the St Neots, Oldhurst, or Somersham Waste Water Treatment Works will only be supported if:

- g. the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water flows from the proposal can be accommodated; and
- h. the Environment Agency are satisfied that meeting the requirements of the Water Framework Directive would not be compromised.

To achieve these requirements it may be necessary for the rate of development for a proposal to be limited. Such limitations may to be necessary until 2020.

Huntingdon

A proposal that would involve waste water flows to the Huntingdon Waste Water Treatment Works will only be supported if:

- i. the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water flows from the proposal can be accommodated; and
- j. the Environment Agency are satisfied that meeting the requirements of the Water Framework Directive would not be compromised.

To achieve these requirements it may be necessary for the rate of development for a proposal to be limited. Such limitations may to be necessary after 2021 or completion of approximately 5,100 homes in the catchment.

Reasoning

- 6.27 An updated Water Cycle Study (WCS) has been completed that provides information about the capacity of the water environment and water services infrastructure to accommodate required growth during the plan period.
- 6.28 In order to ensure wastewater from growth can be drained to the waste water treatment works (WwTW), an assessment of sewer capacity constraints on potential growth sites was undertaken as part of the WCS. The assessment has determined where developers will need to contribute to upgrades to existing sewerage infrastructure (sewer mains or pumping stations) or towards new infrastructure and has highlighted concerns in several places. For sites where the sewer capacity is potentially limited the WCS identifies

this with an 'Amber' or 'Red' assessment. Proposals on sites that have an amber or red assessment will need to establish with Anglian Water Services whether upgrades are necessary and if so include plans for them. Such plans would be used as the basis for planning conditions as part of a planning permission.

- 6.29** The study acknowledges that there are, or will be within the plan period, limits to wastewater treatment capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots. Engineering solutions to increase treatment capacity are feasible for all of these treatment works but they will need to be implemented during the plan period.
- 6.30** The policy requires consultation with the Environment Agency (EA) and Anglian Water Services (AWS) 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. This may require interim treatment measures until a permanent treatment solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for the rate of development for a proposal to be limited. The Council would use planning conditions or legal agreement to secure such limits if they were proved to be necessary.
- 6.31** The Huntingdon WwTW serves Huntingdon and Godmanchester and will serve the Strategic Expansion Locations at Alconbury Weald and Wyton of the Hill. It has available flow headroom in its existing discharge consent and can accept the proposed growth up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.
- 6.32** The Oldhurst WwTW serves the service centre of Warboys. 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 are likely to 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.
- 6.33** Ramsey WwTW serves Ramsey and Bury. 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.
- 6.34** Additionally the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC), specifically the St Germans Pond section of the catchment. The MLC have advised that flood risk in the St Germans Pond section may be increased and have stated that their default position is no increase in flow volume will be accepted from any source. Therefore, if there is not sufficient headroom made available for all growth and an increase in the flow consent required, further discussion will be needed between AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. In order to provide a definitive answer to whether flood risk would be increased, hydraulic modelling of the St Germans Pond section of the Middle Level catchment would be required. Although an existing model has been developed by consultants for the Middle Level catchment, this was not available for use in the WCS. Therefore the policy requires agreement from the MLC that they will not object on the basis of flood risk.
- 6.35** Somersham WwTW serves the service centre of Somersham. 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

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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.

- 6.36** St Neots WwTW serves St Neots and Little Paxton. 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.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Section C: Development Management

- C.1** This section contains policies designed to help people who are making planning applications to understand the requirements of sustainable development in Huntingdonshire and to help the Council determine planning applications efficiently.
- C.2** For the purposes of town and parish councils that may draw up Neighbourhood Development Plans the policies in this section are not considered to be strategic.
- C.3** The NFFP states in paragraph 2 that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Planning Portal advises that material considerations can include (but are not limited to):
- Overlooking/loss of privacy
 - Loss of light or overshadowing
 - Parking
 - Highway safety
 - Traffic
 - Noise
 - Effect on listed building and conservation area
 - Layout and density of building
 - Design, appearance and materials
 - Government policy
 - Disabled persons' access
 - Proposals in the Development Plan
 - Previous planning decisions (including appeal decisions)
 - Nature conservation
- C.4** However, issues such as loss of view or negative effect on the value of properties are not material considerations.
- C.5** The National Planning Policy Framework itself is a material consideration in planning decisions. Planning policies and decisions must also reflect and where appropriate promote relevant EU obligations and statutory requirements.
- C.6** National Planning practice guidance (NPPG) was launched by the Department for Communities and Local Government in March 2014 providing a web-based resource giving detailed national guidance. The NPPG contains clear links to the National Planning Policy Framework and due consideration should be given to its contents.

This plan should be read as a whole in conjunction with other relevant policies such as national planning policy as set out in the National Planning Policy Framework or policies set out in Cambridgeshire County Council's Waste and Minerals plan. Policies have been set out to deal with particular circumstances that are considered likely to arise as well as for particular types of development. Each policy sets out the factors and requirements considered most relevant to the circumstances or type of development that it deals with. Cross references to other policies have only been included in certain circumstances where they are considered to be particularly important. Therefore these references are not exhaustive and the lack of a reference to a specific policy does not indicate that it is not relevant.

Section C: Development Management

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Rationalisation of Housing Standards

C.7 During the summer of 2013 government launched a consultation aimed at rationalising the framework of building regulations and local housing standards. The consultation looked at accessibility, space, security, water efficiency, energy, indoor environmental standards and materials. Following the consultation the government indicated that technical standards as far as possible would be consolidated into building regulations. The government has indicated that it wants to make good progress on these changes by the next parliamentary elections in May 2015. With this timing in mind policy content has been formulated to accommodate the government's stated intentions ahead of specific details being known. The Council will keep this matter under review and will seek to set out appropriate changes to the plan at the earliest opportunity. Policies affected and which may therefore be subject to minor modification are:

- LP 19 'Amenity';
- LP 21 'Sustainable Use of Energy and Water'; and
- LP 20 'Housing Mix'.

7 Requiring Good Design

- 7.1 The NPPF identifies good design as a key aspect of sustainable development and states that it is indivisible from good planning. The choices made during the design stage of a development can affect a wide range of issues from the value of the development through to its longevity. Good design helps to create distinctive places where people feel welcome and want to live, work and spend their free time. It also makes commercial sense as there is clear evidence that investing in design can add value to development projects.
- 7.2 Good design not only involves individual buildings; equally important in creating attractive places is the role of public and private spaces. A well planned structure of routes, buildings and spaces is key to developing successful places and to integrating new development into the surrounding area. The design and layout of buildings, open spaces, roads, parking provision and footpaths can reduce the real and perceived risk of crime by reducing opportunities to commit crime, improving public safety and adding visual interest which can contribute to a sense of security.
- 7.3 Our changing climate means that development that is adaptable to the challenges posed will be more likely to be long lasting. Anticipating possible changes in our climate in the design process will help to ensure that new developments are better prepared for the possibility of increased frequency and severity of flooding, water shortages, hotter summers, and increased risk of damage to properties and infrastructure. Rising energy costs will also add to the importance of developments being designed with energy efficiency in mind. To improve sustainability it will be beneficial for new development to minimise waste during construction and maximise opportunities for recycling by future occupiers.

Quality of Design

- 7.4 The purpose of this policy is to set out the Council's approach to achieving high standards of design for all development.

LP 18

Quality of Design

A proposal will be supported where it has been designed to a high standard based on a thorough understanding of the site and its context. In order to achieve this a proposal will need to have applied the guidance contained in the Council's [Huntingdonshire Design Guide SPD](#) and [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) or successor documents and the [Cambridgeshire Design Guide](#).

A proposal should have regard to relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance.

Design Objectives

A proposal will be expected to help achieve the following design objectives and will not be supported where it would prevent or undermine their achievement:

- a. contribute positively to an area's character and identity, creating or reinforcing local distinctiveness;
- b. deliver attractive, usable and durable buildings and spaces that function well and are safe and secure to use;
- c. promote accessibility and permeability by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- d. provide recognisable and understandable places, routes and points of reference;
- e. ensure clear separation between public and private space;

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- f. promote a sense of place to include streets, squares and other public spaces with a defined sense of enclosure with attractive green spaces and corridors for recreation and biodiversity;
- g. integrate with adjoining landscapes and avoid the introduction of incongruous and intrusive elements into views;
- h. secure a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
- i. promote diversity, choice and economic activity through the delivery of a balanced mix of compatible buildings and uses;
- j. create buildings and spaces that are adaptable to changing social, technological and environmental conditions.

Achieving a coherent and integrated built form

A proposal should not prejudice the existing and future development potential of adjoining sites or the potential for the wider area to achieve a coherent and integrated built form.

Large Scale Development

A masterplan will be expected to be drawn up for a proposal for large scale development, defined as 50 homes, 2,500m² net floorspace or 2ha total land area or more, that identifies the design principles that will need to be applied to ensure that development will be successful. Such a proposal will also be expected to engage positively with independent Design Review at an early stage, implementing recommendations from the process where viable.

Reasoning

- 7.5 Good design and landscaping are essential to ensure that new development is successfully integrated into its local context. They address social and environmental concerns as well as visual and functional ones. New developments should aspire to create places that are attractive, safe, accessible and respond well to the local environment. Development of all scales should make a positive contribution towards the quality of the built environment in Huntingdonshire, making it more attractive to residents, visitors and investors.
- 7.6 The Council intends to draw up a new Huntingdonshire Design guide to replace the current version adopted in 2007. The new design guide is intended to work with the [Huntingdonshire Townscape and Landscape Assessment \(2007\)](#) that details the typical townscape features of the towns, their structural traits, characteristic architectural styles and the locally used materials. In respect of landscape, there are nine character areas which will influence the scale and form of development across the district. Development proposals should complement the existing built form, respect the fundamental character of the landscape and not introduce incongruous elements.
- 7.7 Many documents and other resources are likely to be useful in informing the design of proposals. When seeking to understand the surroundings a proposal should have regard to resources that detail the quality or character of the surroundings, including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs and master plans. There may also be other advice and guidance available that promotes high standards or sets out best practice for design in certain situations, which should be referred to. A very useful source of advice at the national level is the [Design Council CABE](#).
- 7.8 The [Cambridgeshire Design Guide \(2007\)](#) focuses on streets and the public realm recognising Cambridgeshire County Council's role as the Highways Authority. Successful new streets and public spaces should be created following the guidance in this document. More detailed information is provided in specific documents for local areas. Further guidance to support creative approaches to development

is available at the national level. For large scale major development the principles of Garden Cities may be appropriate as set out in a range of publications including [Creating Garden Cities and Suburbs Today \(2012\)](#).

- 7.9 Where potential may reasonably exist for development of adjoining sites, including those with different uses or ownerships, development will be expected to either come forward as a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be taken towards their development even if this occurs at different times.
- 7.10 It is acknowledged that for some proposals, such as for domestic extensions, the full requirements set out in this policy may not be entirely applicable especially where the proposal is minor or only just exceeds what is permissible under permitted development rights. However, the minor nature of a proposal is no exemption from the need for proper consideration of design and all applications will be considered with regard to how they achieve good design and sustainability.
- 7.11 The Council offers a pre-application advice service. This can assist with establishing the key issues likely to influence the decision-making process for a particular development proposal. Detailed design aspects can also be considered and revisions suggested that may be necessary to make a scheme acceptable. The process can also provide an indication of the likelihood of support being forthcoming if the proposal is brought forward as a planning application.
- 7.12 Other Relevant Advice includes Manual for Streets and Manual for Streets 2, see ['Sustainable Travel'](#) for details.
- 7.13 The NPPF (see [paragraph 62](#)) requires local planning authorities to have local design review arrangements in place to provide assessment and support to ensure high standards of design. Arrangements for design review are available through the Cambridgeshire Quality Charter partnership. Alternatively arrangements can be made with other bodies subject to verification of their independence and agreement with the Council.

Please refer to the ['Important Note.'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Amenity

- 7.14 The purpose of this policy is to ensure that future residents and users of new developments and those affected by new development enjoy, and can continue to enjoy, a high standard of living in terms of the physical environment created.

LP 19

Amenity

A proposal will be supported where a high standard of amenity is provided for all users and residents of the proposed development and the surroundings. A proposal will therefore be expected to demonstrate how it ensures:

- a. adequate availability of daylight and sunlight for the proposed use, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
- b. the design and separation of buildings will not result in the potential for overlooking causing loss of privacy and whether resultant physical relationships could be considered to be oppressive or overbearing;
- c. the predicted internal and external levels, timing, duration and character of noise are minimised;
- d. the potential is minimised for adverse impacts of:
 - i. obtrusive light;
 - ii. contamination;
 - iii. pollution;

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- iv. odour; and
- v. overheating
- e. waste management facilities are provided to avoid adverse impacts on the environment or human health;
- f. the extent to which people feel at risk from crime is minimised, including through applying Part Q1 of the Building Regulations; and
- g. that all homes, businesses and main town centre uses are able to be served by super-fast broadband through the integration of appropriate measures including open access ducting to industry standards.

Reasoning

- 7.15** Good design is not solely a visual concern; it contributes significantly to people's enjoyment of buildings and the spaces between them. Design also has important social and environmental dimensions, such as the potential of a high quality public realm to contribute to public health, a more inclusive environment, quality of life and sustainability. The variety of architectural and historic design features in the district needs to be protected and enhanced to protect the local distinctiveness of Huntingdonshire. Good design will also help enable buildings to accommodate the needs of future users.
- 7.16** A common concern when development is proposed is that of its potential impact on neighbouring properties and places. More intensive forms of development make more efficient use of land and buildings, but have greater potential to impact on their surroundings. A key role of the planning system is to ensure that new development does not have an undue detrimental impact on the amenity of existing properties and that adequate levels of amenity will be enjoyed by future occupiers of the proposed development.
- 7.17** Careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the well-being of occupiers it is important to ensure that new developments do not give rise to significant overshadowing of neighbouring buildings, do not block daylight or lead to a significant loss of privacy, particularly in the main rooms of a property. Minimisation of disturbance through noise, light and odour emissions are also important in providing a reasonable quality of life for occupiers. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments to maintain people's quality of life. Good design helps ensure the successful integration of new development into existing neighbourhoods through taking account of community and individual safety considerations and minimising opportunities for crime.
- 7.18** The policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on how this can be achieved is contained in the [Huntingdonshire Design Guide SPD](#) or successor documents. As noted above the Council is intending to produce a new Design Guide SPD to replace the version adopted in 2007.
- 7.19** Huntingdonshire has been one of the best performing local authorities in the country for recycling. In order to maintain this performance, new buildings need to be designed to help residents and users to reduce waste generation and recycle more, such as by providing convenient space for storage of recyclables and green waste awaiting collection.
- 7.20** The government will be introducing a national security standard as part of its efforts to rationalise standards applied to new housing. The national standard will be introduced through building regulations and will apply to all new homes. Aspects of [Secured by Design](#) that deal with the external environment such as the spaces between and around buildings will also be applicable and should be incorporated into the design process.
- 7.21** A reliable internet connection is now widely accepted as an essential utility and is therefore part of a good standard of living. The Council supports the expansion and provision of high speed broadband technology in all parts of the district and is working in partnership to achieve this through the 'Connecting Cambridgeshire' initiative. It will be important for all new residential, employment and commercial

developments to provide the infrastructure to enable connection to be made to fibre optic broadband infrastructure as the main technology for delivering superfast connections. This should be designed and installed as an integral part of development, to avoid the visual impact and future disturbance caused by retro fitting. It is recognised that the availability of such infrastructure will vary across the district, especially in the early years of this plan. The expectation is that even where such infrastructure is not readily available that provision is made for ducting and cabinets to enable easy connection at a later date.

- 7.22** The policy does not specifically deal with the design of telecommunications infrastructure as there is considered to be no locally specific issue that warrants being addressed through a local plan policy. The Council will apply the requirements of the NPPF. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) will be processed without delay where they are supported by the necessary evidence as set out in the NPPF. The Council can only determine applications on planning grounds and will not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Housing Mix

- 7.23** The purpose of this policy is to ensure that all housing development in the district offers a genuine choice of different sizes and types of homes that meet the requirements of residents.

LP 20

Housing Mix

A proposal that includes housing development will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities. A proposal should demonstrate how the mix of housing proposed responds positively to the changing:

- a. average household size;
- b. tenures required to meet forecast needs;
- c. age structure of Huntingdonshire's residents, in particular how it will facilitate independent living for older people; and
- d. need for new homes to be adaptable to respond to the varying requirements of residents by incorporating a proportion of homes that comply with the building regulations optional accessibility standards.

A proposal should set out how it responds to the evidence and guidance provided by:

- e. the Cambridgeshire Strategic Housing Market Assessment;
- f. the Peterborough Strategic Housing Market Assessment where applicable;
- g. the Council's [Housing Strategy and Tenancy Strategy](#);
- h. local assessments of housing need and demand;
- i. the Cambridge sub-regional housing board's [Housing Statement 2012](#) or successor documents; and
- j. other local housing and demographic studies.

A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.

A proposal for self-contained supported housing (class 'C3') will be supported where it will:

- k. maximise opportunities for independent living for occupiers;
- l. facilitate the provision of support and/ or care within an individual residential environment;

7 Requiring Good Design

- m. be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers; and
- n. incorporate a mix of tenures including affordable homes in accordance with policy [LP 11 'Affordable Housing Provision'](#).

A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:

- o. a local need for accommodation of this type is demonstrated;
- p. it will not add undue pressure on local healthcare or social services;
- q. it can demonstrate that revenue funding can be secured to ensure the long term viability of the scheme;
- r. the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises;
- s. it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers and staff; and
- t. in the case of existing care homes the proposal will lead to an improvement in the quality of care facilities provided;

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for custom build homes.

Reasoning

- 7.24** A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive sustainable communities suitable for people with differing needs. The Cambridgeshire SHMA (2012/13) or Peterborough SHMA (2014) and ongoing reviews, as applicable⁽¹⁵⁾, are key evidence documents which should be taken into account to ensure that new housing meets the needs of potential residents. The SHMAs highlight the increasing proportion of households comprising a single person or older people, factors which influence the size and type of properties required. The full texts can be viewed at the [Cambridgeshire Insight website](#) and the [Peterborough SHMA website](#) respectively.
- 7.25** Further indications on appropriate housing supply may be found in a wide range of documents and consideration should be given to relevant elements. Neighbourhood development plans, parish plans and village design statements may set out local aspirations for housing supply and provide a useful indication of local opinion on a desirable mix of housing sizes and types. These will form a material consideration in determining a planning application with greater weight accorded depending upon the level of public participation in their preparation.
- 7.26** The need for appropriate housing for older people is expected to increase significantly up to 2036. The Cambridgeshire SHMA (2012/13) forecasts that by 2031 over a third of Huntingdonshire's households will comprise people aged 65 and over. Proposals will be supported for suitably designed residential accommodation which will help people live independently in their own homes with an appropriate level of care. These may involve minor adaptations to general market housing and integration of the building regulations optional accessibility standards. They may also be in the form of supported accommodation where care services can be provided.
- 7.27** The national guidance 'Housing our Ageing Population: Plan for Implementation 2012'⁽¹⁶⁾ and related design guide provide advice on the importance of design in providing housing particularly suited to older people which is also suitable for the general market such as generous internal space standards, provision of plenty of natural light, extra storage space and good security arrangements. Consideration will also be

15 The Cambridgeshire SHMA is applicable in all of Huntingdonshire. The Peterborough SHMA is also applicable to parishes in the north of the district that share a boundary with the Peterborough Council area.

16 More information is available from the Housing LIN [website](#)

given to the toolkit provided in 'Housing in later life: planning ahead for specialist housing for older people 2012'⁽¹⁷⁾ when assessing proposed developments for specialist housing. Proposals which demonstrate they have reflected such issues in their design approach will be considered favourably. Such considerations are not expected to have any significant negative impact on viability given the high level of demand for suitable properties for older people to downsize into whilst remaining within the same community that has been expressed during consultation events. The long-term benefits of incorporating a proportion of properties meeting the optional accessibility standard is considered to outweigh any additional initial cost involved.

- 7.28** There is a great diversity of accommodation suitable for people in need of care with an increasing emphasis on provision of assistance to people to enable them to remain in their own homes or other accommodation which facilitates independent living rather than relocating to an institutional environment. The nature of accommodation and level of care varies significantly and frequently varies over time as the care needs of any individual resident change. Supported housing is described in many terms including sheltered housing, extra care housing and retirement housing.
- 7.29** Use class C3(b) includes a household where care is provided for residents; however, the level of care provided is not specified. A proposal for supported housing may commonly comprise a cluster of individual dwellings served by care staff as required; the availability of communal rooms and services does not alter this core characteristic; thus such schemes will be deemed to fall within use class C3. Supported housing proposals will only be considered to fall into the C2 use class where they do not comprise self-contained units of accommodation with their own front door. The distinction between C2 and C3 is primarily one of whether the development has the characteristic of a residential dwelling, such as independent access with it's own front door, or something more institutional.
- 7.30** Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as C2 or C3 due to the the implications for provision of affordable housing and and other developer contribution matters. It is recognised that sheltered housing is likely to be subject to different space, parking and open space standards to general needs housing.
- 7.31** The Care Quality Commission provides guidance on the safety and suitability of premises for care homes and other similar uses to ensure that residents are in safe, accessible surroundings that promote their well-being. The Design and Access Statement submitted with any proposal should demonstrate that the design and layout of the proposed building(s) and any grounds is suitable for the intended residents. It should also demonstrate that appropriate measures will be provided to ensure the security of the premises.
- 7.32** Development of custom build homes, defined in the '[Glossary](#)', is growing in popularity as an alternative way for individuals and community groups to provide housing to meet particular needs either individually or for local communities. However, opportunities are limited and the Council will work with partners to establish the level of demand for such plots and how they may be effectively provided. Proposals for large scale major residential development will be encouraged to provide plots for sale for custom build housing serviced with access to water, waste, electricity and telecoms/ broadband. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the [National Custom and Self Build Association](#) and developing best practice.

Please refer to the '[Important Note:](#)' following paragraph 1.8 when considering development proposals in light of this policy.

Sustainable Use of Energy and Water

- 7.33** The purpose of this policy is to assist new developments to respond to the challenge of climate change and ensure that resources, particularly energy and water, are used sustainably.

17 Available from the Housing LIN [website](#)

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LP 21

Sustainable Use of Energy and Water

A proposal will be expected to demonstrate how it seeks to use energy efficiently. A hierarchical approach should be taken:

1. Reduce the need to use energy
2. Use energy efficiently
3. Use energy from low or zero carbon sources

Non-residential Development

A proposal for major scale development, defined in the 'Glossary', of non-residential uses will be supported where it will meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Excellent' as a minimum.

A proposal for minor scale development of non-residential uses will be supported where it will show incorporation of water efficiency measures designed to achieve the water efficiency components of the BREEAM 'Good' standard or higher. The proposal should also seek to achieve the whole of the BREEAM 'Good' standard or higher where possible.

If built after April 2019 non-residential development will be required to be Zero Carbon, using the prevailing definition with the use of 'Allowable Solutions' as necessary.

Residential Development

Energy efficiency for residential buildings is managed through the Building Regulation system. A proposal for residential development should therefore seek to promote energy efficiency by adopting best practice in all aspects of design including but not limited to site layout, building orientation, the layout of uses within buildings and the use of landscaping that fall outside the remit of Building Regulations.

All new homes will be required to comply with the optional building regulation requirement for water efficiency, as set out in Approved Document G such that they are capable of achieving water efficiency of 110 litres per person per day, including 5 litres for external use.

Reasoning

- 7.34** The government has set a target for all new non-residential buildings to be Zero Carbon from April 2019. The Building Research Establishment Environmental Assessment Method (BREEAM) standards is the best way to improve standards for non-residential buildings moving towards the Zero Carbon target. The policy requires all new major scale non-residential development to meet the BREEAM 'Excellent' standard. It is anticipated that a significant proportion of non-residential development will be of minor scale and that such development is generally less viable. The policy requires minor scale proposals to meet the water efficiency part of the BREEAM 'Good' standard as water efficiency is seen as particularly important for Huntingdonshire, as detailed below. It also encourages minor scale buildings to achieve the full BREEAM 'Good' standard where possible.
- 7.35** The government is in the process of rationalising the standards applied to housing development. As part of this energy efficiency of the built fabric will be dealt with through Building Regulations. The government has set a target for all new homes to be Zero Carbon from April 2016. This is proposed to be done through a combination of on and off site measures. Once a development has met its mandatory carbon compliance

target for the buildings, residual carbon dioxide emissions can be offset through a variety of mechanisms known as 'Allowable Solutions' which could include measures such as further carbon reductions on site beyond the regulatory standard or investments in low and zero carbon community heat infrastructure.

- 7.36** The Cambridgeshire Renewables Infrastructure Framework (CRIF) project is an important part of the renewable infrastructure evidence base for Cambridgeshire. The CRIF demonstrates the potential for renewables, the possible economic benefits of their use and their potential as Allowable Solutions. It builds on the Department of Energy and Climate Change's East of England Renewable and Low Carbon Energy Capacity Study (2011) to give structure to the future development of renewable energy in Cambridgeshire.
- 7.37** While the governments target for zero carbon homes and changes to building regulations deal with energy efficiency of new homes there is still a role for planning to seek energy efficiency of residential areas through aspects of design such as site layout, building orientation, the layout of uses within buildings and the use of landscaping that fall outside the remit of building regulations. Such measures can be incorporated through the design process without adding additional costs.
- 7.38** As part of the rationalisation of building regulations and housing standards the government is in the process of implementing a new level of water efficiency into the Building Regulations, to be set at 110 litres/person/day (lpd). This is an optional higher level in addition to the current requirement of 125 lpd. As it has been established that the East of England is in water stress and the Detailed Water Cycle Study has recommended that water use is minimised it is considered necessary to apply the optional standard to all residential development in Huntingdonshire. The policy therefore requires new homes to comply with the optional level as set out in Approved Document G. Water use in non-residential developments is addressed through BREEAM standards required by this policy with regards to carbon dioxide emissions.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

Sustainable Travel

- 7.39** The purpose of this policy is to set out the criteria that the Council expects to be met, and the supporting documents required as part of a planning application, to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals.

LP 22

Sustainable Travel

A proposal will be supported where it is demonstrated that:

- a. opportunities are maximised for the use of sustainable travel modes;
- b. the type and volume of traffic can be accommodated on existing roads or through the implementation of improvements; and
- c. a network of attractive, safe and convenient routes is provided that is suitable for all potential users, giving access to, around and within the proposed development and with the wider area.

All routes will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.

Where an existing pedestrian or cycle path/ route would be affected by a proposal it should be incorporated into the proposed development. Where this is not possible it should be diverted to a safe and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe and convenient alternative have been investigated.

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To demonstrate the likely impacts of a proposal and describe mitigation measures, a Transport Assessment or Transport Statement is likely to be required, together with a Travel Plan if applicable, in accordance with National Planning Practice Guidance.

Reasoning

- 7.40** More than a quarter of all trips in Cambridgeshire are less than 3.2km (2 miles) in length (LTP3). For many people walking or cycling are a feasible alternative to using the car for such journeys. Even for longer trips there is the opportunity to make part of the journey by a sustainable mode. Development proposals should therefore seek to utilise and where possible provide, safe, coherent and easy to use footpaths and cycle routes.
- 7.41** Development proposals should also provide opportunities for people to use public transport (and community alternatives to public transport) both for local journeys, and to access the wider public transport network. This may involve for example, agreements to facilitate new bus stops or designing a development so that there is a short pedestrian path to the nearest bus stop. The guided busway was opened in 2011, with a dedicated route running from St Ives to the north of Cambridge and linking services elsewhere. The potential for further route expansion and additional services will be investigated in conjunction with new developments. The Strategic Expansion Locations at 'Alconbury Weald' and 'Wyton on the Hill' are likely to have significant opportunities in this regard.
- 7.42** National advice on designing development to maximise the use of sustainable modes is available nationally in [Manual for Streets \(2007\)](#) and [Manual for Streets 2 \(2010\)](#). Guidance on sustainable travel in design is available for Cambridgeshire in the [Cambridgeshire Design Guide \(2007\)](#). These documents (or their successors) should be consulted when planning a development and its link with the existing network of streets, cycle paths, footpaths and public transport routes.
- 7.43** The need for a Transport Assessment or Transport Statement depends on the amount of likely traffic generated by a particular proposal. Further information on what is required is included in the Council's planning application validation requirements. The requirements set out in the NPPF and the National Planning Practice Guidance will guide the consideration of these.
- 7.44** Information on producing Travel Plans is available on the Department for Transport website [Smarter Choices](#). This explains travel plans generally, and gives links to specific topics such as workplace travel plans. The Council will expect a Travel Plan to accompany larger planning applications, for both non-residential and residential developments. Generally, these will be developments where a Transport Assessment is required or, in the case of residential developments, those of 60 or more dwellings. However, it may be necessary to submit a Travel Plan for smaller developments in order to address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds. The implementation of the Travel Plan will be secured as part of a planning permission, normally through a S106 agreement. For developers unfamiliar with workplace travel plans, detailed advice is available from the [Cambridgeshire Travel for Work Partnership](#).
- 7.45** Huntingdonshire contains several Air Quality Management Areas (AQMA) designated as a result of poor air quality associated with roads. Reference should be had to policy LP 37 'Ground Contamination and Pollution' and to the Council's [website](#) for relevant advice.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Parking Provision

- 7.46** The purpose of this policy is to ensure that new development provides sufficient parking to meet the needs of users and residents and minimise impacts on neighbouring uses.

LP 23

Parking Provision

A proposal will be supported where it incorporates appropriate space for vehicle movements, parking for vehicles and cycles and complies with guidance set out in the [Huntingdonshire Design Guide SPD](#) or successor documents and the [Cambridgeshire Design Guide \(2007\)](#). Provision of space for vehicles and parking should be an integral part of the design process and any adverse impacts on the surrounding townscape and landscape minimised.

A clear justification for the space for vehicle movements and level of parking proposed will need to be provided taking account of:

- a. the availability of alternative transport modes
- b. highway safety and access to and from the site;
- c. servicing requirements;
- d. the needs of potential occupiers and users; and
- e. the amenity of existing and future occupiers and users of the development and nearby property.

A proposal that includes residential development should provide at least one car parking space for each home, other than in locations where a wide range of services and facilities and comprehensive public transport are available within easy walking distance.

A proposal that includes residential development will be expected to provide and identify the location of at least one secure cycle space per bedroom for all homes.

A proposal that includes non-residential development will be expected to provide and identify the location of at least one cycle space for every 25m² of net internal floorspace or part thereof. A proposal for a new non-residential building over 2,500m² of net internal floorspace should also provide dedicated changing and showering facilities for cyclists.

Parking facilities may be shared where location and patterns of use permit. Careful consideration will be given to the siting and design of garaging, considering its integration as part of the proposed development and its relationship to the character and appearance of the area.

Minimum levels of car parking for disabled people as set out in national guidance⁽¹⁸⁾ will be required.

Reasoning

- 7.47** The level of car ownership in Huntingdonshire is high compared with the national average as the area is both relatively prosperous and predominantly rural. Many of Huntingdonshire's villages and countryside areas have no, or very limited, public transport services and so reliance on private cars as the main mode of travel is likely to continue through the plan period. In this context developers should provide adequate car parking to meet expected needs. In order to promote a shift in priority away from motorists and towards pedestrians, cyclists and public transport users developers should also provide cycle parking and encourage travel by sustainable modes.

18 Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2009) or successor documents

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- 7.48** Parking provision should be approached as an integral part of the design process having regard to the character of the area and the appearance of the proposed development. The design criteria set out in the [Huntingdonshire Design Guide SPD](#) or successor documents should be followed. Garages can provide additional protection for cars as well as storage space that is attractive to prospective owners and residents. However garages should be sufficiently large enough to comfortably accommodate a standard family car. Advice on this is provided in the [Huntingdonshire Design Guide SPD](#). A combination of allocated and unallocated spaces can provide flexibility in providing appropriate levels of car parking, as identified in [Residential Car Parking Research, DCLG, \(2007\)](#) and [Car Parking, What Works Where](#) from the Homes and Communities Agency predecessor English Partnerships.
- 7.49** When deciding upon the level of parking provision to include developers should consider the potential impact on highway safety. Insufficient parking or reliance on unallocated parking can lead to drivers parking on roads which may affect the flow of traffic or accessibility for emergency and service vehicles.
- 7.50** Proposals for residential development should include at least one car parking space for each home, although they may be unallocated. Lower levels of provision will only be acceptable in locations where a wide range of services and facilities and comprehensive public transport are available. Such locations are likely to be limited to designated town centres but even in these locations accessibility and alternatives may not be sufficient for completely car-free development to be successful.
- 7.51** Secure cycle parking is expected with all development to encourage cycling as an alternative for shorter journeys. The location of at least one secure cycle space per bedroom for homes should be identified. This may be provided within garages if they are large enough. For non-residential uses, at least one cycle space should be provided per 25m² of net internal floorspace or part thereof. A combination of spaces should provide for the needs of short and long term users. Where a proposal includes a new non-residential building over 2,500m² of net internal floorspace and is therefore expected to provide 100 or more cycle spaces there should be dedicated changing and showering facilities for cyclists provided within the building.
- 7.52** The nature of the use will influence the appropriate level of car parking provision for non-residential development. The availability of non-car transport alternatives will also influence the need for car parking spaces. In areas where alternative travel choices are available, careful consideration of parking provision can help to reduce car use, particularly where this is combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom adequate parking in convenient locations is essential.
- 7.53** The NPPF gives support to the incorporation of facilities for charging plug-in and other ultra-low emission vehicles. Consideration of the level of parking provision should include facilities for charging vehicles. It is suggested that where a proposal includes 100 or more parking spaces at least one charging point should also be provided. It is also suggested that charging points are provided as part of the [Source East](#) network.

Please refer to the ['Important Note.'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Advertising

- 7.54** Many advertisements do not require advertisement consent. The specification of what requires consent is provided in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The purpose of this policy is to ensure that the design and appearance of advertisements and signs which require consent are not overly dominant in their local environment and respect the character and nature of their surroundings.

LP 24

Advertising

A proposal for an advertisement, sign, or commercial building facade such as a shop front will be expected to comply with the guidance set out in the [Huntingdonshire Design Guide SPD](#) or successor documents.

A proposal will be supported where:

- a. the design, materials and location of the proposed advertisement respect the scale and character of any building to which it would be attached or adjacent to and the surrounding area including other advertisements;
- b. it would not result in a cluttered street scene due to excessive signage; and
- c. it would not be so prominent as to distract or confuse people such that it has potential to constitute a hazard.

Where a proposal for an advertisement or sign is to be attached to a heritage asset, located within the setting of a heritage asset or within a conservation area special regard will be had to the potential impact on heritage assets and their settings.

The use of an internally illuminated fascia or projecting box sign will be carefully considered to assess its impact, both individually and cumulatively, on visual amenity, light pollution, highway and public safety and functional need. An internally illuminated sign will only be permitted in exceptional circumstances where a heritage asset or conservation area would be adversely affected.

Reasoning

- 7.55** Advertisements are displayed on buildings as part of shop fronts, on business premises and on freestanding hoardings. They are also displayed temporarily to advertise events or sales. In commercial areas, they are an intrinsic part of their function and character, however in other areas they have the potential to enhance or detract from the character of the area and have a significant impact on amenity and public safety both through appearance and location.
- 7.56** The scale, materials and design of an advertisement should be in keeping with the architectural and scenic features of the local area. Materials and colour should be carefully selected, in order that the advertisement becomes a functional, integral part of the overall design of the development, and not an ugly appendage. Lettering should be part of the architectural design of the building and should reflect its age and character. It should be in proportion to the size of the fascia and should not be dominated by the background. The most satisfactory approach to providing signs is the use of individual letters, either by the traditional method of applying lettering to a painted fascia or to the wall itself. The style of an advertisement should not be incongruous with its surroundings.
- 7.57** Proposals for large plastic box fascias will be resisted on traditional buildings, even when they form part of a standard design of a corporate image of a company or where the building is not listed or part of a conservation area. Care should be taken to integrate a proposed fascia with the building, and to avoid obscuring first floor windows or architectural details such as string courses, friezes and cornices.
- 7.58** A projecting sign will only be permitted where it is considered that it will add to the visual interest of the street and are of appropriate materials and dimensions. Small plastic box signs internally illuminated are unlikely to be suitable. Careful regard will be paid to the position and size of the sign so as to avoid a clutter of unrelated fixtures obscuring the architectural quality of the street scene.

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- 7.59** The internal illumination of a complete fascia is, in most circumstances, considered undesirable and will be resisted. Other forms of illumination may be appropriate depending on the location and use of the building.
- 7.60** The Council's forthcoming [Huntingdonshire Design Guide](#) contains valuable advice and guidance on the use and design of signs and fascias for shops.
- 7.61** Public safety is a critical consideration in determining the acceptability of a proposed advertisement. Proposals should not pose the risk of endangering people by distraction or obscuring the view through its particular siting.
- 7.62** The Council may require the discontinuance of any advertisement displayed with the benefit of deemed consent if it is considered to detract from the character or appearance of its surroundings.
- 7.63** The Council will take action to secure the removal of an unauthorised sign or placard where they are detrimental to amenity and/ or safety.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

8 Building a Strong, Competitive Economy

- 8.1** Huntingdonshire has a strong established business base with a high proportion of small and medium sized enterprises and many residents working within the district. The local economy is closely linked to that of Cambridgeshire as a whole with Cambridge and Peterborough being particularly significant as commuting destinations.
- 8.2** The Council is committed to securing positive and sustainable economic growth to facilitate job creation and prosperity. The Huntingdonshire Economic Growth Plan 2013-2023 has strong aspirations to increase both the value of jobs in the district and Huntingdonshire's role in the wider economy. The Council will plan proactively to meet the development needs of business.
- 8.3** The professional and scientific sector and financial and professional services sector play an increasing role in the local economy. The manufacturing sector remains important as does the rural economy including agriculture, food processing and tourism. Although much emphasis is placed on Alconbury Enterprise Campus the continued distribution of employment opportunities across the district is essential to its sustainable economic future. Employment growth and protection of existing sites throughout Huntingdonshire is important in delivering the Development Strategy and ensuring opportunities for people to minimise the distances travelled between home and work.
- 8.4** The Employment Land Study (2014) analysed the quantity and quality of existing industrial and office stock in the district. There are significant differences in the availability and demand for industrial and office stock between different locations within the district. In early 2014 St Neots had a disproportionately high percentage of the district's identified vacant industrial space. Many industrial sectors now employ less people than they used to, however, this does not necessarily result in industrial floorspace becoming available. It can result from increased efficiency or companies retaining existing premises because they have invested substantially in them or suitable alternatives are not available.
- 8.5** In comparison to industrial space the Employment Land Study (2014) concluded there was an oversupply of office space. There are similar local differences as for industrial space, for example approximately half of the total vacant office space was available in St Ives. Oversupply of office space is not a significant concern, particularly in the longer term, because many sectors of the economy that require office space are expected to grow substantially during the plan period and so an oversupply will correct itself over time. What is more concerning is that much of the vacant space is in large units when it is considered that typical and emerging requirements for office space are for fairly small (less than 300m²) spaces. Changes to the prior approvals regime introduced in May 2013 allowing for the change of use of many types of office to residential subject only to limited considerations have resulted in the loss of nearly 6,500m² of office floorspace and creation of 124 dwellings between 30 May 2013 and 14 November 2014.
- 8.6** As well as the need to allocate land for economic development it is important to safeguard land and buildings that are already in use for employment purposes as they offer ongoing opportunities for economic growth and have a critical mass that makes them an attractive location to operate business from.
- 8.7** Town centres are the hubs of economic activity in the form of retail, leisure, offices and tourism but they are increasingly important as the focus for the social and cultural life of our towns. The Council is committed to promoting and enhancing the vitality and viability of the town centres of Huntingdonshire.
- 8.8** The rural parts of Huntingdonshire also play an important role in the economy of the district. A wide range of activities make up our rural economy including agriculture, tourism, leisure, home based businesses such as professional services, village shops and other services. All of these contribute to the quality of life in our rural areas and boost the sustainability of villages and the countryside providing local services and employment opportunities.

8 Building a Strong, Competitive Economy

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Established Employment Areas

8.9 The purpose of this policy is to safeguard existing areas of established employment uses across Huntingdonshire. These are often subject to pressure from higher value uses such as housing development. The Council needs to retain a supply of land and buildings for employment uses across the district in order to help maintain a thriving economy. Safeguarding of established employment areas is seen as a key part of maintaining that supply.

LP 25

Established Employment Areas

Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. Within an Established Employment Area a proposal for business development (class 'B') will be supported.

A proposal for uses other than business (class 'B') within an Established Employment Area will be supported where it demonstrates that:

- a. it will be compatible with surrounding employment uses taking account of amenity and public safety issues;
- b. it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses and in providing for employment opportunities;
- c. it will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Service Centre that the Established Employment Area relates to, considering market issues including existing and potential demand and lead-in times for undeveloped sites; and
- d. the sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed if the proposal includes main town centre uses.

Reasoning

8.10 Established Employment Areas have a key role in supporting the economy and contribute to the balance between residential, employment and other uses which is essential in the promotion of sustainable communities. The Council is committed to promoting sustainable economic growth and is therefore supportive of measures and proposals that enable employment areas to provide land and premises for businesses. It is considered particularly important to maintain a protective stance for Established Employment Areas as the Employment Land Study (2014) estimates levels of vacant industrial floorspace across the district as being below that generally considered to be necessary for the property market to function effectively.

8.11 Existing floorspace is critical, particularly in the short to medium term, in meeting the requirements of businesses that may not require or be able to afford newly built premises. A healthy economy needs a certain amount of land and buildings to be available at any one time so that new firms can start up and firms can expand. However, land and buildings that remain vacant for extended periods of time detract from the economy and can fall into disrepair attracting vandalism and other antisocial behaviour. There needs to be a balance between maintaining a valuable stock of land and buildings to enable a growing economy and trying to preserve land and buildings for employment uses when there is no real prospect of economic reuse.

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- 8.12** Some areas may support ancillary additional uses which are not traditionally found within a business park or industrial estate, such as a café or childcare nursery. Such uses may help to make the area more sustainable by providing for the needs of business workers as well as others. In other areas, it may be that non-business uses are proposed because the area is demonstrably no longer viable as a location for business given other available land and buildings.
- 8.13** In all cases where alternative uses are proposed, appropriate evidence will be needed to ensure that an employment area is not lost simply because there is a higher market demand for alternative uses, such as housing, as it is essential that a supply of employment land of various types and in various locations be maintained to facilitate economic growth.
- 8.14** The Council will also seek to ensure that a new use is compatible with the existing employment uses. This will depend to a large extent on the character of the area with consideration focusing on issues of amenity and public safety. The Council will therefore seek to resist a new use which might lead to high numbers of complaints about noise or odour from existing uses or where the manoeuvring of large vehicles servicing existing uses would lead to safety concerns particularly for children.
- 8.15** Established Employment Areas have been designated in the following locations:
- Alconbury Hill - Crossways Distribution Centre
 - Alwalton - Minerva Business Park
 - Earith - Earith Business Park
 - Fenstanton - Lakeside Technology Park
 - Godmanchester - Cardinal Park and the Chord Business Park/ Roman Way Centre
 - Great Gransden - Sand Road Industrial Estate and Hardwicke Road Industrial Estate
 - Great Paxton - Harley Industrial Park
 - Houghton and Wyton - Upland Industrial Estate
 - Huntingdon - Ermine Business Park, Hinchingsbrooke Business Park, St Peter's Road Industrial Area and Stukeley Meadows Industrial Estate
 - Kimbolton - Bicton Industrial Park/ Harvard Industrial Estate
 - Little Staughton - The Airfield Industrial Estate
 - Needingworth - Needingworth Industrial Estate
 - Ramsey - Highlode Industrial Estate and Upwood Air Park
 - Sawtry - Brookside Industrial Estate and Black Horse Business Park
 - Somersham - West Newlands Industrial Estate
 - St Ives - Meadow Lane Business Park, Marley Road Industrial Area, Parsons Green Business Park and Somersham Road Industrial Area, and Compass Point Business Park
 - St Neots - Station Road Industrial Area, Cromwell Road Industrial Estate, Colmworth Business Park, Howard Road Industrial Estate, Little End Road/ Alpha Drive Business Park
 - Warboys - Warboys Airfield Industrial Estate
 - Yaxley - Broadway Business Park and Eagle Business Park
- 8.16** Maps for the Established Employment Areas can be found in Appendix D: 'Established Employment Areas'.
- 8.17** The policy seeks to maintain the role of established employment areas in providing substantial local employment opportunities but does not apply to other smaller areas of employment or single user sites. Such sites provide employment across Huntingdonshire and are a valuable part of the economy. A proposal involving smaller areas of employment or single user sites will be considered against the relevant development strategy policy.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

8 Building a Strong, Competitive Economy

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Rural Economy

- 8.18 The purpose of this policy is to promote a vibrant rural economy within the district's extensive countryside to support businesses with a genuine need to be located in the countryside, to assist farms to maintain their viability and to set out the Councils approach to proposals for other businesses in the countryside.

LP 26

Rural Economy

In the countryside there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. A proposal will only be supported where it fulfils the requirements of one of the following categories.

Business Development

A proposal for business uses (class 'B') will be supported where it:

- a. Is within a defined Established Employment Area;
- b. involves the reuse of land in use or last used for business uses (class 'B');
- c. involves the reuse or replacement of existing buildings as set out in policy [LP 34 'Rural Buildings'](#) or
- d. is for the expansion of an established business within its existing operational site.

In all cases office uses (class 'B1a') will be limited to a total of 600m² floorspace.

A proposal for the expansion of an established business on land outside of its existing operational site will only be supported where it is demonstrated that:

- e. opportunities to make more efficient use of the existing site have been thoroughly investigated;
- f. the scale, character and location of the expansion has been considered comprehensively such that it has the least possible impact on its immediate surroundings and the wider landscape; and
- g. it includes a comprehensive landscaping and biodiversity enhancement scheme.

Rural Businesses

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agricultural, equine, horticultural or forestry related businesses.

A proposal for diversification or expansion of a rural business will be supported where it is demonstrated that it will be complementary and subsidiary to the ongoing operations of the rural business and that:

- h. consideration has been given to reuse or replacement of existing buildings in preference to new build; and
- i. the scale, character and location of the expansion has been considered comprehensively such that it has the least possible impact on its immediate surroundings and the wider landscape; and
- j. additionally, a proposal for expansion of a rural business should have thoroughly investigated opportunities to make more efficient use of the existing site.

Countryside Compatible Development

A proposal will be supported where it is:

- k. for essential operational development for allocated mineral extraction or a waste management facility, infrastructure provision or national defence; or
- l. in accordance with policies of the Cambridgeshire and Peterborough Waste and Minerals Development Plan.

Reasoning

- 8.19** The Council supports the principle of more varied employment opportunities in rural areas to help sustain the local economy. There are several established employment areas and individual businesses in countryside settings which provide valuable employment in rural areas. They often provide relatively low cost business accommodation and support a wide range of employment opportunities. The policy looks to ensure their continued success tempered with recognition that their location in the countryside is somewhat less sustainable than those within established settlements.
- 8.20** The primary justification for employment related development in the countryside is where either a rural location is essential to the successful operation of the business or the business is dependent upon natural resources only available in limited locations.
- 8.21** Industrial, commercial or office use of outbuildings is a frequent form of diversification which can be successful subject to the accessibility of the buildings to potential employees, therefore locations which are more accessible to public transport will be more appropriate.
- 8.22** Agriculture is still an important part of Huntingdonshire's economy but the Council is conscious that some farmers may need to diversify their activities to ensure the continued economic viability of their farm enterprise. Farm diversification schemes should bring long-term benefits, including employment, to individual farm operations and the wider rural economy. Farm diversification schemes may consist of non-agricultural commercial activity, schemes relating to new forms of agriculture or food processing of crops produced on the farm enterprise. Well conceived farm diversification projects will be of an appropriate scale for the location and fit into the landscape. Diversification will, in most cases, involve changing the use of land and/ or re-using (or redeveloping) existing buildings. Development on new sites will be discouraged unless it enables the clearance and replacement of a badly-sited or inappropriate structure or is small in scale and carried out in an exceptionally environmentally sensitive manner. Agricultural buildings generally do not require planning permission and therefore the policy is not directed at them. The Council is supportive of farm diversification schemes that are being promoted on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources which still relate to the countryside. It is recognised that Huntingdonshire has large areas of the best and most versatile agricultural land which is of high value for food production and in most cases agricultural activity should be retained on those higher quality soils.
- 8.23** Tourism related proposals may be supported where a countryside location is justified such as those related directly to a heritage asset, a landscape or water feature or those needing to be located within an area of woodland. When considering the sustainability of the proposal, the value of the land for agriculture will be considered as areas of high grade agricultural land should preferably be avoided. The importance of wildlife habitats will also be considered and increased recreational use should only be facilitated where no significant environmental damage will result.
- 8.24** Tourist facilities and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'. A development proposal for tourist related development will be considered under policy [LP 28 'Town Centre Vitality and Viability'](#), policy LP 29 'Local Services and Facilities' and policy LP 30 'Tourism and Recreation' where appropriate. A proposal for development adjacent to or involving use of a water body or river will also be considered in the context of policy LP 38 'Water Related Development'

Please refer to the ['Important Note:'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Homes for Rural Workers

- 8.25** The purpose of this policy is to set out the Council's approach to proposals for new homes for workers where they are required to live at, or in the immediate vicinity of, their place of work.

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LP 27

Homes for Rural Workers

A proposal for a home for a rural worker will be supported where:

- a. it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;
- b. no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;
- c. opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored; and
- d. the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.

Where a home for a rural worker is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a land-based rural business.

A proposal to remove a rural business related occupancy condition will only be supported where evidence demonstrates that the home is not needed for the business to which it relates and has been appropriately marketed at a value reflecting the occupancy condition with no interest from a qualifying person; or a housing needs assessment has been undertaken to demonstrate that the home would not meet the needs of another qualifying person.

Reasoning

- 8.26** The NPPF discourages the construction of isolated new homes in the countryside without special justification to retain its intrinsic character and protect high quality agricultural land. Residential development in the countryside may be justified when accommodation is required to enable agricultural and certain other workers to live at, or in the immediate vicinity of, their place of work due to the nature and demands of the work concerned. Where the business has been established for less than three years accommodation will only be permitted on a temporary basis, both in the length of time and the nature of the dwelling, to allow time for the enterprise to prove its viability.
- 8.27** It may be possible to avoid the need for a new building through the reuse or replacement of a building nearby. Opportunities to convert an existing building or, where this is not possible, to replace one will need to have been explored. Reference should be had to policy LP 34 'Rural Buildings' when looking at the reuse or replacement of existing buildings. Proposals for new buildings should identify any existing buildings nearby that could potentially be reused or replaced to provide adequate accommodation for the worker and detail the reasons why they have been discounted.
- 8.28** Permissions will be subject to a condition ensuring the occupation will be limited to essential need and to a person solely or mainly working (based on the number of hours), or last working in the locality in agriculture, forestry, horticulture or other land-based rural business or a surviving partner of such a person and to any resident dependants.
- 8.29** When considering the removal of occupancy conditions appropriate marketing is essential but it has to be recognised that the market for such occupancy controlled accommodation is limited by the number of rural businesses nearby that have workers that would qualify for such accommodation. A tailored approach to marketing directly to qualifying businesses in the area is likely to be the most successful in finding out

whether there is a need for such accommodation rather than non-targeted advertising even for a long period of time. Such targeted marketing will, however, need to be long enough to enable nearby qualifying businesses to respond properly.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Town Centre Vitality and Viability

8.30 The purpose of this policy is to ensure that the town centres of Huntingdon, St Neots, St Ives and Ramsey retain their roles as the focus for their communities and hinterlands, and remain the principal places for uses that attract significant numbers of visitors including retail, office, leisure, arts, cultural and tourist facilities. Such uses are referred to as main town centre uses, defined in the 'Glossary'. The Council intends to achieve the main town centre use related elements of the spatial strategy through the identification of town centres, primary shopping areas and primary shopping frontages.

LP 28

Town Centre Vitality and Viability

Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be the focus for all new main town centre uses. A proposal for a new main town centre use will be supported within a defined town centre boundary provided it is appropriately located in relation to adjoining uses.

Primary shopping areas

The ground floor level of the primary shopping areas will be the focus for retail uses. A proposal for a new retail use (class 'A') will be supported at ground floor level of the primary shopping areas (outside the primary frontages).

A proposal for any other use at ground floor level may be supported where it will:

- a. encourage people into the town centre and make a positive contribution to vitality and viability; and
- b. enhance the existing quality, diversity and distribution of retail, office, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

Primary shopping frontages

The primary shopping frontages will be the focus for retail uses other than financial and professional services (class 'A2') and hot food take-aways (class 'A5'). A proposal for a shop (class 'A1'), restaurant/ café (class 'A3') or drinking establishment (class 'A4') will be supported within a primary shopping frontage.

A proposal for any other main town centre use at ground floor level may be supported where it will:

- c. encourage people into the town centre and make a positive contribution to vitality and viability;
- d. continue to provide an active frontage where there is an existing shopfront; and
- e. enhance the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

A proposal for any use other than a main town centre use will not be supported within a primary shopping frontage.

Markets

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Markets add diversity and interest to the town centres of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which enhances the role of a market in its respective town centre economy will be supported.

Main town centre uses outside a defined town centre

A proposal for a main town centre use outside of a town centre will be supported where it is in accordance with the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework.

Reasoning

- 8.31** Huntingdonshire has four traditional market towns of varying scales: Huntingdon, St Neots, St Ives and Ramsey which have provided retail services to their local catchment areas for centuries. They offer a day-to-day range of food and comparison goods shopping for residents of each town and its surrounding villages. Below this in the retail hierarchy are local centres, typically a village high street or neighbourhood centre, which provide limited shopping opportunities to very local catchments.
- 8.32** The role of town centres is evolving rapidly, reflecting changes in consumer preferences regarding shopping, entertainment and leisure. Internet shopping and the trend for national retailers to concentrate in larger centres presents a strong challenge to market towns. The success of town centres is typically measured by their viability which reflects the strength of their commercial property market and their vitality which reflects their general liveliness as a place. The quantity and diversity of uses, retailer representation and demand, vacancy rates and pedestrian flows all contribute to a town centre's success.
- 8.33** The NPPF requires the definition of town centres and primary shopping areas based on clearly defined primary and secondary frontages. In Huntingdonshire this is only practicable for the four market towns. Within each town centre a primary shopping area is defined which covers a smaller area generally comprising a mixture of retail and service uses. Within this are primary shopping frontages which contain a high proportion of the town's main shops. Secondary shopping frontages are those streets within the primary shopping area which are not primary shopping frontages. Maps for the Town centres, primary shopping areas and primary shopping frontages can be found in Appendix E: 'Town Centre Designations'.
- 8.34** Town centre uses include retailing, leisure, entertainment, office, cultural and tourist facilities and hotels, all of which are typified by potential users requiring good accessibility by a choice of transport modes. Town centres act as the retail, social and service core of their communities and offer the most accessible destinations for those who choose to travel by public transport or to walk or cycle. A range of additional town centre uses will be supported within the defined town centres to enhance their roles. Community facilities such as libraries, education, health and support services will also be supported in town centre locations where this contributes to their accessibility to a wide range of potential users. All four of the town centres in Huntingdonshire are within conservation areas and so policy [LP 35 'Heritage Assets and their Settings'](#) will also be relevant to development proposals.
- 8.35** The purpose of identifying primary shopping areas and frontages is to highlight their role as the main shopping destination areas within each town and to reinforce this as part of trying to ensure the continuing vitality and viability of the town centre. The policy only relates to the ground floor of properties within these areas and frontages. Separate uses of upper floors of premises, for example as flats or office space, are common and development proposals should not prejudice their effective use. Reference should be made to the [Huntingdonshire Design Guide SPD](#) for advice on how best to incorporate a mix of uses in development proposals in town centre locations.

- 8.36** Markets add vitality and diversity to the town centres and bring in additional customers and visitors. All four of Huntingdonshire's market towns support a traditional market one or two days a week. Farmers' markets are also held fortnightly in Huntingdon, St Neots and St Ives and monthly in Ramsey. Specialist markets, such as continental markets, are held on an occasional basis. Enhancements to markets will be supported where they add to the quality and diversity of opportunities available.
- 8.37** The NPPF sets out a sequential test to be followed in respect of applications for retail and other main town centre uses which are sought outside of the town centre. A proposal for an edge of centre site, then an out of centre site, will only be considered if suitable town centre sites are not available. For retail purposes, edge of centre sites are defined as within 300m of the primary shopping area and for other main town centre uses within 300m of the town centre boundary. For office development, edge of centre includes locations outside the town centre but within 500m of a public transport interchange. However, the definition is not a fixed distance as account will be taken of local circumstances - for example where there is a river, development on the other side of the river may not be considered to be edge of centre. The Council will require applicants to demonstrate flexibility in relation to issues such as format and scale. The purpose of the sequential test is to protect the primary shopping areas and town centres from competing out of town development that could detrimentally affect their vitality and viability.
- 8.38** 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 29 'Local Services and Facilities'](#).
- 8.39** A range of permitted development rights for changes of use such as for offices (class 'B1a') to homes (class 'C3') and shops (class 'A1') to homes (class 'C3') have been introduced. These rights are dealt with through a process known as 'Prior Approval'. The Local Plan policy cannot apply to proposals that would be dealt with through the Prior Approval system.

Please refer to the ['Important Note.'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Local Services and Facilities

- 8.40** The purpose of this policy is to maintain the sustainability, vitality and viability of settlements and individual neighbourhoods within market towns to support local facilities and services to provide for the needs of the local community.

LP 29

Local Services and Facilities

Local services and community facilities include shops, public houses, places of worship, filling stations, indoor recreation facilities and public halls.

A proposal for an additional local service or community facility or extension of an existing one will be supported where it is of a scale to serve local needs without having an adverse impact on a designated town centre. Where the proposal is for a main town centre use it is limited to a maximum of 600m² floorspace.

A proposal which involves the loss of a local service or community facility will only be supported where:

- 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
- it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:

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- 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.

Reasoning

- 8.41** Local shops, community facilities and other services play a vital role in promoting communities' sustainability by helping to meet everyday needs, reducing the need to travel and providing opportunities for social interaction. The policy is intended to promote new services and facilities where they are appropriate to the needs of a community and to ensure the retention of current premises and land for such uses. It cannot prevent key services or community facilities from closing but provides a window of opportunity for provision of a similar or alternative local service or community facility where local support exists.
- 8.42** Provision of new services or community facilities should be of an appropriate scale to meet the needs of the community where it is proposed. Commercial provision should be of a scale in accordance with the development strategy to ensure there is no detrimental impact on the vitality and viability of the defined town centres. Provision of multi-purpose community buildings is encouraged as these can make efficient use of space and resources and provide opportunities for different elements of a community to interact.
- 8.43** Where a proposal would create more than 600m² of floorspace of a defined main town centre use an impact assessment will be required in accordance with policy LP 4 'Service Centres' or policy LP 5 'Small Settlements' as appropriate in order to protect the vitality and viability of the defined town centres. The 600m² threshold is based on a survey of retail properties within the district's town centres and reflects an established pattern distinguishing the limited supply of large premises from the many smaller ones.
- 8.44** The loss of local services or community facilities can have a serious impact upon people's quality of life and the overall vitality of communities. With an increasing proportion of older people in the population access to locally based services may become more important reducing the need to travel.
- 8.45** The availability of a combination of local services and facilities is what distinguishes a Service Centre from a Small Settlement. The loss of any one of these elements has the potential to detrimentally affect the role of the Service Centre in functioning as a focal point for the surrounding area. Although the policy cannot prevent a facility or service from closing, it aims to safeguard the opportunity for a similar or alternative local service and facility to be provided from the existing premises or site unless there is insufficient community support or no similar alternative use comes forward. Effective marketing will in most cases need to be for a continuous period of 12 months at a value reflecting its permitted use with details kept of any offers received and detailed reasoning for declining them. However, in particular circumstances it may be appropriate for alternative arrangements to establish if there is any realistic prospect of maintaining the service or facility.
- 8.46** Provision of local services will continue to evolve in response to changing needs and delivery mechanisms. The policy allows for loss of an existing service or facility where this is to be provided in an alternative location giving equal or better accessibility to the community than the existing facility. Alternative provision may not be in the same format. Reference to the vitality and viability of local areas has not been included as the NPPF indicates that such concerns are for town centres only, rather than local shopping parades or individual shops.

Please refer to the 'Important Note.' following paragraph 1.8 when considering development proposals in light of this policy.

Tourism and Recreation

- 8.47** The purpose of this policy is to set out the Council's approach to development proposals for recreation and tourism uses in the countryside.

LP 30

Tourism and Recreation

A proposal for a new tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:

- a. it is in a location that is well-related to a defined settlement or there are locational or sustainability reasons why it has to be located elsewhere; and
- b. adequate servicing is provided, including water supply, electricity and for sewage and waste disposal.

A proposal for the expansion of a tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that the impact of the scale, character and location of the expansion on both its immediate surroundings and the wider landscape are minimised as far as possible.

Touring Caravan or Camping Sites and Tourist Accommodation

A proposal for a new touring caravan, camp site or tourist accommodation use, or expansion of an existing one, in the countryside will be supported where it is demonstrated that:

- c. it is in a location that is well-related to a defined settlement or there are locational or sustainability reasons why it has to be located elsewhere;
- d. adequate servicing is provided, including water supply, electricity and for sewage and waste disposal;
- e. the proposal will be an economically viable business; and
- f. it includes a comprehensive landscaping and biodiversity enhancement scheme.

A proposal for a touring caravan or camp site or the expansion of such a use will not be supported in areas of high flood risk (flood zones 2 or 3), unless supported by an appropriate exception test.

Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent sole or main residential use.

Reasoning

- 8.48** Huntingdonshire has a limited tourism offer primarily focused on water-based pursuits, countryside and heritage assets. The Council seeks to enhance the benefits to be obtained from tourism, sport and leisure development and will support proposals for high quality tourism development, particularly that promoting year round activities where they protect the natural or heritage assets of the district. Both tourist accommodation and attractions can promote economic benefits which support direct and indirect employment.
- 8.49** A proposal may be supported where a countryside location is justified such as a direct relationship to a heritage asset, a landscape or water feature or within an area of woodland. When considering the sustainability of the proposal, the value of the land for agriculture will be considered as areas of high grade agricultural land should preferably be avoided.
- 8.50** The district currently receives a high proportion of day visitors and one of the greatest challenges is to encourage overnight stays and longer breaks. Tourist accommodation, including touring caravan and camping sites, facilitates longer visitor stays with potential to increase the contribution of visitors to the local economy. However, a proposal should demonstrate that it expects to be viable and is supported by well thought out research and a business plan, particularly for new build tourist accommodation.

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- 8.51** Tourist facilities and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'. A development proposal for tourist related development will be considered under policy LP 28 'Town Centre Vitality and Viability' and policy LP 29 'Local Services and Facilities' where appropriate.
- 8.52** Touring caravan and camp site uses are considered to be 'more vulnerable' in flood risk terms, as such they will not be supported in areas of high flood risk, unless supported by an appropriate exception test. Preference will be given to sites in flood zone 1 to minimise risk.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

9 Conserving and Enhancing the Environment

- 9.1 As a predominately rural district Huntingdonshire has many attractive natural spaces, including numerous with international, national and local nature conservation designations. It also benefits from many buildings of historic and architectural importance and conservation areas. These contribute significantly to the attractiveness of Huntingdonshire as a place to live, attract visitors and businesses helping the local economy and provide social, recreational and health improvement opportunities.
- 9.2 The development strategy seeks to positively plan for the full range of the district's growth requirements and similarly to guide the enhancement and protection of the natural and historic environment. This is important because of the environment's intrinsic value and for the contribution it makes to the local economy and the well-being of residents.
- 9.3 Protecting and enhancing the natural environment is of particular importance because it sustains biodiversity and maintains the open space and green environment that is central to the quality of life in Huntingdonshire. Biodiversity and geodiversity are also essential contributors to local ecosystems, such as fertile soil, clean air, and food production.
- 9.4 As well as strategic scale green space, smaller scale open space is valuable to local communities. Open space can be either publicly accessible or private and may be valued for leisure and sporting use, biodiversity and its contribution to local heritage and character.
- 9.5 Much of the character of Huntingdonshire is shaped by its heritage; historic features are an asset for the economy, the environment and the local community. Conserving and enhancing our heritage is therefore essential to maintaining that character and the quality of life. The quality of the historic environment is sensitive to change from development, economic and social conditions and the impacts of climate change.
- 9.6 Pollution control regimes are largely governed by legislation outside the planning process. However, planning has a key role to play in preventing development from causing unacceptable levels of land, air, water or noise pollution or land instability. Planning also has a role in controlling the risk of pollution arising from contamination and possible impacts on human health, property and the wider environment.
- 9.7 Huntingdonshire benefits from an extensive river network, lakes filling former gravel workings and the Grafham Water reservoir. Both the water's edge and the water bodies themselves are attractive locations for certain types of development and activity. Maintaining water levels and quality are a major challenge for the future and guidance is provided to minimise the impact of development on water resources and the water environment.

Biodiversity and Protected Habitats and Species

- 9.8 The purpose of this policy is to set out how the Council will consider proposals in relation to biodiversity and protected habitats and species, and to set out project and information requirements.

LP 31

Biodiversity and Protected Habitats and Species

A proposal will be supported where it can be demonstrated that potential adverse impacts on biodiversity and geodiversity have been considered and avoided or where they are unavoidable minimised as far as possible and opportunities to provide net gains for biodiversity have been incorporated.

9 Conserving and Enhancing the Environment

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In order to demonstrate consideration of potential impacts on biodiversity a proposal will need to be accompanied by a valid assessment. The assessment will seek to identify all individual and cumulative potential impacts on biodiversity and geodiversity. If adverse impacts are identified and they are proven to be unavoidable, effective measures will be taken to address them by minimisation, then by mitigation. The assessment will include consideration of measures to conserve and enhance biodiversity.

Where minimisation and mitigation are insufficient to fully address potential adverse impacts the proposal will only be supported where:

- a. a site of international importance, being a special area of conservation (SAC), special protection area (SPA) or Ramsar site is affected and there are exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance, such as a site of special scientific interest (SSSI) or national nature reserve (NNR) is affected and there are exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh its impacts on the site;
- c. protected species, priority habitats or species, or sites of local or regional importance are affected and the need for, and the benefits of, the proposal outweigh the impacts.

Only where minimisation and mitigation are insufficient to fully address adverse impacts will consideration be given to compensation measures.

The value of the site must not be compromised, both on its own or as part of a wider network of sites, to such an extent that the continuing value of the designation is called into question.

In seeking to provide net gains for biodiversity a proposal will give priority to including measures:

- d. that maintain and enhance existing features of biodiversity value within the design and layout of development;
- e. to reverse the decline of species;
- f. which assist in achieving targets in the Biodiversity Action Plans (BAPs) or Habitat and Species Action Plans;
- g. that improve public access to nature;
- h. that ensure the effective management of biodiversity or geological features; and
- i. that enable the adaptation of biodiversity to climate change.

Reasoning

- 9.9** Within Huntingdonshire there is a wide range of designations from internationally important sites such as special areas of conservation (SACs), special protection areas (SPAs), and Ramsar sites to locally designated sites such as county wildlife sites (CWSs) and local geological sites (LGSSs). Most of these designations benefit from statutory protection set out in European or national legislation. County Wildlife Sites (CWS) are not statutorily defined but provide important habitats to sustain a wealth of biodiversity. These sites include a wide range of semi-natural habitats such as ancient woodland, species-rich grassland and wetlands.
- 9.10** The policy aims to prevent harm to protected habitats and species, including direct impacts such as land take, and indirect impacts like changes to a watercourse or air pollution and the potential combination of such impacts. It should be recognised that harm to a nature site could be manifested at some distance from a proposed development site.
- 9.11** The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire coordinates the implementation of Biodiversity Action Plans and Habitat and Species Action Plans. The plans outline actions to help preserve and enhance important habitats and species in Cambridgeshire which are considered to be the most threatened at each level. Where appropriate, priority should be given to achieving the targets set out in these action plans.

- 9.12 A development proposal should seek to maintain and enhance biodiversity and consider its potential impact on biodiversity and on sites of importance for geological conservation. Where existing buildings will be affected consideration should be given to the potential impact on protected and priority species that may use the building as part of their habitat. A development proposal should be accompanied by a landscape scheme with high biodiversity value as this can aid the sustainability of the proposal through habitat creation. It should be noted that knowledge of wildlife sites and their condition is constantly changing and decisions will be based on the most up to date information available.
- 9.13 When producing an assessment of habitats and species and details of any mitigation or enhancement the 'Biodiversity Checklist: Developers' and the 'Biodiversity Checklist: Householder' produced by [the Cambridgeshire and Peterborough Biodiversity Partnership](#) (or any relevant successor documents) will need to be adhered to. To ensure the quality of the assessment it should be completed by an appropriately qualified specialist. Further information on issues to be considered can be obtained from the Association of Local Government Ecologists [website](#).

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Trees, Woodland, Hedges and Hedgerows

- 9.14 The purpose of this policy is to set out Council's approach to protecting existing trees, woodlands and hedges from the impacts of development and to halt the loss of trees in Huntingdonshire.

LP 32

Trees, Woodland, Hedges and Hedgerows

A proposal will be supported where it seeks to maintain and enhance any existing tree, woodland, hedge or hedgerow of visual, historic or nature conservation value that would be affected by the proposed development. A proposal will be expected to make reference to and follow the guidance contained in the Council's [Trees and Development SPD](#) and [A Tree Strategy for Huntingdonshire](#) or successor documents.

Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:

- a. it is fully addressed through minimisation and/ or mitigation measures;
- b. there are sound arboricultural reasons to support the proposal; or
- c. the proposal would bring about benefits that outweigh the loss, threat or damage.

Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.

A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation based on seeking:

- d. 3 trees for each dwelling; or
- e. for non-residential development 1 tree for each car parking space or 1 tree for every 50m² of gross floorspace or part thereof, whichever is greater.

Where it is not possible to secure replacement or new tree planting as detailed above within the site, contributions to off-site provision will be sought.

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Reasoning

- 9.15** Trees, woodlands, hedges and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution and also store carbon dioxide, helping to mitigate against climate change. A hedge is generally found within a settlement and often has an amenity or ornamental role; a hedgerow is more commonly found in a rural setting although some old hedgerows remain within settlements and often provide field boundaries and may comprise a range of native species. They add to the character and quality of the local environment, can have historic value (e.g. ancient woodlands) and can offer recreation opportunities supporting health and wellbeing. Trees along a river bank also help to protect the river edge and shade the water reducing the potential for water to warm and thereby hold less oxygen, which is detrimental to biodiversity.
- 9.16** To ensure that these benefits are retained, development proposals will be expected to avoid harm to trees, woodlands, hedges and hedgerows wherever possible, and where appropriate, incorporate them within a landscape scheme. This can assist in integrating the scheme into the local environment by providing some mature, established landscape elements. When this cannot be achieved, or it is known that trees are being lost to disease, mitigation or replacement compensatory measures will be required to ensure no loss to the overall value to the environment. These should be secured by condition or through a S106 Agreement.
- 9.17** Some specific trees or groups of trees are of particular value such that their removal would have a significant impact upon the local environment and its enjoyment by the public. Where they are potentially under threat, the Council will make Tree Preservation Orders (TPO) to protect them. Where trees are covered by TPOs, the policy is intended to safeguard them from damage or destruction unless there are overriding reasons for the development to go ahead.
- 9.18** Some parts of urban and rural Huntingdonshire have very few trees. In these areas it is particularly important to retain existing trees and plant new ones. The requirements of this policy relating to additional new trees apply to new-build residential development and to conversions to residential use. For conversions, the number of new trees required should be based on the net number of units within the site. For non-residential development the policy applies only to new-build development including extensions. The requirement for additional new tree planting is in addition to any planting required as compensation for loss of existing trees or greenspace. Trees should be planted within the development site if possible.
- 9.19** Where sites have insufficient space for all trees, or where the resulting development would be inappropriate in terms of the character or density of surrounding areas, contributions for off-site planting will be sought. Such contributions may take a number of forms but the Council would prefer to reach agreement for tree planting at suitable locations outside the site. The Council will help to identify suitable locations if required. Where it is not possible to secure replacement or new tree planting as detailed above within the site, contributions to off-site provision will be sought.
- 9.20** The Council's approach to tree protection, care and planting and risk management is set out in A Tree Strategy for Huntingdonshire (forthcoming 2015). This also provides operational standards for the care and management of trees. It contains a 5 year action plan which shapes the Council's tree related management and projects. The Tree Strategy will be complemented by an updated Trees and Development SPD.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Protection of Open Space

- 9.21** The purpose of this policy is to protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide an amenity value. Where losses are unavoidable appropriate mitigation or compensation is sought.

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Protection of Open Space

A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where:

- a. the proposal is for, or includes, an alternative outdoor sport or recreational use for which the need clearly outweighs the loss;
- b. the loss is minimised if possible and compensation is made which provides a net benefit to the community in terms of the quality, availability and accessibility of open space or outdoor recreational opportunities; or
- c. the loss of an outdoor sport or recreational use is justified by an assessment that clearly shows the use is surplus to requirements.

Compensation may include the enhancement of remaining open spaces in cases of partial loss or the enhancement of other existing facilities that would serve the same community as that being lost.

Local Green Space

Local Green Spaces may be designated in Neighbourhood Development Plans where they accord with the criteria in the NPPF (see [paragraphs 76 to 78](#)).

A proposal for development on a designated Local Green Space will only be supported where it is for:

- d. essential operational buildings for the maintenance or upkeep of the Local Green Space;
- e. the extension or alteration of an existing building provided that it does not significantly increase the height, scale or massing compared with the original building;
- f. the replacement of a building, provided the new building is in the same use, does not significantly increase the height, scale or massing compared with the original building and is either sited in the same place as the original building or is sited where it has less impact on the Local Green Space or the amenity of the users of neighbouring property; or
- g. necessary works such as flood storage.

Reasoning

- 9.22** The current network of open spaces and recreation facilities within Huntingdonshire makes a significant contribution to the distinctive form, character and setting of settlements. Open space takes many forms including parks, village greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities or are important for biodiversity. Others are part of heritage assets or form part of the setting of heritage assets. Whatever their size, function and accessibility they all contribute to local amenity. It is important to prevent the loss of open space where this would harm the character of a settlement or the visual quality of the locality.
- 9.23** Huntingdonshire's [Sports Facilities Strategy 2009-2014](#) identifies a number of outdoor sports facilities which need to be preserved and maintained due to identified strategic need. Variations in under and over provision of outdoor sports facilities exist across the district as stated in this document (or its successors) will be taken into account when proposals involving losses are considered. Additional guidance is available in The Open Space Strategy 2011-2016 (or its successors).
- 9.24** The policy seeks to protect areas of open space of public value from development that would lead to their loss. A proposal will only be supported where the open space is to be replaced with a sport or recreation use for which there is a proven need or where compensatory measures are made delivering net gains for the community. The loss of outdoor sport or recreation facilities may also be supported where up to date

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assessment shows that the facility is surplus to requirements. This can only be applied to values that can be quantified so open space that has a public value because of qualitative reasons cannot be considered to be surplus to requirements. Even where open space has a public value in quantitative terms there will be an element of qualitative value that the loss of which should be carefully considered. These spaces can also make a valuable contribution to preventing flooding by storing both surface water and river flood waters which should also be taken into account.

- 9.25** In addition to the protection offered to open space the policy also sets out provision for Local Green Spaces to be designated in Neighbourhood Development Plans. The process for preparing a Neighbourhood Development Plan is set out in the Localism Act 2011 and subsequent regulations. To be considered as a designated Local Green Space an area should be local in character and in reasonably close proximity to the community it serves. A green space may be designated where it is both demonstrably special to the community and holds a local significance. Criteria for designation of local green spaces are set out in the NPPF (see [paragraph 77](#)). The National Planning Practice Guidance includes a section that deals with [Local Green Space designation](#).
- 9.26** While Local Green Spaces may be afforded specific protection, it is expected that the policy, together with management arrangements outside of the Local Plan and Neighbourhood Development Plan processes, will generally be sufficient to ensure the protection of open spaces.
- 9.27** Proposals will be expected to include new open space as set out in the [Developer Contributions Supplementary Planning Document](#) or successor documents and to provide or improve connections to open spaces and green infrastructure nearby.

Please refer to the ['Important Note.'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Rural Buildings

- 9.28** The purpose of this policy is to set out the Council's approach to supporting the reuse or replacement of rural buildings and the extension of homes or construction of outbuildings that could have adverse impacts on the particular character and special qualities of the countryside in Huntingdonshire.

LP 34

Rural Buildings

In certain circumstances an existing building in the countryside can be reused through the 'Prior Approval' process. Where a proposal is for the reuse of an existing building in the countryside that would not be dealt with through 'Prior Approval' it will be supported where it can be demonstrated that:

- a. the building is of permanent and substantial construction, and is structurally capable of being converted; or
- b. the building is of historic or architectural value which the proposal will safeguard; and
- c. the proposal does not include substantial extension or alteration.

A proposal that includes the replacement of an existing building in the countryside may be supported where the building to be replaced:

- d. is of permanent and substantial construction, but is not capable of being converted to the proposed use; and
- e. detracts substantially from landscape character and from the amenity of existing residents or the users of existing buildings nearby.

Replacement buildings will be expected to be located in the same position as the building being replaced unless relocation would bring about clear and substantial benefits in terms of the impact upon the setting, in terms of both its immediate surroundings and the wider landscape.

A modest increase in size and/ or scale of the replacement building over that of the building being replaced may be supported.

The replacement of an existing building for residential purposes will only be supported if the building to be replaced is currently or was most recently in residential use and remains capable of being inhabited.

Extension or Alteration of Existing Homes and Residential Outbuildings

A proposal for extension or alteration of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building⁽¹⁹⁾ and does not significantly increase the impact on the surrounding countryside.

A proposal for the erection, alteration, replacement or extension of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is:

- f. well related to the home;
- g. of a scale consistent with the home; and
- h. where it remains ancillary to the home.

Reasoning

- 9.29** It is recognised that existing buildings in the countryside are a resource that should be reused where appropriate, in preference to replacement. However, there should be limits to ensure that buildings which have reached the end of their economic life are not retained simply to facilitate redevelopment for a non-agricultural alternative use where their retention may adversely affect the character of the area and operation of the surrounding farm land.
- 9.30** In May 2013 and April 2014 the government introduced permitted development rights for changes of use of including offices (class 'B1a') to homes (class 'C3') and agricultural buildings to homes (class 'C3') to be dealt with through a process known as 'Prior Approval' or 'Prior Notification'. The requirements of this policy will apply only to proposals that would not be dealt with through the Prior Approval system. This means that the requirements apply where the proposed change of use would result in more than 3 homes that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit". An established agricultural unit means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin. The system also excludes proposals where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.
- 9.31** Where a proposal is for the residential reuse of a heritage asset in the countryside pre-application discussions will need to have established that residential use represents the optimal viable use of the heritage asset. Pre-application discussions will be needed where a proposal for enabling development in order to secure the future of a heritage asset includes a new home in the countryside. The discussions will need to establish that there are no other viable options that would secure the future of the heritage asset and that any disbenefits that cannot be eliminated are outweighed by securing the future of the heritage asset. Potential developers should consider English Heritage's published guidance '[Enabling Development and the Conservation of Significant Places \(2008\)](#)' or successor documents.

¹⁹ See 'Glossary' for definition

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- 9.32** To reduce the potential additional impact of built development in the countryside limits are needed on the extent to which existing homes may be enlarged and ancillary buildings erected. Extensions will be judged against the size of the original building.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Heritage Assets and their Settings

- 9.33** The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets, including listed buildings, conservation areas, scheduled ancient monuments and historic parks and gardens. It also sets out the Council's requirements regarding heritage statements.

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Heritage Assets and their Settings

A proposal will be supported for development of, within, or within the setting of a heritage asset where:

- a. it does not harm or detract from the significance or special interest of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities. The more important the heritage asset, the greater the weight that should be accorded to this; and
- b. all potential adverse impacts on any heritage asset or its setting are identified and avoided where possible. When considering the acceptability of potential adverse impacts their significance and level of harm will be weighed against the public benefits of the proposal. Substantial harm to or loss of any designated heritage asset will require clear and convincing justification, while substantial harm to or loss of an asset of the highest significance will require wholly exceptional justification;

A proposal which affects a heritage asset or its setting will be required to provide supporting information proportionate to the significance and designation of the heritage asset demonstrating appropriate evidence of conservation and enhancement including details of:

- c. the design, siting, scale, form and materials to be used in any proposed development which clearly shows that the proposal will be sympathetic to the special interests and significance of the heritage asset;
- d. how any proposed alterations to the heritage asset will preserve its special interests and significance;
- e. how the proposal contributes to securing the long term maintenance and management of the heritage asset; and
- f. the provision for archaeological investigation where appropriate, including assessment and where necessary field evaluation of the heritage asset, and for evidence of this investigation to be made publicly accessible.

Where demolition of a heritage asset is proposed a feasibility study will be required to assess the potential for retention and reuse of the heritage asset and the case for demolition clearly and convincingly justified.

Where demolition is justified the developer will be required to record the asset before demolition takes place.

Reasoning

- 9.34** The Planning (Listed Buildings and Conservation Areas) Act 1990 is intended to ensure against harm to any listed building or conservation area. The Act provides a strong statutory presumption against granting permission for any proposals which would fail to preserve a listed building, the setting of a listed building or the character or appearance of a conservation area. The strength of this presumption will be affected

by the level of designation of the heritage asset to be affected and the public benefit of the proposal. Substantial harm to or loss of any designated heritage asset of the highest significance will require wholly exceptional justification.

- 9.35** The greater the significance, the greater the level of protection in planning decisions. Once lost, heritage assets cannot be replaced and their loss can have a cultural, environmental, economic and social impact. Where the potential impact of a development proposal on any heritage asset is likely to be significant the need for appropriate assessment and evaluation requirements will vary depending on the nature of the asset likely to be affected. English Heritage may provide guidance on the scale and nature of information required.
- 9.36** The key to the sympathetic management of heritage assets is having a clear understanding of the assets themselves and the context within which they exist. A proposal which will affect the significance of a heritage asset, either positively or negatively, should include a statement which explains the value of the asset reflecting its character, appearance historic value, value to the local community and its setting. The statement should indicate how the proposal will affect any of these qualities, any public benefits that it will give rise to and how it will assist in conservation of the asset.
- 9.37** A development proposal that relates directly to a heritage asset or affects the setting of a heritage asset should be of high quality design which enhances the special character of the heritage asset and pays special attention to the surrounding area's established height, scale, massing, building lines, detailing and materials. New development will not be encouraged to copy existing buildings but rather must be informed by and well integrated with the established character of the area. There is no embargo on development in conservation areas; carefully considered, high quality designs that provide a successful contrast with their surroundings can preserve and enhance character, as well as schemes that employ authentic historical forms and features.
- 9.38** Historic buildings should be maintained in their original use wherever possible unless fully justified. However, carefully managed change can help preserve the significance of the heritage asset and deliver viable uses consistent with conservation objectives. Where a proposed change of use is fully justified, it should be demonstrated how the building's original fabric and character is to be preserved.
- 9.39** Archaeological remains provide links to the past and can provide useful information about local heritage. Appropriate steps must be undertaken to identify and protect them as they are easily damaged or destroyed when development takes place. Huntingdonshire's archaeological heritage comprises of both above and below ground remains, previously identified through individual finds, evidence of previous settlements and standing structures. Due to its nature, much of the district's archaeological heritage is likely to have been undiscovered and so is very sensitive. If a site is identified as having potential archaeological significance, applicants will be required to undertake a desk based archaeological assessment and, if necessary, a field investigation. To protect the integrity of archaeological remains which are discovered, preservation should take place in situ wherever possible. Where this is either not possible or inappropriate an agreed programme of excavation, recording, publication and archiving should be undertaken prior to the commencement of any development.
- 9.40** When, in exceptional circumstances, a heritage asset cannot be retained, the development will be required to conduct a full recording survey (including photographs) and make the information publicly available.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Renewable and Low Carbon Energy

- 9.41** The purpose of this policy is to set out the Council's approach to development proposals for renewable and low carbon energy generation as part of Huntingdonshire's contribution to this important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change.

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Renewable and Low Carbon Energy

A proposal for a renewable or low carbon energy generating scheme will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable.

When identifying and considering the acceptability of potential adverse impacts their significance and level of harm will be weighed against the public benefits of the proposal.

When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of sustaining and enhancing the significance of such assets.

When identifying and considering impacts on the surrounding landscape regard will be had to the [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) and the [Wind Energy Development in Huntingdonshire SPD \(2014\)](#) or successor documents as applicable.

Having identified potential adverse impacts the proposal should seek to address them all firstly by seeking to avoid the impact, then to minimise the impact and finally to include alternative enhancement and/ or compensatory measures. All reasonable efforts to avoid, minimise and compensate will be essential for significant adverse impacts to be considered acceptable.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.

Reasoning

- 9.42** Together with energy conservation measures, the construction of renewable energy generation installations is central to efforts to reduce reliance on fossil fuels and achieve statutorily agreed reductions in carbon dioxide emissions. Government policy encourages renewable energy schemes unless the environmental impacts would outweigh the wider social, economic and environmental advantages that stem from exploiting the energy generation potential unless restrictive policies set out in the NPPF indicate that development should be restricted.
- 9.43** Cambridgeshire Renewables Infrastructure Framework (CRIF) has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. This policy is intended to encourage appropriate schemes whilst ensuring the risk of adverse impacts is minimised.
- 9.44** Potential adverse impacts to be identified will include, but will not be limited to, any on the surrounding environment; amenity, including impacts from noise, light or odour; heritage assets and/ or their settings; biodiversity; and the surrounding landscape. The Council's [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) should be used to inform assessment of potential impacts on the surrounding landscape.
- 9.45** The [Wind Energy Development in Huntingdonshire SPD](#) was adopted by the Council in 2014 and has accompanying guidance notes. This document provides information on the relative sensitivity and capacity of the district's landscapes in relation to wind turbines, indicates the criteria that would need to be taken into account and provides guidance on potential mitigation measures. It also includes guidance on cumulative impacts taking account of wind turbine development to date and proposals that are 'in planning', which the Council will keep up to date. A range of matters will need to be considered, including the effects

on amenity such as noise generation, shadow flicker and electromagnetic disturbance as well as the impact on the natural and built environment. The Council also issued clarification on the specification of assessments and information that should be submitted with applications in the form of a guidance note.

- 9.46** In the case of wind energy proposals there are often residual landscape and visual impacts which, because of the scale of proposed development, are impossible to fully mitigate. In such circumstances it may be appropriate to make landscape enhancements in the wider site and surroundings, create new habitats or enhance existing ones.
- 9.47** Proposals for solar photo-voltaic schemes, often referred to as 'solar farms' should apply national guidance contained in the [NPPG](#) and seek to follow industry best practice guidance such as that available from the [Solar Trade Association](#) and from the [Building Research Establishment \(BRE\)](#). Additional information about how the government sees solar energy being deployed is available in the [UK Solar PV Strategy](#). Developers and landowners considering such proposals should be aware of the high proportion of high quality agricultural land (grades 1 and 2) in the district. BRE have also published [guidance](#) for solar energy developments on the biodiversity benefits that can be realised.
- 9.48** Some renewable energy technologies are developing rapidly, and it is recognised that sites and equipment may become obsolete. Arrangements for the removal of any equipment, should it cease to be operational, are required in order to prevent unnecessary environmental intrusion. Where sites become redundant they should be returned to a state agreed by the Council. In appropriate circumstances this may include the creation of priority habitats included in the England Biodiversity List. In most cases this will be secured through the use of planning conditions. An acceptable condition may be decided as part of the determination of the planning application but may be conditioned to be determined prior to the scheme becomes redundant and/ or at the end of the permitted period for time limited planning permissions.

Please refer to the ['Important Note.'](#) following paragraph 1.8 when considering development proposals in light of this policy.

Ground Contamination and Pollution

- 9.49** The purpose of this policy is to set out the Council's approach in relation to pollution and land contamination.

LP 37

Ground Contamination and Pollution

A proposal will be supported where it is demonstrated that there will be no adverse impacts from ground contamination to:

- a. future occupiers;
- b. controlled waters; and
- c. future and surrounding occupiers from gas migration.

Where ground contamination of a site and/ or adjacent land is suspected due to existing or previous uses the risks of ground contamination, including ground water and ground gases will need to be investigated and identified.

If a risk is proven a remediation strategy and/ or mitigation measures will need to be agreed, implemented and maintained to ensure:

- d. that the site is stable and safe for development;
- e. that it is suitable for the proposed use;
- f. that there are no adverse health impacts to future/ surrounding occupiers; and
- g. that either there will be minimal impact or no deterioration to the environment as a result of contamination.

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Potentially Polluting Development

A proposal for potentially polluting development will be supported where it is demonstrated that the possible impacts (both direct and indirect) including effects on health, the environment or amenity have been considered and any adverse effects avoided, minimised and mitigated in full.

Protection of Groundwater

Groundwater sources requiring protection have been identified by the Environment Agency with Source Protection Zones (SPZs). A proposal that includes any of the following types of development within a SPZ1 will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, storage tanks for any chemicals or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities which involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other specific types of development identified within the Environment Agency's Groundwater Protection Policy.

A proposal within a SPZ2 or 3 will be considered on a risk based approach with the exception of development involving deep soakaways, sewerage, trade and storm effluent to ground which will only be supported where it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed, implemented and maintained.

A proposal within any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.

Air Quality

A proposal within or adjoining an Air Quality Management Area will be supported where it has incorporated measures to mitigate effects on air quality and reduce further human exposure to poor air quality.

A proposal will need to be accompanied by an Air Quality Assessment where:

- h. it is located within or adjoining an Air Quality Management Area and any proposed use is likely to impact upon air quality;
- i. the proposal would generate traffic through an Air Quality Management Area;
- j. it includes a use or uses that are sensitive to poor air quality; or
- k. it would conflict with any Air Quality Action Plan.

In other areas, where highlighted as necessary in transport assessments, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

Reasoning

- 9.50** Pollution can arise from a wide variety of the activities and sources. Contamination by previous or historic land uses can present a potential source of pollution for land and groundwater.
- 9.51** It is important to ensure that all proposals are situated on land where it will be safe and suitable for the proposed use. In some circumstances remediation works will be required to make land safe prior to development; for example, if a site's previous use was a petrol station, there will be a need to ensure that

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fuel is not left on-site in tanks or in the ground from spillages that may cause a hazard to health for future users. In some cases where there is contamination, the level and type may make land unsuitable for certain uses.

- 9.52** When considering individual proposals in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, the possibility of contamination should be assumed. Planning conditions will be applied in order to secure appropriate pollution prevention or mitigation measures as appropriate.
- 9.53** For the purposes of this policy sensitive developments include residential uses, schools, hospitals and children's playing areas. The Department of the Environment Industry Profiles, available for download from the Environment Agency website, provide details on the processes and substances associated with common industrial uses and should be referred to when determining whether the possibility of contamination should be assumed.
- 9.54** Where pollution issues are likely to arise, intending developers should hold pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest, for example drainage and SuDS Approving Bodies. A preliminary risk assessment should be undertaken as a requirement for validating relevant planning applications. All investigations and subsequent remediation should be carried out in accordance with [CLR 11 'Model Procedures for the Management of Land Contamination'](#) or equivalent or successor procedures. Planning permission will only be granted when it can clearly be demonstrated that the development can proceed as proposed without causing pollution to controlled waters or significant risks to human health. Planning conditions will be applied to manage any outstanding detailed surveys, investigation, modelling and remediation. On those parts of the site where infiltration Sustainable Drainage Systems (SuDS) are proposed, details of ground permeability, groundwater levels and ground quality will need to be supplied with applications to demonstrate the site's suitability for the selected SuDS, and prospects for successful remediation. Reference should also be had to [The Environment Agency documents 'Guiding Principles for Land Contamination'](#). Further technical guidance on the management of contaminated land including how to investigate, assess and manage the risks is drawn together by the Environment Agency in [land contamination: technical guidance](#).
- 9.55** Groundwater provides a third of the drinking water in England and Wales, and also maintains the flow in many rivers. It is crucial that development does not cause contamination of these sources so that the water is completely safe to drink. The Environment Agency has defined Source Protection Zones (SPZs) for around 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps are available from the Environment Agency's [website](#) showing the three main zones: inner (zone 1), outer (zone 2) and total/ source catchment (zone 3) in addition to a range of sub-zones. Anyone considering development proposals within a source protection zone that could potentially affect groundwater should consult the Council and the Environment Agency prior to submitting a planning application.
- 9.56** There are four Air Quality Management Areas (AQMAs) in Huntingdonshire – Huntingdon, Brampton, St Neots and Fenstanton, identified because of particularly high levels of nitrogen dioxide; the main source of which is vehicle emissions. Careful monitoring of the nitrogen dioxide levels occurs within these areas and the Council has developed an Air Quality Action Plan which includes actions to promote cycling and walking and reducing the need to travel by car. Development in accordance with the policy will ensure that air quality in AQMAs is improved. The DEFRA guidance produced in partnership with Low Emissions Strategies Partnership [Low Emissions Strategies: using the planning system to reduce transport emissions Good Practice Guidance -January 2010](#) will be of use when seeking to address the air quality impacts of development.

Please refer to the ['Important Note:'](#) following paragraph 1.8 when considering development proposals in light of this policy.

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Water Related Development

9.57 The purpose of this policy is to set out the Council's approach to development proposals that relate to rivers and lakes.

LP 38

Water Related Development

A proposal for water related development will be supported where it can be demonstrated that:

- a. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;
- b. use of any publicly accessible paths adjacent to the water body will not be impeded.
- c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;
- d. it will not overload the capacity of the watercourse or water body;
- e. there is adequate demand to justify the creation of new berths or moorings where they are proposed;
- f. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's [Anglian River Basin Management Plan](#), and to help achieve the Water Framework Directive;
- g. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced;
- h. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk; and
- i. it will contribute to the re-naturalisation of rivers and lakes.

Water related Tourism, Sport and Leisure

In addition to the requirements above a proposal for water related tourism, sport or leisure development will be required to comply with policy [LP 30 'Tourism and Recreation'](#).

Residential Moorings

A proposal for a new berth or mooring for permanent sole or main residential use or the conversion of an existing leisure berth or mooring will be supported where the boat will be moored to the bank of a watercourse or water body where that bank is within a built-up area of a defined settlement.

Reasoning

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

9.59 The level of public access to rivers and other bodies of water varies. Proposals which facilitate public access to waterside recreation opportunities will be encouraged where this can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

9.60 Boatyards and marinas are located across Huntingdonshire and they can make a valuable contribution to the local economy. Improvements will generally be considered favourably provided they demonstrate no detrimental impact on the watercourse or body of water which they serve or on any surrounding countryside.

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- 9.61** Water quality and quantity are important in maintaining rivers and water bodies as valuable resources for a wide range of uses and particularly for biodiversity. There are a wide range of measures that can be taken to help maintain and improve water quality. For example trees and other vegetation on the banks of rivers and water bodies can provide shading which will help limit temperature rises during sunny periods with consequent benefits to oxygen levels and biodiversity. Water quantity is managed through controlling water flow and abstraction rates.
- 9.62** It is acknowledged that living on boats is a lifestyle choice for some residents and contributes to increasing the diversity of residential accommodation within the district. However, the Council considers residential use of boats or houseboats to have significant shortcomings in terms of meeting the needs of residents or prospective residents. As set out in earlier sections of this plan, Huntingdonshire is expected to have a significant retired population with those over 65 significantly increasing as a proportion of the population. As Building Regulations do not apply to the residential use of boats or houseboats the Council cannot be certain that they meet the basic accessibility requirements of these national regulations and therefore are uncertain to meet the needs of our ageing population. The number of berths, either residential or for leisure uses, is subject to frequent change. It is, however, considered reasonable to assume that residential use of boats represents a very small proportion of the total residential accommodation available in Huntingdonshire. It is very difficult to gauge the proportion of existing moorings that may be suitable for conversion to residential use. Even more difficult is the assessment of suitable locations for new residential moorings. In the same way as for allocation of land for housing development the Council does not consider it to be practical to allocate sites for less than 10 dwellings. For these reasons it is not considered possible to set a target for residential moorings in the Local Plan and as such any that are developed will form part of the expected but unquantified windfall development.
- 9.63** Residential use of boats can create demand for facilities that are inappropriate in a rural riverside location, such as boardwalks for safe access or provision of water and pump-out facilities. There is also a risk of pollution and disturbance to wildlife.
- 9.64** New homes should be concentrated in sustainable locations and so the same principle will be applied to proposals for berths and moorings for residential use. The policy aims to ensure that potential residents of such residential moorings benefit from the same level of access to services and facilities as those living in conventional housing and to protect the countryside from adverse impacts associated with permanent occupation, such as visual intrusion.
- 9.65** For proposals for conversion of existing moorings consideration will be given to the level of provision of leisure berths or moorings in the surrounding area. For the purposes of this policy the surrounding area is considered to include all parts of the water body that the berth or mooring is on. A 20% limit on the conversion of moorings or berths to residential use is considered appropriate as it is the level that the Canals and Rivers Trust considers suitable.

Please refer to the 'Important Note:' following paragraph 1.8 when considering development proposals in light of this policy.

Section D: Allocations

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Section D: Allocations

- D.1** The Council has undertaken an Environmental Capacity and Land Availability Assessment to consider the suitability, availability and achievability of land for development. The Local Plan has drawn on the individual site assessments in the study to put together a package of sites capable of delivering the development strategy for the district up to 2036. Existing planning permissions have been taken into account when compiling packages of sites in each settlement. Some sites with planning permission have been proposed as allocations to secure the preferred future use of the site if the extant permission is not delivered.
- D.2** The NPPF specifies that local planning authorities should identify a supply of specific, deliverable sites capable of meeting 5 years worth of housing requirements; a further supply of specific, developable sites for the following 5 year period; and specific, developable sites or broad locations for growth where possible to complete the housing requirements for 15 years from the adoption date of the Local Plan. To promote increased certainty over deliverability of development this Local Plan identifies specific sites which are suitable and confirmed as available for development that have sufficient capacity to fulfil the total outstanding housing requirement for the district up to 2036.
- D.3** The inclusion of a site as an allocation does not remove the need for planning permission; nor does it guarantee that planning permission will be granted. A proposal should be in accordance with the site specific policy as well as satisfying relevant spatial strategy policies and development management policies. The site allocation policies highlight the key issues for each site. However, as it is impossible to foresee every eventuality prior to a planning application being made additional information and requirements may be sought dependent on the detailed nature of development proposals put forward.
- D.4** For the purposes of town and parish councils that may draw up Neighbourhood Plans the allocations in this section are considered to be strategic as they are necessary to deliver the spatial strategy and achieve the objectively assessed needs.
- D.5** The site allocations identified in this Local Plan are not an exhaustive list of sites with development potential within the district. A minimum site size of 0.2ha/ 10 dwellings has been used to help produce a package of sites that are capable of delivering the plan's development strategy and objectives. Some additional development will occur on sites which are below this threshold or currently unavailable. Decisions on such sites will be made using the development strategy and development management policies of this plan.
- D.6** A housing trajectory has been prepared to demonstrate the anticipated housing delivery for each year up to 2036. The trajectory is a snapshot in time produced annually as part of the Annual Monitoring Report. The most up to date version of the housing trajectory will be used to calculate whether or not there is a five year housing supply as required by the NPPF.
- D.7** There is some flexibility in the level of development proposed on most of the allocations. Residential capacities have been conservatively estimated to ensure the overall package of sites does not under-deliver on the district wide housing target. There is scope for variation in the proposed numbers through the planning application process and it is expected that both higher and lower capacities may be achieved on sites as a result of individual design processes.
- D.8** A number of the allocations are affected by policies contained within the Minerals and Waste Core Strategy and Site Specific Proposals Plan jointly prepared by Cambridgeshire County Council and Peterborough City Council (2011/12) and supporting SPD. Reference should be had to policies within these documents and the Waste Minimisation, Re-Use and Resource Recovery (RECAP) Waste Management Design Guide SPD.

Policies Map

- D.9** The Policies Map, previously known as the Proposals Map, is a map of the local planning authority's area which must:
- be reproduced from, or be based on, an Ordnance Survey map;
 - include an explanation of any symbol or notation which it uses; and
 - illustrate geographically the application of the policies in the adopted development plan.
- D.10** This means that the policies map must show the extent of land that is affected by all policies of this local plan that are specific to a particular piece of land including all of the allocation policies in Section D.
- D.11** As the Local Plan will replace all existing development plan documents including the Local Plan 1995, the policies map will replace the existing adopted proposals map. The policies map will also replace all previous modifications to the proposals map from the Local Plan Alteration 2002 and the Huntingdon West Area Action Plan.
- D.12** It is intended that several different versions of the policies map will be available. There will be a printed map and an electronic version in pdf form, which can be thought of as the official versions. There will also be a 'live' online version, which will show all the designations and allocations in the same way as the official versions but will benefit from the 'live' updating of the base map. This means that over time the online version will increasingly be the most useful as the basic map that underlies the designations and allocations will be kept up to date as development takes place.

10 Strategic Expansion Locations

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10 Strategic Expansion Locations

- 10.1** A central part of the strategy of this plan is development in three Strategic Expansion Locations. Due to the scale of development being proposed and the nature of these locations they are presented together ahead of development sites in the towns and service centres.
- 10.2** The Council is committed to achieving the prompt delivery of each of the three strategic expansion locations and will work constructively and proactively with landowners, developers and other interested parties towards achieving that goal. Delivery in these locations is expected to take place throughout the plan period reflecting the lead time required to resolve the complex planning, transportation and development issues each site faces and to ensure their satisfactory integration into Huntingdonshire's communities and economy.
- 10.3** Each scheme will be led through a masterplanning process including extensive consultation with local communities. Each masterplan must provide a comprehensive design strategy for the whole of the proposed scheme over the lifetime of its development. Within the proposed development area it should define neighbourhoods and development parcels and their phasing, including any growth envisaged beyond the plan period if appropriate.
- 10.4** While the Council is not setting out specific phasing requirements in the policies to ensure that growth is not artificially constrained, it is expected that a development strategy will be prepared for each strategic expansion location that seeks to ensure that delivery of all uses is balanced. In particular, this should ensure that housing completions do not run ahead of either the development of services and facilities and are linked to the delivery of necessary infrastructure.

Alconbury Weald

- 10.5** Alconbury Weald is located at the former Alconbury airfield and adjoining land to the north of Huntingdon close to Great and Little Stukeley. An enterprise zone has been designated on 150ha of the airfield, and further land offers the potential of a new road and public transport links with Huntingdon. The land lies adjacent to the East Coast Mainline railway and may include a new railway station.

St Neots East

- 10.6** The eastern expansion of St Neots on land to the east of the railway line was the largest direction of growth identified in the Core Strategy 2009. The Urban Design Framework developed by the Council and the key developer interests forms the basis of the proposed development site.

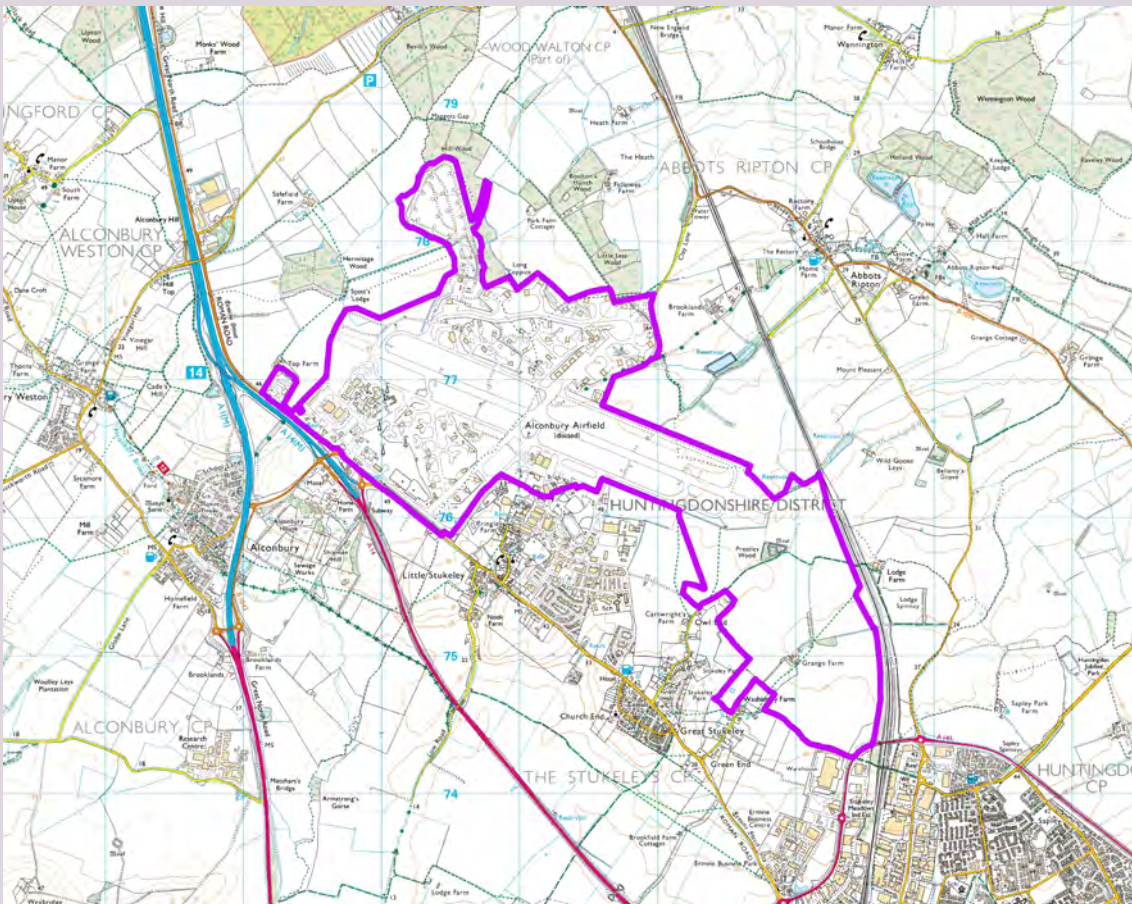
Wyton on the Hill

- 10.7** There is an opportunity to increase the size of Wyton on the Hill to take advantage of the large area of land that is surplus to defence purposes. This should result in Wyton on the Hill developing to become a much more sustainable settlement and more cohesive community. There is an important distinction to be made between the airfield and the retained MOD technical area which has been the focus of significant investment over recent years that will continue to be a key location for MOD activities. The MOD acknowledges the potential suitability of the airfield site for development and the opportunity to integrate any possible future development with the existing settlement at Wyton on the Hill. The Council will continue to hold discussions with the Defence Infrastructure Organisation (DIO), its selected development partner Crest Nicholson, and other partners about the potential at Wyton airfield through the Local Plan process and delivery of the site.

Alconbury Weald

SEL 1

Alconbury Weald



A total area of approximately 575ha of land east of the A1(M) at the former Alconbury airfield and Grange Farm is allocated for a mix of uses to comprise:

1. approximately 5,000 homes including 400 units of supported housing some of which may be classed as residential institutions by 2036 with potential for more beyond the plan period
2. at least 290,000m² of business floorspace (class 'B') on the designated 150ha Alconbury Enterprise Zone
3. approximately 7,000m² retail floorspace⁽²⁰⁾ (class 'A') to be contained within defined centres to comprise approximately 4,500m² shop floorspace (class 'A1'), with a maximum of 1,500m² floorspace in any one store
4. educational and community facilities appropriate to the scale of development, to include a secondary school and at least 3 primary schools and day care/ nursery provision
5. supported living and residential/ nursing accommodation appropriate to the scale of the development

²⁰ All figures for floorspace are gross unless specifically stated otherwise

10 Strategic Expansion Locations

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6. strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the scale of development
7. transport infrastructure improvements appropriate to the scale of development including linkages to the Cambridgeshire Busway and the identified opportunity for provision of a railway station on the East Coast mainline

Successful development of the site will require:

- a. on-going comprehensive public master planning produced or agreed with the Council
- b. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- c. integration with Huntingdon while maintaining separation from other nearby settlements
- d. a comprehensive approach to maintaining and enhancing character and creation of development with a distinctive sense of place; that integrates development with the existing structure of the airfield and protects and enhances heritage assets and their settings
- e. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
- f. satisfactory resolution of any additional traffic impact on the current A14 and A141 arising from detailed transport assessment of each key phase of development
- g. provision of an additional access to serve the development from the A141 in order to ease the impact of additional traffic on C339 through The Stukeleys and to provide greater connectivity by all travel modes to and from Huntingdon
- h. all retail to be complementary to the continuing vitality and viability of Huntingdon town centre
- i. the location of a series of a main centre and secondary centres and the details of the mix of uses to be incorporated in these centres, including social and community facilities sufficient to meet the needs arising from the proposed development
- j. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
- k. design codes for the appearance of development proposals
- l. assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
- m. retention or replacement of existing trees in accordance with a tree survey/ landscaping scheme
- n. enhancement and provision for habitats in accordance with an ecological strategy
- o. a coordinated and integrated approach to the provision of green infrastructure throughout the site as established in the green infrastructure strategy submitted with the outline planning application, including links with and enhancement of the surrounding green infrastructure network concentrating on establishing links between the development, Huntingdon and the Great Fen
- p. a comprehensive approach to providing publicly accessible green and open space throughout the development
- q. landscaping design recognising vistas, boundaries and appropriate visual screening from the surrounding countryside
- r. flood risk assessment and provision of sustainable drainage systems
- s. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- t. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

- 10.8** As part of the government's initiatives to promote economic growth a series of enterprise zones was designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the Greater Cambridge Greater Peterborough Enterprise Partnership area. The designation of the enterprise zone was one of the main factors that led the Council to start to draw up the Local Plan. In February 2012 the landowner was granted permission for enabling works for the enterprise zone.
- 10.9** The landowner lodged a planning application 1201158OUT identifying development for the entire 575ha of land in their ownership. The application proposes to establish a development framework under which further detailed applications can be brought forward. The application proposes some 5,000 homes, 290,000m² of employment floorspace and associated other uses. Outline planning permission was granted 1 October 2014.
- 10.10** In response to emerging evidence on housing need in Huntingdonshire, the availability of additional sites, and having regard to the planning application, 5000 houses are proposed although the capacity of the site is considered to be greater. Depending on the future performance of the enterprise zone, the number of dwellings considered appropriate for the site may increase in future.
- 10.11** The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes for those who wish to downsize and extra care units or care homes are all likely to be required. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.
- 10.12** A variety of densities of development along with local centres will help a distinctive character to emerge. The distinctive character will respect the heritage and historic character of the airfield. It is expected that development will be most dense closest to the main hub centre and other secondary centres. Design codes will establish how variation in character through transitions in the use of materials and a changing dynamic of hard and soft landscaping features can be achieved without limiting the potential for variety and change. Appropriate design should ensure that development sits as a positive feature within the landscape. Residential development will be set back from the East Coast Mainline Railway and existing major roads with necessary acoustic treatments incorporated in respect of areas affected by noise.
- 10.13** In order to best provide for economic growth and facilitate easy access to employment opportunities, housing growth will need to be phased appropriately to ensure it is matched with development of industrial and commercial uses. Large areas of Alconbury airfield benefit from temporary planning permissions for a variety of employment uses which currently provide around 800 jobs. The Council is working with businesses affected by the proposals to explore opportunities to relocate within the local area.
- 10.14** A transport assessment and travel plan is required for each key phase of development in order to assess the transport impact of each phase on the local road network, including the existing A14. The outline planning permission for the site includes the provision of a southern access to the A141 to serve the development and provide connection to Huntingdon and thereby avoiding additional traffic on C339 through nearby settlements. The outline consent includes the need to provide an extensive range of travel modes to both Huntingdon and its town centre, as well as to further destinations, particularly by an extensive range of public transport services, and these will be vital to the success of the development and to minimise the effects of car-based impact on the local network.
- 10.15** The range of public transport options will also include the opportunity to incorporate a new railway station on the East Coast Main Line (ECML), although at this stage, the station is not part of the outline planning permission. Such provision would be coordinated with proposed capacity enhancements and upgrading of the ECML by Network Rail. This includes the delivery of the Thameslink programme that is due to commence services into and through London to the South during 2018/19. This would result in vastly increased sustainable integration of the development into the national rail network. Extensions to the Cambridgeshire Guided Busway will also be developed in order to facilitate links to Huntingdon, the Strategic Expansion Location at Wyton on the Hill and further afield to Cambridge and Peterborough. The

10 Strategic Expansion Locations

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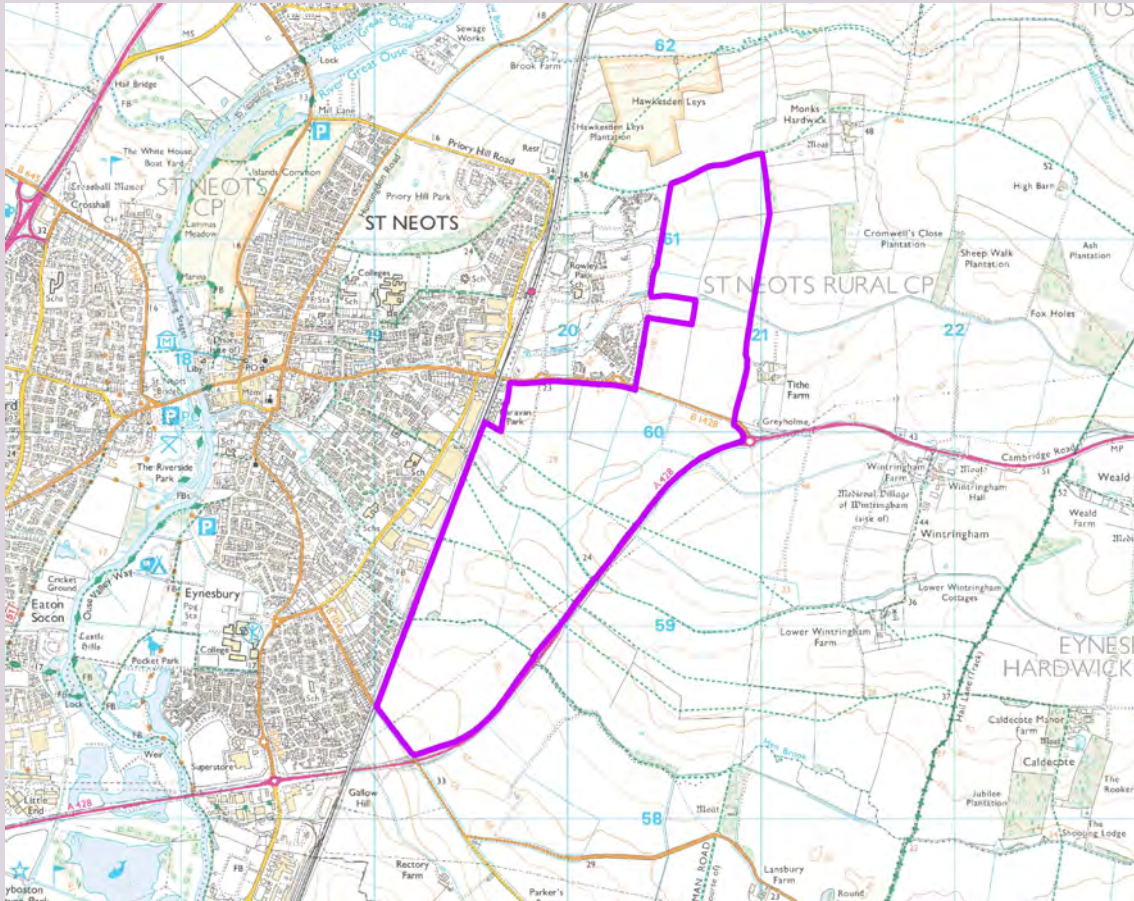
outline consent also requires other bus services, plus cycle and footways, to be provided to nearby settlements and other service and employment destinations in order to link with the wider network of such routes.

- 10.16** It is expected that retail development will be limited to that which is necessary to serve day to day needs, as the additional population growth here should look to Huntingdon town centre as the main location for retail services in the same way as residents of Brampton and Godmanchester do. The allocations for development at 'George Street, Huntingdon' and 'Chequers Court, Huntingdon' will ensure that Huntingdon is well placed to provide the necessary retail facilities. Retail uses, along with other services and facilities are expected to be concentrated at a main 'hub' towards the northwestern end of the site and an 'interchange' in the vicinity of the possible railway station. Three other secondary local centres are expected to each provide up to a couple of shops for convenience/ top up shopping needs. As the centres will provide for local convenience needs from Alconbury Weald and there is expected to be good provision of fast and reliable public transport within the site and connecting with other centres there will be very limited need for car parking which will reinforce the pedestrian and cycle friendly nature of these centres. Other social and community facilities will be required to meet the needs of the population.
- 10.17** Alconbury Weald will be home to a substantial new community, albeit one benefiting from good access to the services and facilities available in Huntingdon. To help develop a successful and cohesive community and encourage sustainable lifestyles social and community facilities should be integral to this development. Locations to facilitate the development of community spirit such as public meeting spaces, places of worship and education facilities should be incorporated in accessible positions; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. To accommodate the need for school places that will arise from the scale of development proposed a new secondary school is to be incorporated, along with at least three primary schools. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.
- 10.18** Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development.
- 10.19** As a strategic expansion location there are opportunities to add significantly to the strategic green infrastructure network and provide significant open space for a wide range of uses. Open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated within the masterplan.
- 10.20** It is envisaged that green space provided on this site will link in with public rights of way to the south through Huntingdon to the Ouse Valley and beyond and northwards to the Great Fen. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity.
- 10.21** Development on this scale offers an unprecedented opportunity for minimising carbon dioxide emissions with the aim of the whole site being zero carbon. Options to achieve this aim, including a decentralised energy network, should be thoroughly explored.
- 10.22** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this Strategic Expansion Location. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

St Neots East

SEL 2

St Neots East



226ha of land east of Loves Farm and at Wintringham Park, Cambridge Road, St Neots is allocated for mixed use sustainable development in accordance with the St Neots Eastern Expansion Urban Design Framework 2010 to comprise:

1. approximately 3,820 homes
2. approximately 22ha of employment land (class 'B')
3. a local centre of some 3ha containing offices (class 'B1a' uses), approximately 4,000m² of retail floorspace⁽²¹⁾ (class 'A1') including a supermarket (class 'A1') with a maximum retail floorspace of 3,000m² and other retail uses (classes 'A2' to 'A5') and ancillary uses appropriate to the scale of development within the centre
4. a neighbourhood centre of some 0.3ha containing approximately 200m² of shop floorspace (class 'A1') and other retail (classes 'A2' to 'A5') and ancillary uses appropriate to the scale of development within the centre
5. a care home for older people of approximately 120 bed spaces

²¹ All figures for floorspace are gross unless specifically stated otherwise

10 Strategic Expansion Locations

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6. educational and community facilities appropriate to the scale of development, including primary schools and day care/ nursery provision
7. strategic green space and open space

Successful development of the site will require:

- a. satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan
- b. on-going comprehensive public master planning produced or agreed with the Council
- c. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- d. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
- e. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
- f. the mix of uses to be incorporated, including social and community facilities to meet the needs of the proposed development
- g. retail provision appropriate to the area which is complementary to the continued vitality and viability of St Neots town centre
- h. the creation of a single main centre on the south side of Cambridge Road fronting the road, with shared communal spaces and a clear sense of place
- i. the creation of a neighbourhood centre near to the underpass by Howitt's Lane
- j. the creation of a landscaped business park with frontage to the A428
- k. enhancement or creation of priority habitats in accordance with an ecological assessment
- l. flood risk assessment and provision of sustainable drainage systems
- m. areas of green and open space throughout the development that link with the strategic green infrastructure network and provide for a wide range of recreational purposes
- n. a tree survey and planting scheme
- o. a landscaping scheme recognising and enhancing vistas, boundaries, and green infrastructure networks
- p. design codes for the appearance of development proposals
- q. assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
- r. flood risk assessment and provision of sustainable drainage systems
- s. separation from the gas pipeline and high voltage electricity transmission line in accordance with National Grid requirements
- t. production and implementation of a waste minimisation, re-use and recovery strategy
- u. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- v. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.23 The St Neots Eastern Expansion Urban Design Framework 2010 sets out a framework for urban growth in this area. In order to best provide for economic growth and facilitate easy access to employment opportunities, development of industrial and commercial uses will need to be phased in with housing growth.

- 10.24** Applications 1300178OUT and 1300388OUT cover the area, one to the south of Cambridge Road (Wintringham Park) and the other to the north (Loves Farm Phase 2).
- 10.25** A key issue is the effect of this development on the strategic highway network. While the A428 has been dualled east of Caxton Gibbet, and the A1 and A421 to the west are also dual carriageway, this part of the A428 is a single lane carriageway and is currently still a single 2-lane carriageway, pending any eventual improvement emerging from the Highways Agency Felixstowe to Midlands route Based Strategy, and currently experiences congestion at certain times of the day. In order to off-set the impact of introducing new access points on the A428 and to mitigate the impact of development on other off-site junctions on the route, improvements are anticipated at the roundabouts at Wyboston, Barford Road, Cambridge Road and Caxton Gibbet to address likely capacity issues.
- 10.26** The internal layout of the development will include new roads and public rights of way. A central landscaped spine road is anticipated from Cambridge Road through to Potton Road. Additional access along Cambridge Road will be needed, especially for the main centre and the area north of Cambridge Road. Links with the existing Loves Farm development should be provided to encourage integration. Cambridge Road itself should be improved as the gateway to St Neots town centre. Despite the barrier of the railway line, connections are expected under the two bridges in the area between Cambridge Road and Potton Road. New and improved public transport, in particular bus transport, is expected. Some of the existing public rights of way will need to be relocated to correspond with expected travel routes.
- 10.27** The land should accommodate a variety of densities of development, a main centre, a local centre, a business park and smaller employment areas. Retail development in this area should not compete with, but instead complement the existing town centre. It is expected that development will be most dense closest to the main centre and other services. Design codes will establish how the uses will be viewed and their interrelationships. Appropriate design should ensure that development sits as a positive feature within the landscape. Development is expected to be set back and necessary acoustic treatments incorporated in respect of areas affected by noise from the East Coast Mainline.
- 10.28** Employment land is an essential element of this allocation to contribute to sustainable development by offering opportunities for people to work close to home. Employment provision should complement that already in St Neots and be distributed across several locations within the strategic expansion location. A variety of premises should be included offering suitable accommodation for a range of employment uses. B1 light industrial and office uses may be integrated with residential areas, however, B2 general industrial uses should avoid directly adjoining residential areas to protect against adverse impacts on the amenity of residents. Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 2,690 may be possible on the 25ha identified.
- 10.29** St Neots East will form a substantial increase to the newly established community at Loves Farm and will require social and community services and facilities to supplement those accessible elsewhere within St Neots. To help develop a successful and cohesive community and encourage sustainable lifestyles social and community facilities should be integral to this development. Locations to facilitate the development of community spirit such as public meeting spaces, places of worship and education facilities should be incorporated in accessible positions; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. To accommodate the need for school places that will arise from the scale of development proposed three primary schools should be provided. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.
- 10.30** A variety of densities of housing development and some mixed use areas should be incorporated to help promote areas of distinct character within St Neots East. The housing mix should have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes for those who wish to downsize and self-contained supported housing are all likely to be required. A care home suitable to meet the needs of older people should be incorporated to ensure that people who move to the neighbourhood have the opportunity to remain there in appropriate specialist accommodation later in life if they require this. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.

10 Strategic Expansion Locations

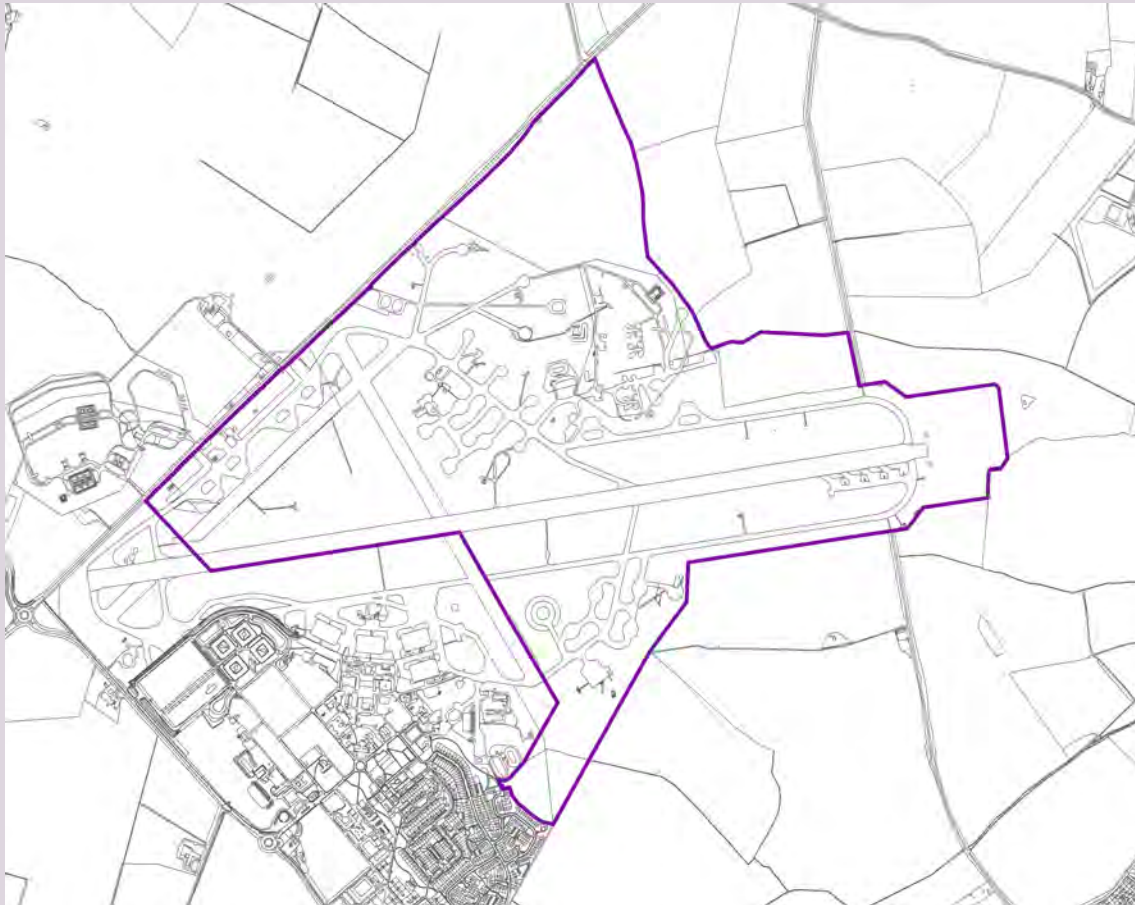
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- 10.31** Given the size of the development there are opportunities to add to the strategic green infrastructure network and provide significant open space for recreational needs. Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. It is envisaged that green space provided on this site will link in with public rights of way through St Neots to the Ouse Valley and that this site should link to additional green corridors out to South Cambridgeshire. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development.
- 10.32** As a strategic expansion location, open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated within the masterplan. Improved biodiversity and wildlife can be encouraged through a network of green spaces and sustainable drainage systems that are specifically designed to foster greater ecological diversity. These spaces will also address the potential for flooding and should result in little if any sensitive development within flood zones.
- 10.33** In accordance with sustainable principles designed to limit the effects of this large area of new development on climate change, developers are expected to incorporate measures to ensure that development is as energy efficient as possible, with the aim of achieving zero carbon buildings in line with government targets. It is recognised that the choice of systems will be governed by viability, but could include a decentralised energy and/or heat network.
- 10.34** Part of the site is affected by overhead transmission lines and there are also gas pipelines near the railway line. Appropriate separation distances from these will need to be maintained, in accordance with advice from National Grid. It is recognised that the overhead transmission lines will not be placed underground as it is not considered feasible and there is little net benefit in visual terms due to the need to replace two pylons with larger terminal towers.
- 10.35** Reference should be made to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy regarding requirements to ensure that waste is appropriately managed and dealt with.
- 10.36** The policy requires agreement with the Environment Agency (EA) and Anglian Water Services (AWS) 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.
- 10.37** For housing delivery purposes the care home will be considered to be within the use class C2 (residential institutions) so the 120 bed spaces will be monitored as the equivalent of 72 dwellings, as set out in paragraph [3.107](#).

Wyton on the Hill

SEL 3

Wyton on the Hill



An area of approximately 254ha of land at Wyton airfield, Wyton on the Hill is allocated for a mix of uses to comprise:

1. a total of approximately 4,500 homes
2. approximately 10ha of employment land
3. a single centre to include a maximum of 4,800m² retail floorspace⁽²²⁾ (class 'A') to comprise approximately 3,000m² shop floorspace (class 'A1') with a single supermarket store with a maximum of 2,000m² floorspace
4. educational and community facilities appropriate to the scale of development, to include a secondary school, new and enhanced primary schools and day care/ nursery provision
5. a care home for older people of approximately 100 bed spaces
6. strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the agreed scale of development

22 All figures for floorspace are gross unless specifically stated otherwise

10 Strategic Expansion Locations

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7. transport infrastructure improvements appropriate to the scale of development including linkages to the Cambridgeshire Busway
8. an integrated water strategy dealing with all water related aspects of the proposed development including flood risk, surface water management and use of water.

Successful development of the site will require:

- a. on-going comprehensive public master planning produced or agreed with the Council
- b. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- c. integration of development with the existing Wyton on the Hill uses and adjoining housing
- d. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
- e. satisfactory resolution of additional traffic impact having regard to a transport assessment and travel plan
- f. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
- g. design codes or conceptual appearance of development proposal
- h. the mixture of uses to be incorporated, including social and community facilities to meet the needs arising from development
- i. the location and design of a centre providing shops and related activities
- j. landscape design recognising vistas, boundaries and green infrastructure networks, paying particular attention to the relationship with nearby settlements
- k. a comprehensive approach to providing publicly accessible green and open space throughout the development
- l. creation or enhancement of priority habitats in accordance with an ecological assessment
- m. flood risk assessment and provision of sustainable drainage systems
- n. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- o. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

- 10.38** The Ministry of Defence has declared Wyton Airfield is surplus to requirements and through the Defence Infrastructure Organisation (DIO), has been working to appoint a development partner to manage the redevelopment of the airside part of their site. The development partner appointed is Crest Nicholson. The operational RAF base will remain and is expected to expand providing additional employment on the site immediately adjacent to this allocation.
- 10.39** The existing community at Wyton on the Hill has limited access to facilities and services as it comprises former service families accommodation transferred to Annington Homes which has sold some into the open market and lease some back to the MOD. The site offers an opportunity to create a much more cohesive and sustainable community at Wyton on the Hill through use of previously developed land to provide a substantial number of new homes, education and community facilities along with an improved transport network.
- 10.40** Initial capacity work indicates that the site could accommodate 4,500 homes, a secondary school, two or three primary schools, local shopping and community facilities along with some employment to offer local job opportunities. Substantial open space and green infrastructure will be required both to provide amenities

for local residents and to integrate the development site into the wider landscape. A key principle of the redevelopment of Wyton on the Hill is to ensure comprehensive physical and social integration between the existing and the expanded communities.

- 10.41** Infrastructure, especially transport impact, will be a major challenge to development of the site. Cambridgeshire County Council's LTTTS has looked at a wide range of options assessing the transport impact of new development around St. Ives, including this site. Work to date is indicating that much of the additional demand in the area is from traffic seeking to access St. Ives rather than making more longer distance, less direct trips. In this area, the LTTTS promotes investment in public transport, including the provision of a transport interchange within this site, pedestrian and cycle infrastructure with a particular focus on achieving a bus/ busway network that seamlessly links St Ives to any development at this site and at Alconbury Weald, with links to Huntingdon and onward to both Peterborough and Cambridge. In relation to any development at this site, the LTTTS also states that further measures will be developed (to be determined by additional study work) to identify the most sustainable way to provide for the anticipated transport demand from the development of Wyton Airfield, and to mitigate impacts on St Ives and Huntingdon. The LTTTS also identifies the potential re-routing of the A141 around the north of Huntingdon as part of meeting wider infrastructure needs as well as a network of cycle and pedestrian routes to help integrate the expanded community at Wyton on the Hill with Huntingdon, St Ives and Alconbury Weald to help residents get to both employment and service centres.
- 10.42** Physical integration should be achieved by connecting Wyton on the Hill better into the surrounding network of towns and villages and also into the landscape. The airfield is relatively elevated and largely open in character. Strategic green infrastructure and substantial landscaping will be required to reduce the impact of built development on the surroundings. Particular attention should be paid to the need to maintain a clear sense of separation from St Ives, Houghton and Wyton, Oldhurst and Woodhurst.
- 10.43** Social integration between this allocation and the existing homes at Wyton on the Hill should be facilitated in the first phase of development by provision of a primary school. It will need to be capable of accommodating at least two forms of entry; one to replace the existing primary school and one for children from the first homes to be built within the new site. This should be located within the development site but easily accessible from the existing community as the present Wyton on the Hill primary school is scheduled for replacement around 2018 and there is insufficient space to rebuild within the existing site. Land should be reserved for two or three primary schools each of 3ha in the first instance to ensure sufficient capacity is identified to meet the maximum forecast need for primary school places. Land will also be required for at least two early years education/ daycare facilities, typically of 0.1ha each, for private or voluntary sector provision to complement that provided alongside primary schools.
- 10.44** Wyton on the Hill currently falls within the secondary school catchment of St Peter's in Huntingdon which has insufficient land to provide the extra places needed by this scale of development. A new secondary school will be required within the site; this will both provide a major community facility for the expanded village and significantly reduce the impact on travel demands in the morning peak as it will be within walking and cycling distance of all the new homes, helping to make the whole development more self-sufficient and sustainable. A site of 8.68ha should be reserved to give potential for a secondary school of 8 forms of entry as the maximum expected need. Should the need for school places be lower than the maximum anticipated then alternative uses of the surplus land will be considered as appropriate at the time.
- 10.45** Retail development should be limited to that which is necessary to serve day to day needs with residents expected to look to the town centres of Huntingdon and St Ives to meet their main retail needs. Other social and community facilities will be required to meet the needs of the population. A single local centre should be established to give a focal point for retail and community facilities and help integrate the existing and expanded communities.
- 10.46** A variety of densities of housing development and some mixed use areas should be incorporated to help promote areas of distinct character within Wyton on the Hill. The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that starter homes,

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family homes, homes suitable for those who wish to downsize and supported living accommodation with integral care provision are all likely to be required within this strategic expansion location to help develop a sustainable, inclusive community. A care home suitable to meet the needs of older people should be incorporated to ensure that people who move to Wyton have the opportunity to remain there in appropriate specialist accommodation later in life if they require this. Homes which are adaptable and accessible for people with physical disabilities, learning disabilities, age-related frailties and mental health problems should also be provided. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.

- 10.47** Wyton on the Hill adjoins a major employer with both RAF and civilian jobs provided within the existing RAF Wyton MOD facility. To promote the sustainability of this strategic expansion location 10ha of land suitable for employment use should be included which has the potential to accommodate around 1,100 jobs. Employment provision should be distributed across several locations within the strategic expansion location and be complementary to that within RAF Wyton. A variety of premises should be included offering suitable accommodation for a range of employment uses. Use classes falling with class 'B1' such as light industrial and office uses may be integrated with residential areas, however, any B2 general industrial uses should avoid directly adjoining residential areas to protect the amenity of residents.
- 10.48** Development on this scale offers an unprecedented opportunity for minimising carbon dioxide emissions. The anticipated timescale for the start of delivery will necessitate all of the development being built to zero carbon standards. All options to achieve this on site should be thoroughly explored and could include a decentralised heat and/or energy network.
- 10.49** Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development. As a strategic expansion location, open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated within the masterplan. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity. An existing public right of way adjoins the southern boundary of the site; footpath linkages should connect with this to facilitate access to footpaths in the wider area including within the Ouse Valley.
- 10.50** An integrated water strategy dealing with all water related aspects of the proposed development including flood risk, surface water management and use of water will be required. Being located up on a plateau the site falls wholly within the lowest category of fluvial flood risk. However, localised low spots give rise to risk of surface water flooding, particularly near the northern boundary. Detailed hydraulic modelling may be required to assess the possible flood risk effects on the downstream sections of the minor watercourses located north of the airfield. Arrangements should be made for waste water to drain to Huntingdon waste water treatment works; upgrade works will be required to accommodate the need generated. The existing water supply network should be sufficient to supply a first phase of development; to supply the whole site approximately 5.5km of off-site reinforcement main will be required.
- 10.51** 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. It is expected that the Huntingdon Waste water Treatment Works (WwTW) will serve this Strategic Expansion Location. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

- 10.52** For housing delivery purposes the care home will be considered to be within the use class C2 (residential institutions) so the 100 bed spaces will be monitored as the equivalent of 60 dwellings, as set out in paragraph 3.107.

11 Huntingdon Spatial Planning Area

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11 Huntingdon Spatial Planning Area

11.1 The Huntingdon Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas' following paragraph 4.7 .

Huntingdon



Ermine Street, Huntingdon

HU 1

Ermine Street, Huntingdon

85ha of land at Ermine Street, Huntingdon is allocated for mixed use development to comprise:

1. approximately 1,450 homes
2. a realignment route for the A141
3. approximately 1,000m² of shop floorspace⁽²³⁾ (class 'A1') with a maximum of 400m² in one store and other stores with a maximum of 200m² each.
4. food and drink retail (class 'A3' to 'A5')
5. a primary school and other social and community facilities to meet needs arising from the development
6. strategic green infrastructure



Successful development of the site will require:

- a. satisfactory resolution of any impact caused by traffic generated from the allocation on the A14 in accordance with the Highways Agency's requirements
- b. satisfactory resolution of any impact caused by traffic generated from the allocation on the A141 and Ermine Street having regard to a transport assessment and travel plan
- c. safeguarding of land to facilitate provision of a realigned A141
- d. provision of a sustainable transport network for vehicles, public transport, cyclists and pedestrians incorporating safe off-road routes connecting to Huntingdon and the Stukeleys
- e. provision of strategic green infrastructure to minimise potential impacts of development on Great Stukeley and Green End and to link with existing and planned green infrastructure in the surrounding area
- f. social and community facilities appropriate to the scale of development
- g. phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
- h. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- j. flood risk assessment and provision of sustainable drainage systems
- k. separation from the gas pipeline and electricity transmission line in accordance with National Grid requirements
- l. all retail elements to be complementary to the continuing vitality and viability of the town centre and not to jeopardise the delivery of Chequers Court
- m. completion of a public master planning exercise agreed with the Council that addresses:
 - i. provision of vehicular routes to be created
 - ii. provision of a sustainable transport network for vehicles, cyclists and pedestrians incorporating links to the surrounding area including the nearby right of way
 - iii. Integration of development with the main built up area of Huntingdon

23 All figures for floorspace are gross unless specifically stated otherwise

11 Huntingdon Spatial Planning Area

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- iv. design codes or conceptual appearance of development proposals
- v. provision of primary and early years education facilities
- vi. phasing of development
- vii. landscape design recognising vistas, long distance views, boundaries and green infrastructure networks
- viii. mitigation against the potential impact of noise from the A14 and A141 development proposals using separation rather than acoustic barriers

Development Guidance

- 11.2** The Third Cambridgeshire Local Transport Plan 2011-2031: Long Term Transport Strategy (2014) proposes the safeguarding of an alignment for the possible future re-routing of the A141 Huntingdon northern bypass. This route would separate the strategic and local functions of the current route, and provide capacity for further growth both locally and further north-east along the A141. Transport impacts will be reassessed once the A14 upgrade scheme is completed. It would only be delivered if conditions on the network required it, or if it were needed to support growth. The LTTTS suggests that the route may be sought in the late 2020s/ early 2030s. Further work is intended to be undertaken during 2015 which will provide further certainty on the nature and timing of new transport requirements and capacity available.
- 11.3** Ermine Street (between the A141 roundabout and the site access) is predicted to operate close to capacity particularly in the peak periods when the long anticipated southern element of this development is delivered, together with longer term wider background growth in traffic flows. Access will need to be considered in context with neighbouring developments, including the potential junction to the A141 for Alconbury Weald. A transport assessment and accompanying travel plan would be required.
- 11.4** Residential led development of the southern part of this site was proposed in the 2002 Local Plan Alteration but difficulties with access and integration have hindered delivery. The northern part of this site was previously identified as a direction of growth for employment development. Given the proximity of the Alconbury Enterprise Zone this is considered unlikely to be fully deliverable. However, limited business use may be acceptable in close proximity to the adjacent business park if it is viable to deliver this.
- 11.5** Assimilation into the main built up area of Huntingdon is essential to ensure social and economic integration. The land is currently segregated from the main built up area of Huntingdon by the A141 dual carriageway. The potential realignment of this route around the northern and western edges of this site allowing for use of the current A141 as a local road could significantly ease the difficulties encountered in providing satisfactory access and physical links to integrate with Huntingdon.
- 11.6** Safe pedestrian and cycle crossing routes should be provided to link the site into Huntingdon and to connect to the Stukeleys. To facilitate pedestrian links with the wider area a pedestrian route would need to be incorporated to link into the existing public right of way (The Stukeleys Bridleway 230/12) on the northern boundary. This would be considered together with emerging access proposals for Alconbury Weald and the A141.
- 11.7** To reduce the need to travel adequate community and retail facilities should be incorporated within the site to meet residents' everyday needs. This must include a primary school within the site situated in a position which maximises the potential for children to walk to school. In addition a public house or restaurant (class 'A3', 'A4' or 'A5') would be appropriate to provide local social opportunities.
- 11.8** Green infrastructure should be provided along the north-western boundary, dependent on the future A141 alignment, to protect the setting of Green End and Great Stukeley. This should link with the existing green infrastructure network and planned improvements nearby. A robust landscape management plan would be required for the whole site to help integrate it with its surroundings, to mitigate against visual intrusion for Great Stukeley and Green End and to help maintain settlement separation.

- 11.9** The site is highly visible in the local landscape and can be seen from several long distance viewpoints. It will require significant landscaping both to ameliorate the impact of development and to protect future residents from noise and air pollution. Traffic noise from the A14 and A141 detrimentally impacts on the site although the nature and scale of this is expected to change as highway proposals are delivered. Careful layout and design along with use of strategic green infrastructure should be used to mitigate the potential harmful impacts of this with consideration given to both current and likely future impacts. A noise assessment will be required along with the incorporation of appropriate acoustic treatments into the design of any scheme as necessary.
- 11.10** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

11 Huntingdon Spatial Planning Area

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Former Forensic Science Laboratory, Huntingdon

HU 2

Former Forensic Science Laboratory, Huntingdon

2.7ha of land at the former Huntingdon Forensic Science Laboratory, Christie Drive is allocated for mixed use development to comprise:

1. approximately 90 homes
2. extension to Cromwell Park Primary School

Successful development of the site will require:

- a. completion of a public masterplanning exercise agreed with the Council
- b. provision of appropriate access(es) to serve development
- c. provision of additional landscaping on the western boundary and separating the residential and education facilities
- d. flood risk assessment and provision of sustainable drainage systems
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.11** This site previously accommodated the Forensic Science Laboratory which closed in March 2012 due to national cuts. Redevelopment offers the opportunity to improve the streetscene and the site's awkward relationship with the surrounding residential development. Cambridgeshire County Council have advised that there is a shortage of primary and early years education places within the catchment of the adjoining Cromwell Park Primary School and the development would increase this further. There is no scope for expansion within the existing primary school site and greater efficiencies would be gained by extending into a small portion of the adjacent land than seeking an alternative site.
- 11.12** The site should be accessed off Christie Drive. The proposed scheme should provide suitable set backs from the road to soften the approach along Christie Drive and consider a graduated scale of buildings to reflect the differentiation in building heights within the surrounding residential development.
- 11.13** Development proposals should provide clear visual and physical links through to surrounding development to facilitate integration. A transport assessment and accompanying travel plan will be required which includes consideration of the impact of additional traffic generation on Hinchingsbrooke Park Road and enhanced pedestrian and cycleway facilities.
- 11.14** Significant landscape enhancements would need to be provided between the housing development and the education facilities. Due to the proximity of the site to Hinchingsbrooke Country Park and Bobs Wood County Wildlife Site a biodiversity/ ecology survey and report will be required.

- 11.15** The proposed scheme would not be able to use the existing surface water network without increasing flood risk. However, the site is considered to be suitable for use of SuDS so any scheme should use this mechanism to ensure surface water runoff is restricted.
- 11.16** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

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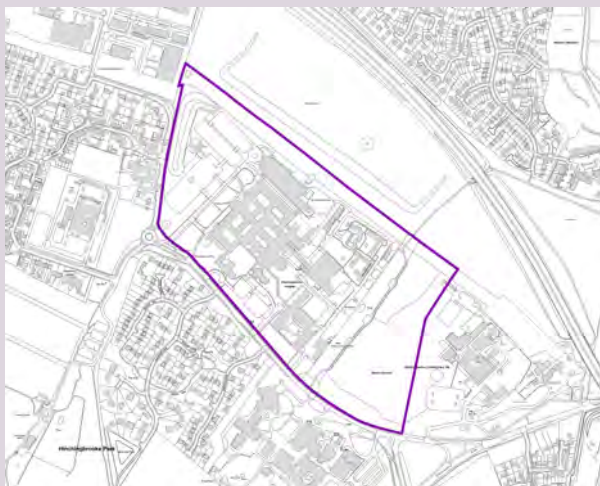
Hinchingbrooke Health Campus, Huntingdon

HU 3

Hinchingbrooke Health Campus, Huntingdon

22.6ha of land at Hinchingbrooke Health Campus is allocated for mixed use development to comprise:

1. health service uses
2. approximately 45 dwellings on the northern car park subject to provision of satisfactory alternative parking
3. approximately 250 apartments primarily for key worker accommodation
4. a community health care campus (class 'D1') including medical, nursing and social care education centre, specialist dementia care accommodation and flexible care accommodation
5. approximately 4.5ha of structural open space and landscaping
6. early years education/ nursery provision



Successful development of the site will require:

- a. completion of a public masterplanning exercise agreed with the Council
- b. landscape design recognising the setting provided by the historic parkland of Hinchingbrooke House and by Views Common and retaining the substantial number of protected trees within the site
- c. phasing of development, including provision of car parking, staff accommodation, housing and community health uses
- d. use of design codes to create distinctive character areas
- e. provision of safe and appropriate road accesses, cycle paths and footpaths that can provide for the whole site and link in with wider transport plans as necessary
- f. a travel plan to cater for sustainable transport patterns including provision of sufficient car parking to meet the needs of the site's core role as a hospital and health care campus
- g. a programme of work designed to investigate, and if necessary protect, archaeological sites, protected trees and other protected species
- h. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

- 11.17** The opportunity to develop a high quality health campus at Hinchingbrooke has arisen following cooperation between Hinchingbrooke Health Care Trust and the Police and Crime Commissioner for Cambridgeshire. Hinchingbrooke Hospital remains at the core of the site with an increasing emphasis on community oriented

care in addition to its core medical services as a district hospital. The aim of this allocation is to encourage greater collaboration between health and social care integrated with a range of housing adaptable to differing care requirements accommodating a mixed community.

- 11.18** Hinchingsbrooke Hospital is a major boon to the sustainability of Huntingdonshire and the growth levels to be accommodated within the district both as a health service provider and as a major employer. Development of further community and primary care facilities will reinforce both roles.
- 11.19** The site is sensitively located. It adjoins Views Common and incorporates land formerly part of the grounds of Hinchingsbrooke House which was last used by the police as playing fields. The eastern portion is situated within the conservation area. A masterplanning exercise will be required to establish principles for the development, integration with the primary use of the site, design codes or conceptual appearance of development proposals, phasing of development and provision of a sustainable transport network for vehicles, cyclists and pedestrians.
- 11.20** Development proposals should reflect the national aspiration to integrate health and social care better and demonstrate how the various residential elements of the scheme will help to achieve this and will facilitate people remaining in their own homes as their care needs increase. This should be complemented with specialist accommodation for people with dementia/ complex care needs to help meet the growing demand from our ageing population. The residential elements may be dispersed in several locations across the site providing a variety of character areas with differing housing mixes reflecting the variety of housing types to be provided including housing designed to be adaptable 'lifetime' homes, flexible care apartments and both family and single person residential accommodation for healthcare workers and students.
- 11.21** The rerouting scheme for the A14 includes the removal of Huntingdon viaduct and connection of the remaining element of what will be the old A14 into a new road to the east of this site, linking into Hinchingsbrooke Park Road and a new town centre road layout. Any scheme should safeguard an appropriate route should the development come forward before this new link is completed.
- 11.22** A transport assessment will be required and access on to Hinchingsbrooke Park Road should be designed in accordance with current standards. Enhanced pedestrian and cycle facilities will also be required along with appropriate linkage to public transport. Significant engineering works may be required given the location next to a busy signalised intersection. An accompanying travel plan should ensure provision of adequate parking facilities and promote sustainable travel modes
- 11.23** Rationalisation of the extensive surface car parking into a decked or multi-storey car park onto the current northern hospital car park will make more efficient use of this land. However, it will need to be carefully designed to minimise impact on amenity of residents of Parkway and on Cromwell Park School. This could release the southern area of surface car parking for redevelopment to be phased after alternative parking facilities are available.
- 11.24** The open land forming the eastern part of the site is part of the former grounds of Hinchingsbrooke House and retains many protected trees which contribute significantly to the character of the site. A tree survey will be required to complement a landscaping scheme that reflects the significance of the established tree coverage. It should incorporate substantial open space focused around the footpath connection through to Views Common and the protected tree belt currently separating the hospital site from the former constabulary playing field. The site also has potential for archaeological finds given its historic associations with Hinchingsbrooke House. It is anticipated that these restrictions will limit the capacity of this portion of the site for development.
- 11.25** The northern boundary comprises a substantial protected tree belt separating the site from Views Common, this should be protected and reinforced where necessary. The open land and trees on the frontage to Hinchingsbrooke Park Road contribute strongly to the character of the area and will require retention and reinforcement as appropriate. The character established by this should be reflected in the boundary with the new link road.

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- 11.26** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

West of Railway, Brampton Road, Huntingdon

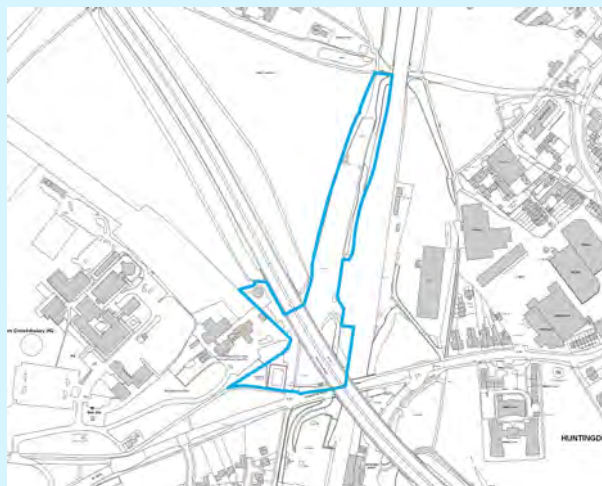
HU 4

West of Railway, Brampton Road, Huntingdon

2ha of land west of the railway is allocated for business uses (class 'B1a' and/ or 'B1b').

Successful development of the site will require:

- a. noise mitigation from the railway line
- b. design appropriate to the prominent location and being set in landscaped grounds reflecting the Views Common context
- c. a single point of access for the whole site which ensures a safe pedestrian route is retained along Brampton Road
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.27** This site is currently partly vacant land and partly a temporary car park. The approach from Brampton Road is dominated by the A14 viaduct and scope for redevelopment is highly constrained until this is removed. A disused water tower and reservoir are on the site. Planning permission has been granted for the conversion and extension of the water tower to an office building. A transport assessment will be required; access should be gained from Brampton Road with appropriate connections made into the public footpath to the west of the site. The footpath along the northern side of Brampton Road is heavily used and also incorporates a cycle path; the design of any access should ensure a safe pedestrian and cycle crossing is incorporated.
- 11.28** High quality development is expected to reflect the location near the railway station as a gateway to Huntingdon town centre, and the 'community campus' style of development at Hinchingsbrooke Park. Landscaped grounds should also set development in a spacious setting adjacent to Views Common.
- 11.29** The approved water tower development anticipates 2,252m² of office space over four floors added to the side of the water tower and three floors on top. The development is to include renewable energy technologies and be a key landmark building.
- 11.30** The remaining part of the site will present an interesting design challenge with development needing to respond to the constraints upon the area including noise from the railway and the relationship with the open environment of Views Common adjoining the site. Highway improvements propose removal of the adjacent viaduct which will have a substantial impact on the site, increasing its visibility to Views Common significantly. The car park on the site is intended as a temporary use pending development for offices once the highway improvements are implemented. Some 6,300m² of office space should be capable of being accommodated within this site.

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- 11.31** Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 215 may be possible on the 2ha identified. Alternatively using the floorspace figures above and the floorspace per job figures for office jobs (12m²) gives a much higher figure of up to 525 jobs.
- 11.32** The public right of way that runs along the eastern side of Views Common and across the site adjacent to the reservoir will be retained, although the alignment may be amended to facilitate efficient, attractive urban design.
- 11.33** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

South of Fern Court, Stukeley Road, Huntingdon

HU 5

South of Fern Court, Stukeley Road, Huntingdon

0.8ha of land south of Fern Court, Stukeley Road is allocated for retail development to comprise a single store of approximately 2,265m² (gross) floorspace for use as a supermarket (class 'A1' use). Successful development of the site will require:

- a. provision of a single vehicular access point from Stukeley Road
- b. enhanced pedestrian and cycle facilities including pedestrian links to adjacent development
- c. separation from the gas pipeline in accordance with National Grid requirements
- d. provision of soft boundary treatment and appropriate landscaping along south western boundary fronting Stukeley Meadows
- e. provision of substantial landscaping buffer along the south eastern boundary between development and the railway
- f. completion of land contamination remediation measures appropriate to the proposed development
- g. agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 11.34** Retail studies undertaken for Huntingdonshire have long acknowledged the desirability of adding to the range of foodstores in Huntingdon by provision of a discount foodstore. Planning permission was granted on appeal in November 2013 for a limited assortment discounter supermarket and 14 affordable homes. This was slightly amended through permission 1400124S73 to increase the gross floorspace to 1,755m² and a further application was submitted in September 2014 to increase the retail floorspace to approximately 2,085m² gross retail floorspace plus 179m² ancillary space for office and staff welfare uses and to remove the residential element.
- 11.35** A suitable transport assessment will be required and an appropriate access point provided for the anticipated volume of traffic. Development proposals should promote ease of access for pedestrians and cyclists through to Stukeley Meadows to encourage non-car access for local trips.
- 11.36** The design of proposals will need to consider the site's relationship with the recently completed development at Fern Court and provide appropriate physical and visual links through to this development to ensure they are well integrated with each other and with the wider area.

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- 11.37** The site's proximity to the railway and Stukeley Road means that it is significantly affected by noise; it may also be affected by noise from the adjacent skate park. Noise assessments will be required and the layout and design of any development proposal should incorporate noise attenuation measures to appropriately protect the amenity of future occupiers. A crime reduction statement may be required due to the proximity of the skate park.
- 11.38** The site also falls within the Huntingdon air quality management area, therefore air quality assessments will be required to ensure no deterioration of air quality occurs as a result of development and that acceptable conditions are ensured for future occupiers. The historical use of the site means that there could be significant levels of contamination. Contamination assessments would be required and appropriate remediation measures carried out prior to development.
- 11.39** There are also two gas lines running along the south eastern boundary, one of which is high pressure. Appropriate mitigation measures such as an easement strip should be incorporated into the landscaping scheme.
- 11.40** The proximity of the site to Stukeley Meadows Local Nature Reserve means that the site could support some protected species. A biodiversity and ecology survey and report will be required and appropriate mitigation measures incorporated. There is a protected walnut tree in the centre of the site which should be retained. A tree survey will be required and an appropriate landscape management plan will need to demonstrate how the landscaping would enhance the appearance of the site and help mitigate against some of the issues affecting this site such as noise.
- 11.41** In the event that the supermarket proposal is not delivered the site is suitable for redevelopment for wholly residential use. Given the scale and nature of surrounding uses this is expected to take the form of flats. A single vehicular access point will be required in this instance.
- 11.42** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Ermine Street/ Edison Bell Way, Huntingdon

HU 6

Ermine Street/ Edison Bell Way, Huntingdon

0.3ha of land northwest of Ermine Street/ Edison Bell Way, Huntingdon is allocated for a residential development of approximately 20 homes. Successful development of the site will require:

a. completion of land contamination

remediation measures appropriate to residential development

b. a form of development that addresses the relationship with the listed building adjacent the site

c. appropriate vehicular access off Edison Bell Way

d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated

e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

11.43 The site is located on the northwest corner between Ermine Street and Edison Bell Way. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011.

11.44 One of the aims that the Council is seeking to achieve with allocations in this area is to improve accessibility both for the area in general and how it integrates with the surrounding town. While this site should have a single vehicular access from Edison Bell Way, pedestrian accesses should be provided from both Edison Bell Way and Ermine Street.

11.45 The form of development should be in keeping with the surroundings; the site is considered suitable for a high density urban form with buildings of two and a half or three storeys in height, grouped in perimeter blocks of terraced form to give a strong sense of enclosure. The corner of the site closest to the junction of Ermine Street and Edison Bell Way should be addressed with a focal point building of up to four storeys. There is a listed building to the north of the site on Ermine Street (number 14). The form of development will need to address the relationship with this listed building. Buildings should have high quality well articulated architectural detailing.

11.46 Parking and servicing should be provided behind the main terraces facing Edison Bell Way and Ermine Street in landscaped mews courtyards. Car parking provision should reflect the accessibility of the site close to town centre services and facilities with high frequency public transport available nearby.

11.47 Due to the site's previous use as a builder's merchant, contamination will need to be assessed and appropriate remediation undertaken.

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- 11.48** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

North of Edison Bell Way, Huntingdon

HU 7

North of Edison Bell Way, Huntingdon

0.6ha of land north of Edison Bell Way, Huntingdon is allocated for a mix of use to comprise the following or some of the following:

1. a hotel (class 'C1')
2. food and drink retail (class 'A3' to 'A5')
3. non-residential institutional uses (class 'D1')
4. assembly and leisure uses (class 'D2')
5. approximately 20 dwellings

Successful development of the site will require:

- a. an appropriate form of development that addresses the site's relationship with Edison Bell Way, Barracks Brook and Handcroft Lane
- b. pedestrian access along the line of Handcroft Lane
- c. separation from Barracks Brook in accordance with Internal Drainage Board requirements
- d. provision of a flood risk assessment demonstrating that the proposals can be safely accommodated
- e. provision of a surface water drainage strategy detailing on site storage, drainage routes, and drainage rates
- f. completion of land contamination remediation measures appropriate to the proposed development
- g. agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 11.49** The site is located on the northwest corner between Ermine Street and Edison Bell Way. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. The uses allocated for this site reflect a consents granted 1301837OUT for the western part of the site and 1301836OUT for the eastern part of the site. A design brief should be prepared for the site due to its prominent location.
- 11.50** Barracks Brook borders part of the northern boundary of the site, before passing under the site in a culvert. Due to this approximately half of the site lies within flood zone 3a in the Council's Strategic Flood Risk Assessment (a risk of 1 in 100 years). A flood risk assessment will be necessary to demonstrate that proposed uses can be accommodated acceptably. It is noted however that the Environment Agency maps show this area as flood zone 1 given the culverted brook. Buildings will need to be set back from Barracks Brook to enable maintenance access.
- 11.51** A surface water drainage strategy will address how rainwater is collected and drained such that it will pose no risk to groundwater quality nor add to the potential for downstream flooding. The surface water drainage strategy should be based on sustainable drainage principles and shall be fully implemented at the time of development and subsequently maintained.

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- 11.52** One of the aims that the Council is seeking to achieve with allocations in this area is to improve accessibility both for the area in general and how it integrates with the surrounding town. One of the principal elements of this is provision of a high quality direct link between Views Common and the town centre on the line of the old Handcroft Lane at the southern end of the site. While this site should have a single vehicular access from Edison Bell Way, pedestrian accesses should be provided from both Edison Bell Way and Handcroft Lane.
- 11.53** The form of development should be in keeping with the wider townscape. The corner of the site where Handcroft Lane crosses Edison Bell Way should be addressed with a focal point building of up to four storeys. Other elements of development facing Edison Bell Way may also be up to four storeys in height. The form of development should address the relationship of the site with Handcroft Lane by incorporating a setback to provide a public space in front of new buildings facing the lane. Buildings should have high quality well articulated architectural detailing.
- 11.54** Parking and servicing should be provided behind the main perimeter blocks facing Edison Bell Way in landscaped mews courtyards. Car parking provision should reflect the accessibility of the site close to town centre services and facilities with high frequency public transport available nearby.
- 11.55** Due to the site's previous contamination will need to be assessed and appropriate remediation undertaken.
- 11.56** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

South of Edison Bell Way, Huntingdon

HU 8

South of Edison Bell Way, Huntingdon

1.1ha of land south of Edison Bell Way, Huntingdon is allocated for residential development of approximately 65 homes. Successful development of the site will require:

- a. appropriate vehicular access taken from Edison Bell Way
- b. provision of a pedestrian and cycle path along Handcroft Lane to enable a direct link into the town centre
- c. provision of open space
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.57** The site is located to the southeast of Edison Bell Way. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. The residential use allocated for this site reflects the planning permission 1301836OUT. It is expected that the dwellings will be a mix of terraced properties and apartments. A design brief should be prepared for the site given its prominent location.
- 11.58** Barracks Brook passes under the site in a culvert. Due to this approximately a quarter of the site has been identified within flood zone 3a in the Council's Strategic Flood Risk Assessment (a risk of 1 in 100 years). A flood risk assessment will be necessary to demonstrate that proposed uses can be accommodated acceptably. It is noted however that the Environment Agency maps show this area as flood zone 1 given the culverted brook. Buildings will need to be set back from Barracks Brook to enable maintenance access.
- 11.59** One of the aims that the Council is seeking to achieve with allocations in this area is to improve accessibility both for the area in general and how it integrates with the surrounding town. One of the principal elements of this is provision of a high quality direct link between Views Common and the town centre on the line of the old Handcroft Lane. While this site should have a single main vehicular access from Edison Bell Way, secondary access should be taken from Ferrars Road. Multiple pedestrian accesses should be provided; from Edison Bell Way, Ermine Street and Ferrars Road.
- 11.60** The form of development should be in keeping with the wider townscape. The site is considered suitable for a high density urban form with buildings of two and a half or three storeys in height, grouped in perimeter blocks facing Edison Bell Way and Handcroft Lane to give a strong sense of enclosure. The corner of the site where Handcroft Lane crosses Edison Bell Way should be addressed with a focal point building of up to four storeys. The form of development should address the relationship of the site with Handcroft Lane by incorporating a setback to provide a public space along the lane. The development should also address the relationship with Dryden's Walk, which runs along the southeastern boundary of the site. This should

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be in the form of a shared surface access extending Ferrars Road alongside Dryden's Walk with mews type buildings on the northwest side. Buildings should have high quality well articulated architectural detailing.

- 11.61** Parking and servicing should be provided behind the main perimeter blocks in landscaped mews courtyards. Car parking provision should reflect the accessibility of the site close to town centre services and facilities with high frequency public transport available nearby.
- 11.62** The provision of open space within the site is seen as being an important element in successful development. The key locations for on site provision are at the junction of Edison Bell Way and Ermine Street, where the site faces Ermine Street adjacent to Dryden's Walk and to the south of Handcroft Lane adjacent to Ferrars Road. Open space should enhance the urban form with a mix of hard and soft landscaping. A crossing of Edison Bell Way will be necessary to complete the pedestrian link along Handcroft Lane from Ferrars Road to under the railway line.
- 11.63** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

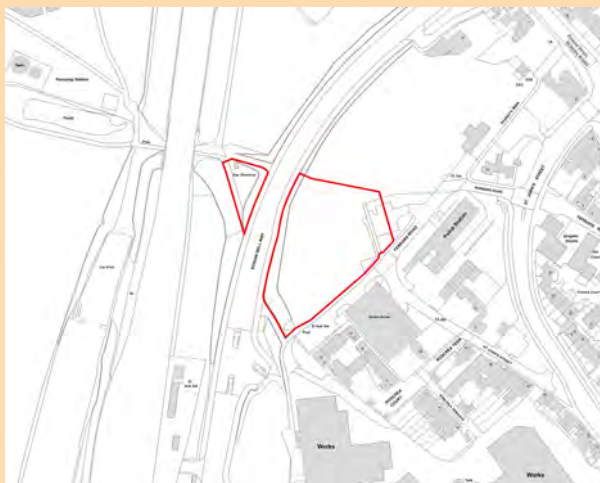
Ferrars Road, Huntingdon

HU 9

Ferrars Road, Huntingdon

0.6ha of land north of Ferrars Road, Huntingdon is allocated for residential development of approximately a 65 bed care home (class 'C2'). Successful development of the site will require:

- a. a design that addresses the relationship of the site with Ferrars Road, Handcroft Lane and Edison Bell Way
- b. the parcel of land on the west of Edison Bell Way laid out to open space
- c. completion of land contamination remediation measures appropriate to residential development
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.64** This site is located between Edison Bell Way and Ferrars Road. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. The proposed development will help contribute to the need for specialist supported housing within an accessible location. A design brief should be prepared for the site given its prominent location.
- 11.65** One of the aims that the Council is seeking to achieve with allocations in this area is to improve accessibility both for the area in general and how it integrates with the surrounding town. While this site should have a single main vehicular access from Ferrars Road multiple pedestrian accesses should be provided from Edison Bell Way, Handcroft Lane and Ferrars Road.
- 11.66** The form of development should be in keeping with the wider townscape. The site is considered suitable for a high density urban form with buildings of two and a half or three storeys in height in a perimeter block facing Edison Bell Way and Handcroft Lane to give a strong sense of enclosure. One of the principal elements of improving accessibility is provision of a high quality direct link between Views Common and the town centre on the line of the old Handcroft Lane. To enhance this route it is essential that development of this site addresses the relationship with the lane and does not 'turn its back' on it. The corner of the site where Handcroft Lane crosses Edison Bell Way should be addressed with a focal point where the building may be up to four storeys high. Buildings should have high quality architectural detailing with lots of articulation.
- 11.67** Parking and servicing should be provided behind the main perimeter block facing Edison Bell Way. Car parking provision should reflect the accessibility of the site close to town centre services and facilities with high frequency public transport available nearby.
- 11.68** Due to the site's previous contamination will need to be assessed and appropriate remediation undertaken.

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- 11.69** The site includes land to the west of Edison Bell Way. This key location is seen as particularly important in enhancing the urban form and contributing to the attractiveness of the link between Views Common and the town centre. It will be laid out as open space with a mix of hard and soft landscaping.
- 11.70** For housing delivery purposes the care home will be considered to be within the use class C2 (residential institutions) so the 66 bed spaces will be monitored as the equivalent of 40 dwellings, as set out in paragraph 3.107.
- 11.71** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

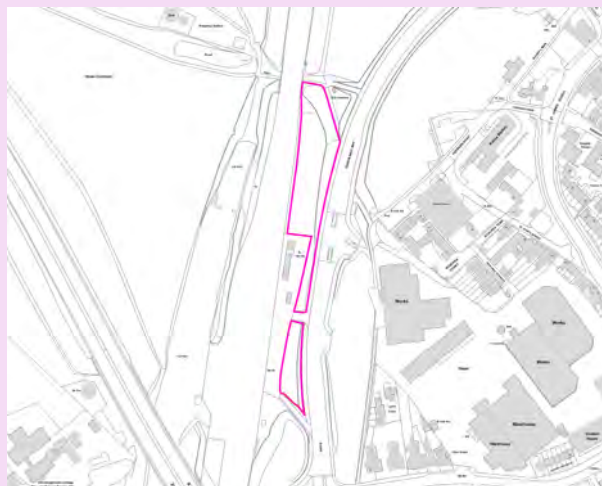
West of Edison Bell Way, Huntingdon

HU 10

West of Edison Bell Way, Huntingdon

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:

- a. appropriate access from Edison Bell Way
- b. parts of the site that are unsuitable for parking to be landscaped



Development Guidance

- 11.72** This site lies between the East Coast Mainline railway and Edison Bell Way. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011.
- 11.73** Vehicular access will be via the access created on Edison Bell Way. Sloped sections of the northern part of the site will need to be landscaped with trees and other soft landscaping. It should be possible to provide stepped pedestrian access at the north of the site to the pedestrian/ cycle way along Handcroft Lane and adjoining open spaces. Such provision should be investigated and provided if possible. The boundary of the southern section of the site with Edison Bell Way should either be left open for pedestrian access at any point or include several pedestrian accesses onto the pavement. The southern section should also include an number of trees to provide an attractive environment for this area of the town and help screen the railway line.

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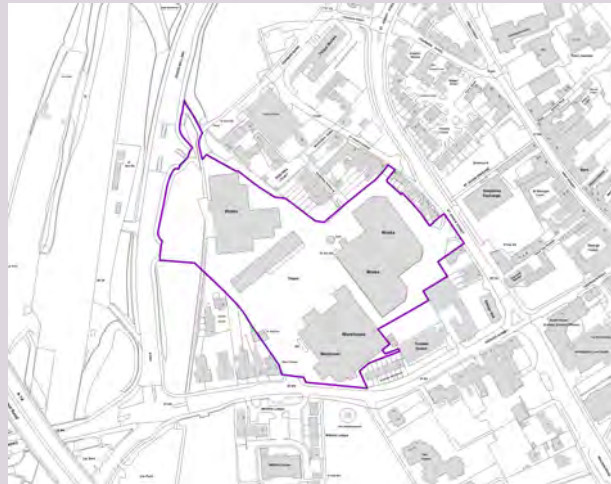
George Street, Huntingdon

HU 11

George Street, Huntingdon

2.7ha of land north of George Street, Huntingdon is allocated for a mixed use development, in accordance with planning permission 1001750FUL, to comprise:

1. a single supermarket (class 'A1') of approximately 9,455m² gross retail floorspace (5,300m² net retail floorspace) and up to 9 retail units (class 'A1' to 'A3') of approximately 1,095m² gross retail floorspace
2. approximately 28 homes
3. a petrol filling station
4. offices (class 'B1a') of approximately 300m² floorspace



In the event that this is not implemented the site is alternatively allocated for a mixed use development to comprise:

1. approximately 2,000m² of convenience floorspace (class 'A1')
2. approximately 8,500 m² gross comparison retail floorspace (class 'A1') with trading to commence no earlier than 2021
3. food and drink retail uses (class 'A3 to A5')
4. non-residential institutional uses (class 'D1')
5. assembly and leisure uses (class 'D2')
6. approximately 50 homes

Successful development of the site will require:

- a. completion of a public masterplanning exercise agreed with the Council to promote the area's role as a vibrant extension to the town centre
- b. improvements to integration with the town centre and railway station, particularly for pedestrians and cyclists
- c. provision of a new route linking George Street and St John's Street
- d. provision of related servicing, cycle and car parking
- e. high quality architectural design having regard to the conservation area and neighbouring uses
- f. high quality landscaping and public realm creating attractive, well-functioning spaces
- g. agreement with the Environment Agency and Anglian Water Services that they are satisfied 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

Development Guidance

- 11.74** This site is located north of George Street and provides a sustainable location for expansion of the town centre to accommodate increasing demand for retailing and other town centre services from the growing catchment population. It benefits from direct access to Edison Bell Way designed to accommodate retail servicing vehicles as well as vehicles accessing new development within the site.
- 11.75** The site was part of a mixed use allocation made in the Huntingdon West Area Action Plan (2011). The primary allocated uses reflect a planning permission granted in May 2013 (1001750FUL) providing a large supermarket to replace Sainsbury's in HU 13 'Chequers Court, Huntingdon' along with related uses, specifically a series of shops, apartments and offices. The permission is tied to redevelopment of the Sainsbury's in Chequers Court preventing opening of the new foodstore until the existing one is closed. However, in December 2014 Sainsbury's announced their intention to remain in their existing town centre store for an indefinite period making delivery unachievable due to the condition tying opening of the new supermarket to ceasing trading in the existing one. As a consequence of this, the amount of additional comparison shopping floorspace to be provided within Chequers Court is substantially reduced.
- 11.76** Due to the uncertainty over Sainsbury's position, an alternative allocation is also proposed to ensure a deliverable use is allocated on this site. This is also intended to be a retail-led scheme but focusing on provision of comparison shopping to compensate for that which is no longer expected to be delivered through the conversion of Sainsbury's and construction of a department store in place of the petrol filling station. A much smaller amount of convenience floorspace is envisaged in this alternative due to retention of the existing town centre supermarket within Chequers Court.
- 11.77** Delivery of comparison shopping floorspace within the Chequers Court redevelopment HU 13 'Chequers Court, Huntingdon' is a long established priority of the Council. This is situated within the primary shopping area. To provide adequate time for this to be completed and occupiers to establish viable trading patterns, opening of the comparison shopping element of this site is phased until after 2021. Other elements, however, could come forward in advance of this.
- 11.78** One of the aims that the Council is seeking to achieve with allocations in this area is to improve accessibility and integration with the surrounding area and the town centre. An active frontage should be provided to George Street to encourage pedestrian access from this route. A key element in achieving this aim will be provision of a new route between George Street, west of the St John's Almshouses to St John's Street, between numbers eight and ten. This new route should give priority to pedestrian and cycle movement, although it will also be used by vehicles that need to access the area and a right-of-way will be maintained serving the car park for Godwin House. In addition a new pedestrian crossing across St John's Street linking to St John's Passage should be added to the east of the site to complete the integration with the town centre.
- 11.79** The main vehicular access to the site will be from the existing point on Edison Bell Way at the northwest corner of the site. An active frontage should be presented to Edison Bell Way to encourage pedestrian access from this route. Servicing access for the retail facilities will be from the existing point on Edison Bell Way on the western boundary of the site. Access will also be required to serve HU 12 'George Street/ Edison Bell Way, Huntingdon'.
- 11.80** Levels change across the site from the highest point at the south adjacent to George Street to the lowest in the northern parts of the site. This means that the design of new retail facilities can incorporate car parking beneath the store but still have street level access on the new pedestrian street.
- 11.81** The quality of landscaping and the public realm are seen as particularly important in enhancing the urban form and contributing to the success and attractiveness of this area as an extension to the town centre. The junction of the new street and George Street will be laid out as open space with a mix of hard and soft landscaping, with particular attention paid to the quality of materials and the architectural detailing of the space. The space should also provide a clear visual link with Mill Common to the south of George

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Street. The site also includes the area between Edison Bell Way and Ferrars Road. This space should be laid out with a mix of hard and soft landscaping and provide for pedestrian movement along desire lines.

- 11.82** Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment will be required to demonstrate how vehicular access and parking arrangements will be provided and utilised and how appropriate pedestrian and cycle connections made. An air quality assessment will be necessary both due to the site's proximity to the Huntingdon air quality management area and the development's potential impact on air quality. A noise assessment will also be required due to the site's proximity to the East Coast mainline railway and other town centre uses and the potential for noise arising from the proposed development.
- 11.83** Car parking provision should reflect the town centre location and the availability of services and facilities with high frequency public transport available nearby. Cycle parking should be incorporated to encourage cycle access both by people working within the site and those using the new facilities.
- 11.84** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

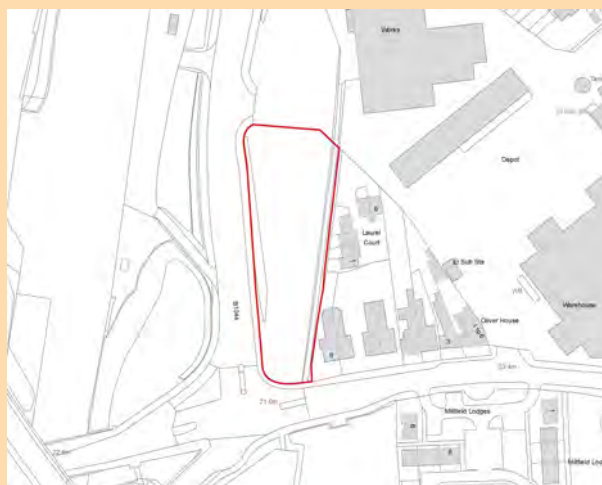
George Street/ Edison Bell Way, Huntingdon

HU 12

George Street/ Edison Bell Way, Huntingdon

0.3ha of land to the east of Edison Bell Way, Huntingdon is allocated for approximately 25 homes. Successful development of the site will require:

- a form of development that addresses the site's relationship with Edison Bell Way and George Street in this gateway location
- retention of trees along western boundary where possible
- Provision of car parking for use of the site
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 11.85** This site is located on the east of Edison Bell Way. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011.
- 11.86** Development should be in keeping with that being sought for allocations nearby. The site is considered suitable for a high density urban form with a single building of three storeys in height set above undercroft parking, in a perimeter block facing Edison Bell Way and George Street. The way development of this site addresses the corner at the junction of Edison Bell Way and George Street is important for successful development. The building should be close to the junction and act as a landmark at this gateway to the town centre. The building should also provide a focal point at the site's northwest corner when viewed along Edison Bell Way from the north. The design will also need to be sympathetic to the existing residential buildings to the west of the site and potential noise impact from the adjacent 'George Street, Huntingdon' allocation. A commuted payment towards off site open space will be sought.
- 11.87** Parking and servicing should be provided on the ground floor and to the east of the main building. It should be accessed from the service access for the adjacent 'George Street, Huntingdon' allocation to the north. Pedestrian access to the building should include an entrance close to the junction of Edison Bell Way and George Street. Car parking provision should reflect the accessibility of the site close to town centre services and facilities with high frequency public transport available nearby.
- 11.88** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Chequers Court, Huntingdon

HU 13

Chequers Court, Huntingdon

2.6ha of land at Chequers Court, Huntingdon is allocated for a mix of retail and other main town centre uses to comprise:

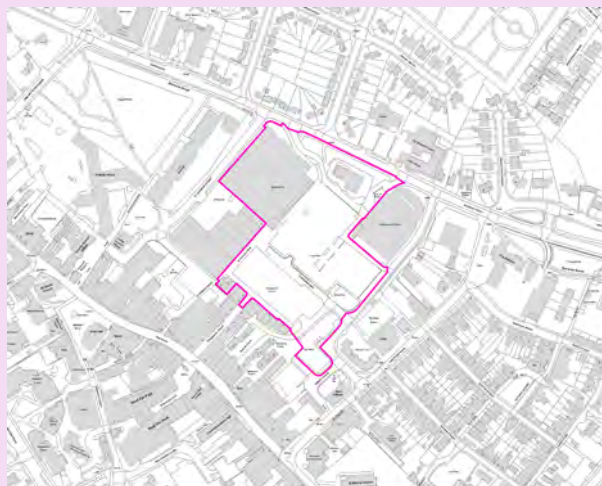
1. a total of approximately 13,000m² shop floorspace⁽²⁴⁾ (class 'A1')
2. at least one restaurant (class 'A3') of approximately 150m²
3. associated uses and car parking

In the event that this is not implemented the site is alternatively allocated for a mixed use development to comprise:

1. provision of approximately 4,700m² comparison shopping floorspace (class 'A1')
2. food and drink retail uses (class 'A3' to 'A5')
3. associated uses, car and cycle parking
4. retention of the existing foodstore for convenience shopping floorspace
5. retention of the petrol filling station

Successful development of the site will require:

- a. an appropriate layout of buildings and car parking that takes account of the town centre location, Huntingdon conservation area, and adjacent businesses
- b. provision of active frontages to pedestrian routes comprising retail window displays and pedestrian entrances to publicly accessible premises
- c. improved pedestrian links to Newton's Court, the remaining element of Chequers Court and Trinity Place
- d. appropriate road accesses, a signal controlled pedestrian crossing of Trinity Place and provision for a bus stop
- e. provision of well-designed, discrete service areas that do not detract from the street scene
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



24 All figures for floorspace are gross unless specifically stated otherwise

Development Guidance

- 11.89** The redevelopment of Chequers Court will have a key role to play in expanding and reinforcing the retail attractions of Huntingdon town centre. Redevelopment of this site has been anticipated for many years. 1,880m² of retail floorspace and 2,939m² of office floorspace were demolished early in 2014 as the prerequisite to replacement with retail units meeting the demands of modern retailers and shoppers. A multi-storey car park was completed in 2014 to serve this development and the town centre as a whole.
- 11.90** Redevelopment of this site was linked with that of HU 11 'George Street, Huntingdon' through planning permissions 1001750FUL and 1001751OUT which allowed for the conversion and sub-division of Sainsbury's from convenience shopping to three comparison shopping units, demolition of the petrol filling station and replacement with a 4,000m² department store. Alongside this, planning permission 1100979FUL allowed for provision of approximately 4,700m² new retail floorspace in place of the demolished Chequers Court buildings, a net increase in retail floorspace of approximately 2,800m².
- 11.91** The allocation above allows for implementation of the planning permissions as they stand at January 2015. However, in December 2014, Sainsbury's announced their intention to remain in their existing town centre store for an indefinite period hence an alternative allocation is also proposed to ensure a deliverable use is allocated on this site. The alternative allocation involves the retention of Sainsbury's and its associated petrol filling station and focuses on provision of new retailing where the former Chequers Court buildings have been demolished. Whichever scheme is developed the focus must be on provision of high quality, modern shopping facilities to strengthen the attractiveness of Huntingdon as a retail destination.
- 11.92** Some access amendments have been completed in conjunction with the completion of the multi-storey car park. Opportunities should be taken to further improve the accessibility and permeability of the site, particularly for cyclists and pedestrians. The site offers a clear link to the town centre through the Chequers Court footpath. However, the pedestrian route linking the site to Newton's Court requires improvement; enhanced linkages to the north and east would also be beneficial. The quality of landscaping and the public realm are particularly important in enhancing this area and contributing to its success and attractiveness. The site should incorporate significantly enhanced public spaces linked by attractive pedestrian routes to facilitate a vibrant, attractive shopping environment.
- 11.93** Redevelopment of the site offers a major opportunity to improve the quality of the public realm in Huntingdon town centre and to provide a modern retail environment attractive to both retailers and shoppers alike. Details of the scale and massing of buildings and improvements to the public realm should be provided to ensure these objectives are achieved. A heritage statement will be required given the site's location within the Huntingdon conservation area. An archaeological assessment will also be required due to the high potential for mediaeval and early modern remains.
- 11.94** Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment will be required to demonstrate how access and parking arrangements can be re-configured and appropriate pedestrian and cycle connections made. An air quality assessment will be necessary as the site lies within the Huntingdon air quality management area. A noise assessment will also be required due to its proximity to the ring road and other town centre uses and the potential for noise arising from the proposed development. Given the variety of previous uses of the site a contamination assessment is also required.
- 11.95** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

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Gas Depot, Mill Common, Huntingdon

HU 14

Gas Depot, Mill Common, Huntingdon

0.6ha of land at the former Gas Depot, Mill Common is allocated for residential development of approximately 20 homes. Successful development of the site will require:

- a. provision of a single vehicular access onto Mill Common
- b. provision of pedestrian access from the north west of the site to the public footpaths connecting to the west
- c. completion of land contamination remediation measures appropriate to residential development
- d. built development being concentrated on the northern part of the site to minimise flood risk and avoid having a detrimental impact on flood storage capacity and flood flow rates
- e. provision of high quality development which enhances the character of the conservation area and reflects the sensitive landscape setting of the site
- f. provision of publicly accessible open space along the water frontage with natural landscaping to protect and enhance the biodiversity of the water frontage
- g. retention of trees and shrubs on the south, west and north boundaries of the site to protect views to and from Portholme SAC/ SSSI and Huntingdon Conservation Area
- h. separation from the high pressure gas pipeline in accordance with National Grid requirements
- i. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- j. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.96** This site is sensitively located immediately north of Portholme SAC/ SSSI and Alconbury Brook which are high value biodiversity assets. Appropriate ecological assessments should be undertaken and redevelopment should ensure no detrimental impact upon the ecological value of the adjacent sites. Habitats regulations assessment may be required under the Conservation (Habitats and Species) Regulations 2010. It is relatively well screened by trees and shrubs, other than on the eastern boundary, but development proposals would need to minimise the impact on the vista across Portholme into the conservation area. Redevelopment should maximise the potential to enhance the character of this part of the conservation area. A design brief should be prepared for the site due to its sensitive location.
- 11.97** Some land contamination mitigation has already been completed on the site to bring it up to an adequate standard for employment use. However, further mitigation will be required to make the land suitable for residential use.

- 11.98** Development should be concentrated in the northern part of the site to minimise risk to potential residents. A single vehicular access point should be provided from Mill Common with adequate parking and turning facilities provided within the site. Pedestrian access should be incorporated providing an escape route to higher land.
- 11.99** The southern side of the site is highly vulnerable to flooding with part being in the functional floodplain for Alconbury Brook and much of the site lies within flood zone 3a which impacts both on the proportion of the site that could be redeveloped and potential design solutions. The southern part of the site has potential to provide publicly accessible open space with a natural landscaping scheme that would ensure a natural river frontage to minimise impact on longer distance views across Portholme into the site and provide a conducive environment for riverside biodiversity.
- 11.100** There is potential for noise to affect the site as an embanked section of the A14 runs close to the northern side; mitigation measures should be incorporated to address this.
- 11.101** The site's location is very sustainable with town centre services, employment and open space opportunities all in close proximity. This site has potential to be redeveloped for an attractive, sustainably located residential scheme.
- 11.102** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

11 Huntingdon Spatial Planning Area

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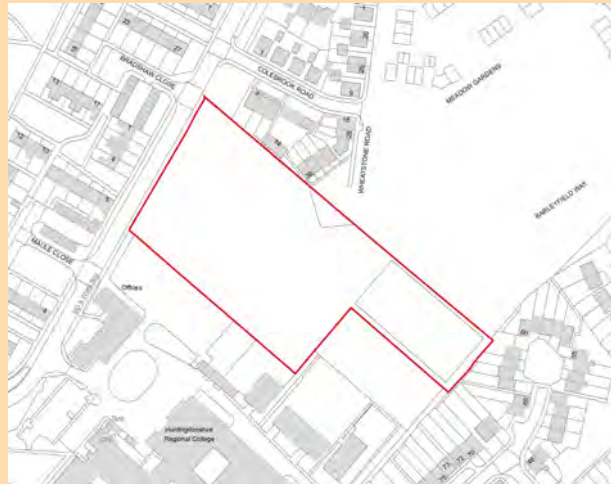
California Road, Huntingdon

HU 15

California Road, Huntingdon

1.2ha of land at California Road is allocated for residential development of approximately 40 homes. Successful development of the site will require:

- a. provision of vehicular, cycle and pedestrian routes to integrate the site with the adjoining (Linden Homes) development
- b. provision of open space within the site for informal use and a play area as an integral part of development
- c. retention and enhancement of trees and shrubs on north western boundary
- d. provision of landscape planting on the south western boundary to provide adequate screening between Huntingdonshire Regional College and the proposed scheme
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.103** The site lies between a recent development for 180 homes and Huntingdonshire Regional College. It provides low quality open space and adjoins two areas of car parking within the College's site. The proximity of Huntingdon Regional College may give rise to noise implications for new homes and a noise assessment and appropriate mitigation measures may need to be incorporated into the design of proposals.
- 11.104** Consideration should be given to integration of the site with the local area and to facilitate convenient pedestrian access to the town centre. Vehicular access should be provided through the adjoining recent development known as Saxon Gardens.
- 11.105** The lack of significant landscaping enhances the site's prominence as it is open to view. Landscaping will be an important issue for development proposals to minimise the potential for overlooking from the Regional College and enhance the integration of the new development into the locality. Potential development proposals would need to pay attention to the scale and massing of buildings to create a design that reflects the site's prominent position yet enhances the relationship with the surrounding residential development.
- 11.106** The site's potential for containing archaeological remains will need to be assessed through the completion of an archaeological assessment. As the site is greenfield it may provide some habitats for wildlife; a biodiversity and ecology survey will therefore be required along with the incorporation of necessary mitigation measures where appropriate.

- 11.107** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

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Main Street, Huntingdon

HU 16

Main Street, Huntingdon

1.5ha of land at Main Street, Huntingdon is allocated for residential development of approximately 30 dwellings to include a mix of property types and sizes. Successful development of the site will require:

- provision of vehicular access to the site from Old Houghton Road or Main Street.
- built development should reflect its proximity to the Hartford Conservation Area, 12th Century All Saints Parish Church and 15th Century Manor House, also including a full archaeological evaluation of the site.
- facilitate and promote pedestrian, cycle and bus links to Huntingdon centre to increase sustainability
- provision of a flood risk assessment demonstrating that the proposals can be safely accommodated
- provision of substantial landscaping along the southern boundary to minimise impact on longer distance views into the site



Development Guidance

- 11.108** The site has natural frontage along the northern and eastern boundaries which should be retained and possibly enhanced to retain the low impact character of development on the southern side of Main Street and reduce noise to the site from there and the A1123. The risk from surface water flooding is greatest in along the northern and eastern boundaries so open space and flood management measures could be integrated in this area.
- 11.109** This is the last remaining parcel of land along Hartford Road contained within the A1123 and relates well to the existing built-up area. According to the SFRA (2010) the site lies mainly in flood zone 3a with climate change. However, in all other respects the site performs well in the sustainability appraisal. The site is defended against flooding by the raised roads surrounding it and by Environment Agency defences. The floor levels of the proposed dwellings should be raised above the maximum 1 in 100 year plus climate change flood level. A site specific flood risk assessment will be essential for the site. 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 would also be welcomed.
- 11.110** Additional planting will be required on the southern boundary to minimise the impact of development from longer distance views. Vehicular access should be provided through Main Street towards the north western edge of the site opposite Owl Way. Pedestrian and cycle routes should be implemented to facilitate access to Huntingdon town centre.
- 11.111** 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 for residents or users of properties resulting from any development proposals.

- 11.112** The location of the site on the boundary of the built-up area and close to Hartford Conservation area and high quality heritage assets will mean that any design proposals will need to consider the impact on the setting and character of these as appropriate. The spacious character of the immediate surroundings should influence the layout of any scheme.
- 11.113** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

11 Huntingdon Spatial Planning Area

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Hinchingbrooke Country Park Extension, Huntingdon

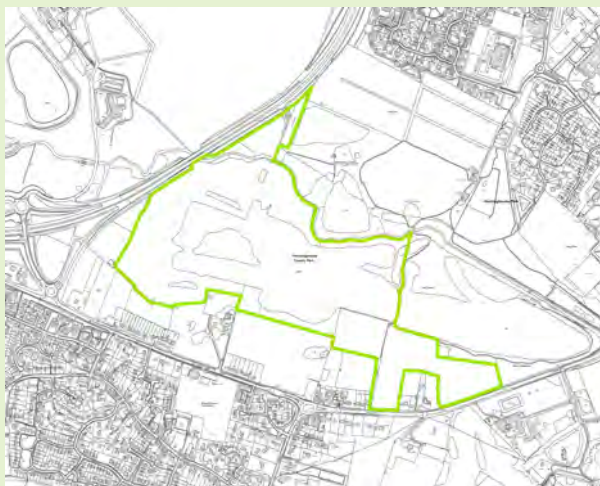
HU 17

Hinchingbrooke Country Park Extension, Huntingdon

44ha of land adjacent to Hinchingbrooke Country Park is allocated for green infrastructure.

Successful delivery of the site will require:

- a. the provision of additional pedestrian paths through the land with bridges as necessary
- b. provision of interpretation boards, waymarking signs and bird watching hides
- c. management to improve the site's value for biodiversity
- d. flood management practices including potential closures during flooding
- e. a new car park off Huntingdon Road



Development Guidance

- 11.114** Hinchingbrooke Country Park consists of 70 hectares of woodland, meadows and lakes together with a number of facilities. Additional land is sought to provide for additional recreational activities and support improved biodiversity. The Council will look to leased or purchase this land when funds are available. The existing route around the eastern lake provides a loop that would ideally be replicated by paths around the western part. This could be achieved in stages with initial paths leading to bird hides enabling people to view the wildlife. Country park management of the island within the western lake would enable the lake to become a better habitat. The allocated land is currently farmed and is largely within the floodplain. Adding land to the country park which is currently within floodplain will ensure that the land is not used for an incompatible use. The country park will need to have flood management practices in place. Low-key recreational use is expected given the potential for flooding.
- 11.115** There is a significant demand for car parking during events at the country park. A car park located along Huntingdon Road, within the site, would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingbrooke Park Road.
- 11.116** This allocation largely replicates that in the Huntingdon West Area Action Plan 2011, which extended a previous allocation from the 1995 Local Plan.

Huntingdon Race Course

HU 18

Huntingdon Race Course

70ha of land at Huntingdon Racecourse is allocated for mixed use development to comprise:

1. racecourse
2. equine support facilities
3. complementary outdoor recreational and leisure facilities

To enable the potential capacity to be realised the following would be required:

- a. a flood risk assessment and a drainage strategy to be produced in agreement with relevant bodies
- b. a travel plan to cater for sustainable transport patterns
- c. an ecological assessment to ensure protection of the Brampton racecourse SSSI
- d. a programme of work designed to investigate, and if necessary to protect, archaeological assets



Development Guidance

11.117 Huntingdon racecourse comprises 70ha of land currently used for horse racing with around 17 events per year, the site also hosts Huntingdon rugby club and a range of occasional outdoor events. A 98 bedroom hotel was opened within the site in 2013. It is situated within the open countryside and is clearly visible from the A1 and A14 roads.

11.118 Jockey Club Racecourses are seeking to improve and extend the facilities at the racecourse to support its role in providing a recreation, leisure and entertainment facility for the area and to help ensure its continuing vitality and viability. Proposals related to equine support facilities and provision or improvement of uses necessary for the effective running of race meetings will be supported where they are within or well related to the existing complex of buildings to minimise the visual impact. Any proposals for complementary recreation or leisure use should ensure minimal visual impact and that any ancillary buildings are contained within the eastern portion of the site and are well related to the existing complex of buildings.

11.119 This site is sensitively located within functional floodplain and containing the Brampton racecourse SSSI which is a high value biodiversity asset. A site specific flood risk assessment will be required, appropriate to the risk category of the use proposed, to demonstrate that any proposed development is capable of being safely used for its expected lifetime and that if possible it will reduce overall flood risk. Appropriate ecological assessments should be undertaken and development should ensure no detrimental impact upon the ecological value of the SSSI. Archaeological investigation of any areas proposed for development is required as the area is rich in prehistoric remains with known heritage assets in the south of the site.

11.120 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 to promote non-car based access for race day visitors.

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Brampton



Brampton Park

HU 19

Brampton Park

32ha of land at Brampton Park is allocated for mixed use development to comprise:

1. approximately 400 homes
2. approximately 3.2ha of employment land
3. approximately 400m² of shop floorspace⁽²⁵⁾ (class 'A1')
4. an appropriate viable use for the grade II listed Brampton Park House
5. community facilities to meet needs arising from the development
6. accessible open space



Successful development of the site will require:

- a. satisfactory resolution of any additional traffic impact on A14 and local roads having regard to a transport assessment and travel plan
- b. phasing of development, including the provision of employment uses, footpaths, cycle connections, public transport, open space, community facilities and affordable housing
- c. provision of a sustainable transport network for vehicles, cyclists and pedestrians which facilitate integration with Annington Homes and Brampton village
- d. provision of access from the existing roundabout on Buckden Road and re-opening of Park Lane
- e. use of design codes to create distinctive character areas
- f. landscape design recognising vistas, boundaries, trees and green infrastructure networks, paying particular attention to the area around the northern boundary and views of the grade II listed Brampton Park House
- g. incorporation of sustainable drainage systems

Development Guidance

11.121 The site offers the opportunity to develop a new mixed use neighbourhood for Brampton and integrate both itself and the adjoining former RAF housing better with the village of Brampton. A transport assessment will be required to indicate the ability of the surrounding highway network to accommodate the anticipated levels of traffic generation. The creation and enhancement of pedestrian and cycle links to the village centre will be necessary to provide safe routes to services and facilities. Although any development scheme is expected to be residential led it should also incorporate a significant amount of employment land to promote sustainable local employment opportunities. An Urban Design Framework for the redevelopment of the site was approved in 2011 and should be taken into account as a material consideration.

11.122 It is anticipated that the employment development on this site will be comprised of approximately 10,000m² of office, research and development or light industrial floorspace (class 'B1'). Storage and distribution (class 'B8') will not form any part of development on this site. The employment uses should be concentrated in the north eastern part of the site where there is good access from the B1514.

²⁵ All figures for floorspace are gross unless specifically stated otherwise

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- 11.123** A small convenience store and possibly one or two other small shops should be located close to the entrance to the site to allow for greatest accessibility for all of the new community. More detailed guidance on this is provided within the UDF. Community facilities should be provided appropriate to the needs arising from the development, including flexible meeting space capable of meeting social and cultural needs.
- 11.124** Brampton Park House is a substantial listed building used by the RAF as the officers' mess. This building needs an alternative use that respects and protects its heritage. Given the viability challenges inherent in re-use of this building proposed uses will be considered on their merits with regard to achieving appropriate protection of the main listed building, related listed structures and the relationship with the historic parkland. Retention of other heritage assets which are distinctive features will add to and help retain the character of the site.
- 11.125** The site also contains significant groups of trees which contribute to its character and landscape, many of which are protected by a tree preservation order. The mature tree belts on the northern, eastern and south eastern edges should be retained and reinforced reflecting their contribution to Brampton Conservation Area. The tree lined roads contribute strongly to the existing character of the site and should also be retained and supplemented.
- 11.126** The central area of open space, marked out playing field and tennis courts should be retained as these will provide a useful facility for future residents and provide an open setting to Brampton Park House. A multi-use community building will be provided close to this central area including the provision of changing facilities for the sports facilities.
- 11.127** The site contains mineral resources that should be protected in accordance with Cambridgeshire and Peterborough Core Strategy Policies CS26 and CS27. A waste strategy and audit will be required in conformity with Cambridgeshire and Peterborough Core Strategy Policies CS7, CS16 and CS28.
- 11.128** Flood risk is higher in the north of the site from fluvial sources with variable risk of surface water flooding including some localised high risk areas in the southern part of the site. A minor watercourse runs across the northern boundary of the site and run-off rates will need to be managed to prevent increasing flood extents from there. A site specific flood risk assessment will be required with detailed water management and flood mitigation proposals incorporated.
- 11.129** Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 340 may be possible on the 3.2ha identified.

Park View Garage, Brampton

HU 20

Park View Garage, Brampton

0.4ha of land at Park View Garage, Brampton is allocated for employment development to be comprised of light industrial use (class 'B1c'). Successful development of the site will require:

- a. incorporation of the protected trees into a comprehensive landscaping scheme
- b. the visual impact of any redevelopment being no greater than that of the existing use
- c. rationalisation to a single access point



Development Guidance

- 11.130** The site is outside the built-up area of Brampton, but has been in commercial use for many years. It is in a prominent location at the gateway to Brampton from the south, redevelopment proposals should therefore incorporate high quality design to improve the approach to the village. There are several protected trees within the site which would need to be incorporated into any potential development.
- 11.131** The site is previously developed and is predominantly covered in hardstanding which reduces the impact of redevelopment on potential run-off rates for surface water. Redevelopment proposals should investigate land contamination issues given the previous use and incorporate appropriate mitigation measures to bring it up to an adequate standard for modern employment use.
- 11.132** The site is detached from the village but additional services and facilities may be provided by the future redevelopment of RAF Brampton, opposite. There are presently two accesses to the site. Any redevelopment proposal should reduce this to a single point, in accordance with current standards complemented with adequate internal turning and parking.
- 11.133** The site has potential to provide high quality employment development in an appropriately landscaped setting. It is envisaged that development of this site will comprise light industrial floorspace (class 'B1c').
- 11.134** The site falls within the Station Farm/ Buckden Landfill Waste Consultation Area (Policy W8AX). Any proposals would therefore have to demonstrate compatibility with the nearby waste management uses protected through the waste consultation area.
- 11.135** Using the jobs density figure from Alconbuy Enterprise Zone and the industry standard floorspace a jobs figure of approximately 40 may be possible on the 0.4ha identified.

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Godmanchester



Tyrell's Marina, Godmanchester

HU 21

Tyrell's Marina, Godmanchester

0.3ha of land at Tyrell's Marina, Bridge Place is allocated for mixed use development to comprise:

1. food and drink uses (class 'A3' to 'A5')
2. approximately 15 homes
3. replacement of landing stages/ moorings

Successful development of the site will require:

- a. provision of vehicular access from the south west of the site to The Avenue
- b. provision of pedestrian access from the north east of the site to Bridge Place
- c. built development creating a high quality building reflecting the visual prominence of the site and its proximity to the grade I listed and scheduled Huntingdon Town Bridge and grade II listed buildings at Riverside Mill and Bridge Place
- d. development proposals should maximise the opportunities offered by the attractive riverside frontage
- e. provision of a flood risk assessment demonstrating the proposals can be safely accommodated
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.136** The site has a unique river front location and offers the opportunity to create an extremely high quality development in this prominent, sensitive location. A design brief should be prepared for the site due to its prominent and sensitive location.
- 11.137** The site is very sensitive in flooding terms with the north western site frontage falling within the functional floodplain. A detailed flood risk assessment will be required to demonstrate that any proposed development is capable of being safely occupied for the expected lifetime of the property, that it will not increase the risk of flooding elsewhere and if possible will reduce overall flood risk. Flood resilient structures will be required along with flood response emergency plans and safe access egress from the site.
- 11.138** The site comprises previously developed land and is predominantly covered in hardstanding with most former buildings now cleared. 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. However, this may be significantly reduced following implementation of the A14 upgrade. Appropriate assessments and mitigation will be required to ensure adequate amenity for users or residents of properties resulting from any development proposals. 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.

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- 11.139** This is a small site in a sensitive, historic location with good access to services where redevelopment offers the opportunity for environmental improvement. More vulnerable development, specifically residential uses, will not be permitted within the functional floodplain in accordance with the NPPF. Proposals for water compatible development such as a marina or moorings will be encouraged; any proposed uses should ensure an active river frontage. Less vulnerable uses such as a restaurant or café on the riverside would be supported as a way of opening up the river frontage to public use. Residential development should be restricted to parts of the site outside flood zone 3.
- 11.140** An innovative design solution may be beneficial in overcoming the significant flooding constraints; this should inform the exact mix of uses and quantity of floorspace. This could include a vertical mix of uses with less vulnerable commercial uses on the ground floor and residential accommodation above in order to protect more vulnerable uses from higher flood risk. The frontage of the site floods on a regular basis and development proposals should both minimise risk to future users and reflect the need not to impede flood flow rates.
- 11.141** Pedestrian access should be provided from the north eastern corner of the site to facilitate walking to Huntingdon. Vehicular access can be obtained under the A14 flyover to a shared route to The Avenue. Improvements may be required to ensure access meets current standards.
- 11.142** The juxtaposition of the site 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 conservation area. Any design proposals will need to consider the impact on the setting and character of these historic assets, respond to the variety of heights and massing involved and prevent excessive enclosure around the footbridge.
- 11.143** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

RGE Engineering, Godmanchester

HU 22

RGE Engineering, Godmanchester

2.6ha of land at RGE Engineering and public car park at The Avenue, Godmanchester is allocated for a mix of uses to comprise:

1. approximately 70 homes
2. retention of part of the public car park

Successful development of the site will require:

- a. flood risk assessment with appropriate mitigation measures incorporated as necessary
- b. provision of high quality development to reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and close proximity to several listed buildings and the Huntingdon and Godmanchester conservation areas
- c. provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.144** The site offers an opportunity to improve the appearance of this approach into Huntingdon, consolidate a cluster of housing which is well located with regard to access to services and provide homes in an attractive, sensitive location. A design brief should be prepared for the site due to its sensitive location.
- 11.145** Due to the risk of flooding on site a flood risk assessment will need to be carried out and mitigation measures incorporated as necessary. Levels of flood risk should inform location of uses with more vulnerable uses on lower flood risk parts of the site.
- 11.146** A high quality design lead development should reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and the close proximity to the Huntingdon and Godmanchester conservation areas and listed buildings. There is an opportunity for a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the network of cycle and footpaths across the Ouse meadows. A bridge here would enable a more direct long distance route between Huntingdon and Hemingford Abbots linking into the Ouse Valley Way.
- 11.147** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on

11 Huntingdon Spatial Planning Area

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estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Corpus Christi Lane, Godmanchester

HU 23

Corpus Christi Lane, Godmanchester

0.4ha of land at Corpus Christi Lane, Godmanchester is allocated for residential development to comprise approximately 10 homes (net 4). Successful development of the site will require:

- a. a form of development that respects the surrounding heritage assets and the site's location partly within the Godmanchester Conservation Area.
- b. a transport assessment
- c. provision of off street parking for vehicles
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 11.148** The site contains six prefabricated semidetached houses in spacious gardens. Development would replace the existing houses and increase their number to ten for a net increase of 4 homes. Planning history for the site includes a number of applications none of which have been approved. This has largely been due to concerns about impact on the Godmanchester Conservation Area and listed buildings in the vicinity. However it is thought that sympathetic development would have minimal impact on the conservation area and heritage assets; less than a third of the site is within the conservation area and the site is surrounded by buildings so would have little impact; other than number 8 Corpus Christi Lane, which faces the site, there are no listed buildings that would be directly affected by development of this site. However, a design brief should be prepared for the site due to its sensitive location.
- 11.149** The limiting factor to development of this site is considered to be the access of Corpus Christi Lane onto Old Court Hall, which due to its close proximity to the junction of Silver Street with Old Court Hall, would only be suitable for a limited increase in traffic. Currently problems seem to occur because cyclist and pedestrians travelling along Old Court Hall do not realise that Corpus Christi Lane exists as the eastern part of the lane is a shared surface with the pavement with no kerbs. It is suggested that development should seek to address this through some sort of delineation between Corpus Christi Lane and the pavement of Old Court Hall such as a distinctive change in colour or materials.
- 11.150** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Wigmore Farm Buildings, Godmanchester

HU 24

Wigmore Farm Buildings, Godmanchester

0.7ha of land at Wigmore Farm Buildings is allocated for residential development of approximately 10 homes. Successful development of the site will require:

- provision of single access via existing access route in the northern corner
- upgrading of Silver Street between the site entrance and Duck End in agreement with Cambridgeshire County Council
- provision of pedestrian links to the adjacent development (Comben Drive) and area of open space
- provision of high quality development to reflect the site's sensitive location on the rural fringe of Godmanchester
- provision of landscaping adjacent to Silver Street on the western boundary
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 11.151** The section of Silver Street adjacent to this site has a rural character and has limited capacity to accommodate additional traffic. Development will need to reflect this character and capacity and should therefore be comprised of low density housing with well landscaped areas and open space.
- 11.152** A single access onto Silver Street will be provided. A transport statement would be required to ascertain what improvements would be necessary but it is thought that passing bays will be needed but widening between the site and Duck End cannot be ruled out. Foot and cycle path access into the new development to the south of the site will also need to be created.
- 11.153** Landscaping will be required to protect the rural character along Silver Street to provide extra screening therefore a landscape management plan may be required.
- 11.154** This area could support bat species due to the presence of particular tree species. A biodiversity and ecology survey and report would be required and appropriate mitigation measures incorporated into the design of potential development where necessary.
- 11.155** Evidence from adjacent development identified soil contamination and remediation work was required. A contamination assessment would therefore be required.
- 11.156** Due to the risk of flooding on site a flood risk assessment will need to be carried out and potential mitigation measures incorporated where necessary.

- 11.157** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

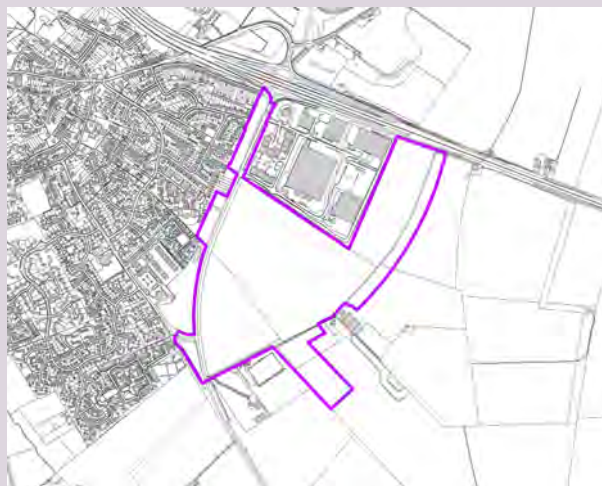
Bearcroft Farm, Godmanchester

HU 25

Bearcroft Farm, Godmanchester

45.5ha of land at Bearcroft Farm, Godmanchester is allocated for development of a mix of uses to comprise:

1. approximately 750 homes
2. approximately 4.4ha of land for employment uses (all class 'B' uses except 'B8')
3. a neighbourhood centre to comprise approximately 950m² retail floorspace⁽²⁶⁾ (classes 'A1', 'A2', 'A3' or 'A5'), of which not more than 700m² to be shops (class 'A1')
4. a primary school on 2.3ha of land
5. an area of at least 2ha of accessible natural green space with comprehensive links to the wider green infrastructure network
6. social and community facilities to meet needs arising from development



Successful development of the site will require:

- a. satisfactory resolution of any impact caused by traffic generated from development on the A14 in accordance with the Highways Agency's requirements or delivery of an upgraded A14
- b. satisfactory integration of development with the existing built-up area of Godmanchester
- c. completion of a public consultation exercise agreed with the Council
- d. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- e. design codes or conceptual appearance of development proposals
- f. landscape design recognising vistas, boundaries and green infrastructure networks, paying particular attention to the area around the eastern boundary
- g. the mixture of uses to be incorporated, including social and community facilities to meet the needs arising from development
- h. a sustainable transport network for vehicles, cyclists, pedestrians and public transport
- i. flood risk assessment and provision of sustainable drainage systems
- j. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- k. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

11.158 Application 1200685OUT covers the site and was approved subject to the resolution of a Section 106 agreement in July 2013.

26 All figures for floorspace are gross unless specifically stated otherwise

- 11.159** The site lies in close proximity to the A14 and it is expected that traffic from development will use the trunk road. The Highways Agency's requirement for nil detriment or minimal impact to be demonstrated must be complied with, until such time as the A14 is upgraded. The A1198 currently acts as a significant barrier to integration of most of the site with the existing built-up area of Godmanchester. Effective solutions are likely to include substantial works to and around the road in order to appropriately address potential conflicts between through traffic and people travelling within Godmanchester by the full range of modes. Together these issues are considered to be the most difficult to overcome and the most critical to successful development of this site. Changes to the A1198 will need to be agreed with Cambridgeshire County Council.
- 11.160** Shopping facilities should meet local residents' basic needs but not have an impact on Huntingdon town centre. Other services and facilities should be included in the same neighbourhood centre to ensure a sustainable and balanced community. Playing fields and play areas should be provided in accordance with policies elsewhere in the Development Plan. Godmanchester's two primary schools are currently running at or close to capacity with limited scope for expansion so primary school provision should be provided to meet the needs of this development (considered to be met with 1.5 forms of entry) and to provide scope for future capacity, subject to agreement with Cambridgeshire County Council.
- 11.161** It is anticipated that the employment development on this site will be comprised of office, research and development and light industrial floorspace. Alternatively a combination of business and general industrial (classes 'B1' and 'B2') may be appropriate. Storage and distribution (class 'B8') should not form part of development on this site. Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 475 may be possible on the 4.4ha identified, although the figure could be expected to be higher as the mix of uses should not include storage and distribution uses that consistently employ low numbers of people per hectare.
- 11.162** Boundary treatments along with development densities, building heights and their proximity to the eastern boundary will need to be carefully considered due to the gradual and complex change in levels around the eastern boundary and the potential for impact on views from the east and southeast.
- 11.163** There are known archaeological assets in the vicinity of this site and appropriate investigations should be carried out, followed by further recording, conservation or other work as applicable.
- 11.164** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

12 St Neots Spatial Planning Area

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12 St Neots Spatial Planning Area

- 12.1 The St Neots Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas' following paragraph 4.7 .
- 12.2 There are no sites considered suitable for allocation in Little Paxton.

St Neots



Eaton Court, St Neots

SN 1

Eaton Court, St Neots

1.2ha of land at Eaton Court, Great North Road, St Neots is allocated for residential development of approximately 30 homes. Successful development of the site will require:

- a. provision of a single vehicular access to Great North Road
- b. a layout which does not affect the trees on neighbouring land which should be retained for screening purposes
- c. design which recognises the location adjoining the St Neots Conservation Area and the neighbouring listed building at the Eaton Oak pub.
- d. provision of additional landscaping
- e. noise attenuation measures incorporated into the design of the site or individual buildings
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.3** Redevelopment of this employment site for residential use must have regard to the need to provide a good living environment on this site which is next to the A1, roads leading to and from the A1, and the Eaton Oak pub.
- 12.4** A new single vehicular access should be located along Great North Road in a position and manner which enables good visibility. Due to its proximity to the A1 noise attenuation should be designed into the scheme to ensure adequate standards of residential amenity.
- 12.5** The existing screening from trees along the southern and western boundaries, as well as part of the north boundary should not be affected by development on this site. Additional landscaping is expected within the boundaries of this site.
- 12.6** The site adjoins the St Neots Conservation Area and the listed Eaton Oak pub and as such, development should be designed with appropriate materials to respect the character of the area. Buildings will also need to be designed having regard to the need for noise insulation given noise from the A1.
- 12.7** 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

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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.

12.8 A planning application for residential development (1301377OUT) was granted in March 2014.

Huntingdon Street, St Neots

SN 2

Huntingdon Street, St Neots

1ha of land at 81-85 and 97a-c Huntingdon Street, St Neots is allocated for approximately 25 homes. Successful development of the site will require:

- a. rationalisation of accesses onto Huntingdon Street
- b. appropriate design that enhances the character of the historic street and context
- c. appropriate safeguarding of the amenity of surrounding uses
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.9** Given the location close to facilities, and a relative lack of constraints, a more intense use of the site is expected. Mixed redevelopment, incorporating some continued employment should be provided on the site.
- 12.10** The multiple access points onto Huntingdon Street will need to be rationalised in any redevelopment to ensure safety. It is expected that the site will continue to be accessed through the unadopted road for employment uses and that the access directly onto Huntingdon Street will be replaced with a standard residential street access in accordance with current standards.
- 12.11** Design considerations include having regard to the adjoining homes as well as establishing appropriate boundaries with business uses. New development should address the street, which is an important historic route into St Neots, and have regard to the adjoining Conservation Area. A continuous frontage is favoured to improve the street scene.
- 12.12** Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 25 may be possible on the 0.25ha identified.
- 12.13** 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.

Former Youth Centre, Priory Road, St Neots

SN 3

Former Youth Centre, Priory Road, St Neots

0.5ha of land at the Former Youth Centre, Priory Road, St Neots is allocated for residential development of approximately 14 homes. Successful development of the site will require:

- the western part of the site which falls within the functional flood plain remaining undeveloped
- retention of the Pill Box
- 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
- design which recognises the Conservation Area location
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 12.14** Planning permission was granted in April 2012 for 14 houses on this site (1100379OUT). The outline permission provides 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 will be made as necessary. New fencing and pathway works for the footpath on the eastern side of the site should be addressed at the reserved matters stage.
- 12.15** Redevelopment could give rise to improvements to the character of the site and setting 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".
- 12.16** 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.
- 12.17** 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.
- 12.18** 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.

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St Mary's Urban Village, St Neots

SN 4

St Mary's Urban Village, St Neots

0.9ha of land at St Mary's Urban Village is allocated for development of mix of use in accordance with the St Mary's Urban Village Urban Design Framework and Master Plan to comprise:

1. approximately 40 homes
2. retention of Brook House as offices
3. approximately 60m² of retail floorspace (class 'A1' or 'A2')

Alternatively the site may be developed for community uses.

Successful development of the site will require:

- 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 and the nearby St Mary's Church, a grade I listed building
- c. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.19** Any new development on this site must complement the existing road, pedestrian and cycle networks and movement patterns. Vehicular access points should be created at the south of the site, with pedestrian access to the north from the High Street and to the east from Church Walk.
- 12.20** This site is located within the conservation area and contains a mixture of buildings. Some of the existing buildings on site are in a poor state of repair and could be improved by appropriate redevelopment. The site includes Brook House, a Grade II* listed building, considered to be one of the finest buildings in St Neots. There are two other listed buildings within the site, and several adjacent, including St Mary's Church, and the view of the church tower could become a focal view in any redevelopment proposals. The site also contains some trees that should be retained. Development that harms views or a sense of the historic nature of this site should be resisted.
- 12.21** A small part of the site in the south lies within the functional floodplain. A flood risk assessment will be required. It is likely that a proportion of the site cannot be developed with any buildings, but it is necessary to incorporate this area into the site in order to ensure an appropriate design solution for the area is prepared.

- 12.22** A planning application for 24 dwellings on part of the site (0900411FUL) was approved in December 2014. 3 dwellings were permitted in May 2014 on another part (1301969FUL) and permission for change of use of the chapel to form 2 dwellings was granted in April 2013 (1201442FUL).
- 12.23** 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.

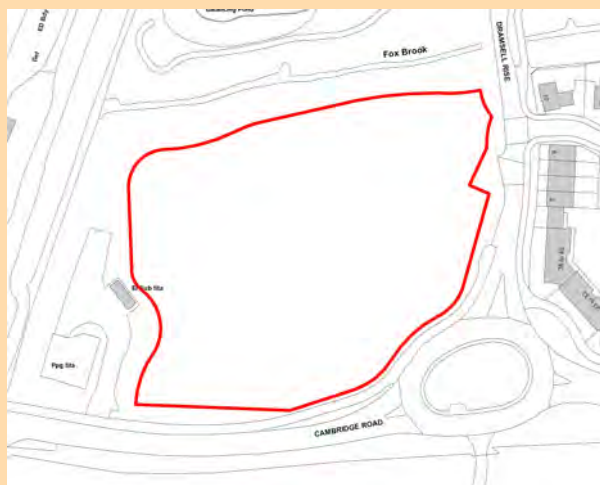
Loves Farm Reserved Site, St Neots

SN 5

Loves Farm Reserved Site, St Neots

1ha of land east of the East Coast Main Line at Loves Farm, Cambridge Road, St Neots is allocated for residential development of approximately 40 dwellings. Successful development of the site will require:

- a. development in accordance with the outline approval for Loves Farm
- b. an access point from Dramsell Rise to serve all new development
- c. good urban design recognising the importance of this site to the townscape
- d. protection of Fox Brook and associated vegetation
- e. noise assessment and design to mitigate the effects of noise from the East Coast Main Line
- f. avoidance of any harm to the adjoining Grade II listed milestone
- g. separation from the high pressure and intermediate pressure gas pipelines located adjacent to the site
- h. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.24** Development proposals should respond to the challenges of this gateway location into St Neots ensuring exceptional design. To date the site has been reserved while development of the remainder of Loves Farm has proceeded around it. The original size of the site has been reduced following the establishment of a service complex and footpath. The site is affected by the East Coast Main Line, busy road junctions, a gas pipeline and Fox Brook and development proposals will need to recognise these.
- 12.25** The site is within the Environment Agency's Flood Zones 2 and 3 and the Strategic Flood Risk Assessment shows it within a 1 in 100 year flood zone. Flood risk assessment is required upon any planning application. Assessments have identified that the site is suitable in flood risk management terms given upstream works that have been undertaken.
- 12.26** Residential development, co-ordinated with the forms already under development in Loves Farm is anticipated. The design should take into account the results of a noise assessment particularly in respect of noise from the railway. A lesser scale of development is expected on the northern edge of the site adjoining Fox Brook and provision should be made for the protection of vegetation alongside the brook. An access to the site has been identified within the design of Dramsell Rise. The Grade II listed milestone located on Cambridge Rd adjacent to the site should not be affected by development. Appropriate separation distance from the gas pipeline along the railway line should be established with the National Grid.

- 12.27** An outline application for 41 dwellings referenced 1300389OUT with all matters reserved apart from the access was granted approval in March 2014 subject to Section106 agreement.
- 12.28** 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.

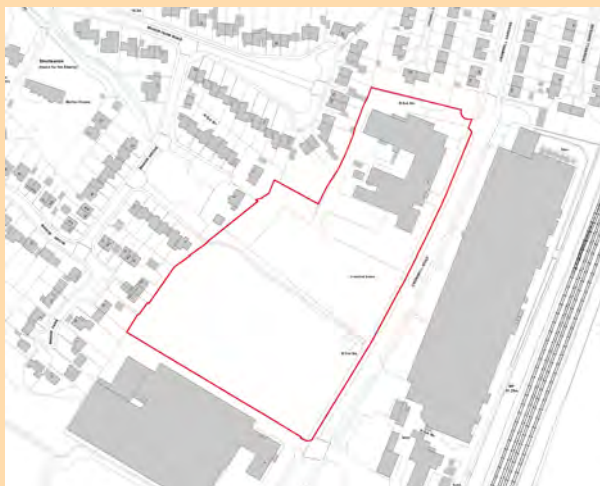
Cromwell Road North, St Neots

SN 6

Cromwell Road North, St Neots

2.6ha of land west of Cromwell Road is allocated for residential development to comprise approximately 80 homes. Successful redevelopment of the site will require:

- a. provision of appropriate vehicular access from Cromwell Road
- b. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
- c. on site sustainable drainage
- d. protection of Wintringham Brook and an area of open space around it
- e. noise attenuation measures incorporated in the design of the site or individual buildings
- f. provision of a safety assessment together with a site contamination report
- g. retention of trees where appropriate and provision of additional landscaping
- h. separation from the gas pipeline in accordance with National Grid requirements
- i. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- j. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.29** A large proportion of the site lies within Flood Zone 3a but it is understood that the flood attenuation works associated with the St Neots East area and the change in levels at the railway embankment mean that the land is unlikely to be subject to flooding. Nevertheless it is essential that there are on site measures to cater for surface water and the protection of Wintringham Brook which is culverted at this point. The amount of possible housing identified in the allocation reflects this constraint.
- 12.30** It is expected that an ecological survey and arboricultural survey will identify the need for the protection of any areas and trees.
- 12.31** Recognising that Cromwell Road is a relatively noisy environment and there is industry on the eastern side of the road with the East Coast mainline railway beyond that. Appropriate noise attenuation measures should be incorporated to ensure that new housing will provide adequate residential amenity.
- 12.32** 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.

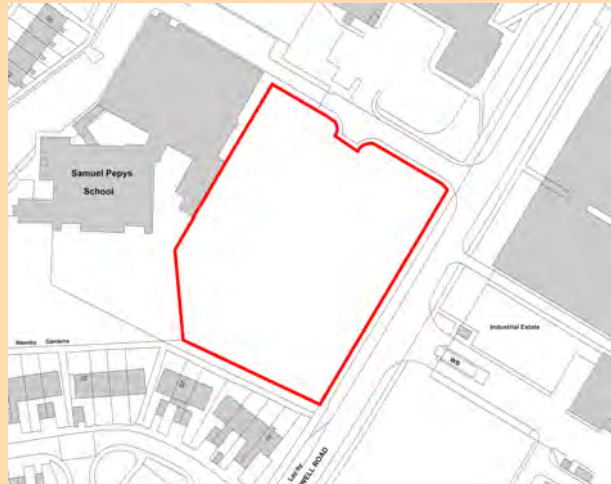
Cromwell Road Car Park, St Neots

SN 7

Cromwell Road Car Park, St Neots

0.6ha of land west of Cromwell Road is allocated for residential development of approximately 20 homes. Successful development of the site will require:

- a. improvements to the existing access opposite the Bargroves Education Centre
- b. noise attenuation measures incorporated in the design of the site or individual buildings
- c. retention of trees and provision of additional landscaping
- d. separation from the gas pipeline in accordance with National Grid requirements
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.33** Further to a planning application considered in 2010, residential development is deemed appropriate given that there is neighbouring housing to the south.
- 12.34** The site is currently accessed from a non-adopted road used by the Bargroves Education Centre and Samuel Pepys School as well as this car park. Improvements to the existing access are likely to be necessary to service the anticipated number of new homes in accordance with the Manual for Streets.
- 12.35** Appropriate boundary treatments with the neighbouring residential properties and the school will be expected, including noise attenuation measures. The trees which are currently part of the landscaping around the car park should be retained where possible and form part of the additional landscaping required for residential use of the site.
- 12.36** The site falls within a waste consultation area for the Marston Road Household Recycling Centre and Biffa Depot as set out in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework. Given the nearby residential activities, residential development on this site will not prejudice the continued operation of the waste facility.
- 12.37** The Cromwell Road area of St Neots has potential for a combined heat and power scheme with a local heat network. It is anticipated that such a scheme will be forthcoming in the early years of the Local Plan. Development of this site should take advantage of, and support, this opportunity through provision of connections for the local heat network.
- 12.38** 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

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(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.

Nelson Road, St Neots

SN 8

Nelson Road, St Neots

1.9ha of land at Nelson Road, St Neots, is allocated for development for mixed uses to comprise approximately:

1. 0.7ha for supported housing for older people (approximately 70 bed care home)
2. 45 homes

Successful development of the site will require:

- a. provision of an appropriate single access road from Nelson Road to serve the supported housing and the residential development
- b. secondary access from Little End Road only for service vehicles in respect of the supported housing element
- c. provision of appropriate acoustic treatment to mitigate against adjoining industrial uses
- d. completion of land contamination remediation measures appropriate to residential development
- e. retention of the frontage landscaping except where removal is required for access
- f. landscaping throughout the site clearly defining the access road and the mixed uses
- g. setting development back from the A1 boundary
- h. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 12.39** This brownfield site is identified for a care home and some housing in line with the aspirations of the landowner who undertook public consultation on such a proposal during 2014. The site had been a disused industrial site since August 2012.
- 12.40** A new access from Nelson Road will ensure that the development integrates with the residential environment along that road. Larger service vehicles for the care home should be directed through the industrial estate on Little End Road. It is expected that the care home will be located on the southern part of the site adjacent to the existing industrial area. Due to the proximity of the site to the industrial estate and A1 a noise assessment would be required.
- 12.41** The substantial set back with landscaping from Nelson Road is expected to remain. Some of this frontage is in Council ownership. Gardens should adjoin the A1 so that buildings are set back from it.
- 12.42** Noise and land contamination from previous uses are both issues for this site and appropriate mitigation and remediation will be required.

12 St Neots Spatial Planning Area

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- 12.43** 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.
- 12.44** For housing delivery purposes the care home will be considered to be within the use class C2 (residential institutions) so the 70 bed spaces will be monitored as the equivalent of 42 dwellings, as set out in paragraph 3.107.

13 St Ives Spatial Planning Area

13.1 The St Ives Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas' following paragraph 4.7 .

St Ives



13 St Ives Spatial Planning Area

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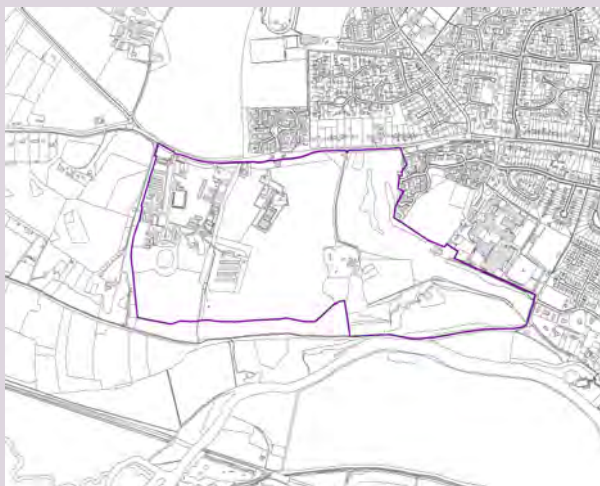
St Ives West

SI 1

St Ives West

54ha of land south of Houghton Road (A1123) to the west of St Ives, including land within the parish of Houghton and Wyton, is allocated for a mix of uses to comprise:

1. approximately 26ha of publicly accessible open/ green space
2. approximately 500 homes
3. approximately 450m² (gross) shop floorspace (class 'A1')
4. social and community facilities to meet needs arising from the development



Successful development of the site will require:

- a. completion of a detailed masterplanning exercise to be agreed with the Council
- b. design codes or conceptual appearance of development proposals
- c. phasing of development, including the provision of accessible green space
- d. appropriate access via the Houghton Road/ Garner Drive junction and Knights Way
- e. assessment of the surrounding road network and measures to address identified inadequacies that would come about as a consequence of development of this site
- f. a sustainable transport network for pedestrians, cyclists and vehicles across the site to be integrated with the wider network
- g. a landscape scheme design recognising vistas, boundaries and the surrounding green infrastructure network, to be particularly focused on restoring the tree lined approach on the south side of the A1123
- h. social and community facilities appropriate to the scale of development
- i. sustainable drainage systems
- j. enhancement and provision for habitats in accordance with an ecological strategy
- k. production of a management plan for all areas of open/ green space
- l. safeguarding and enhancing the character of the conservation areas and the grade II listed Houghton Grange and the two lodges

Once developed parts of this site that comply with the definition of the built-up area contained in policy [LP 2 'The Relationship Between Built-up Areas and the Countryside'](#) will form part of the built-up area of St Ives and considered as part of the town for the purposes of determining planning applications.

Development Guidance

- 13.2** This is a sensitively located site lying between recent development on the western outskirts of St Ives and Houghton and Wyton. The site currently comprises former golf course land, a substantial private residence called The How, a water tower, derelict buildings and associated grounds formerly used by the Biotechnology and Biological Sciences Research Council (BBSRC) and Houghton Grange, a grade II listed building also previously used by the BBSRC. Immediately south of Houghton Grange is a county wildlife site designated

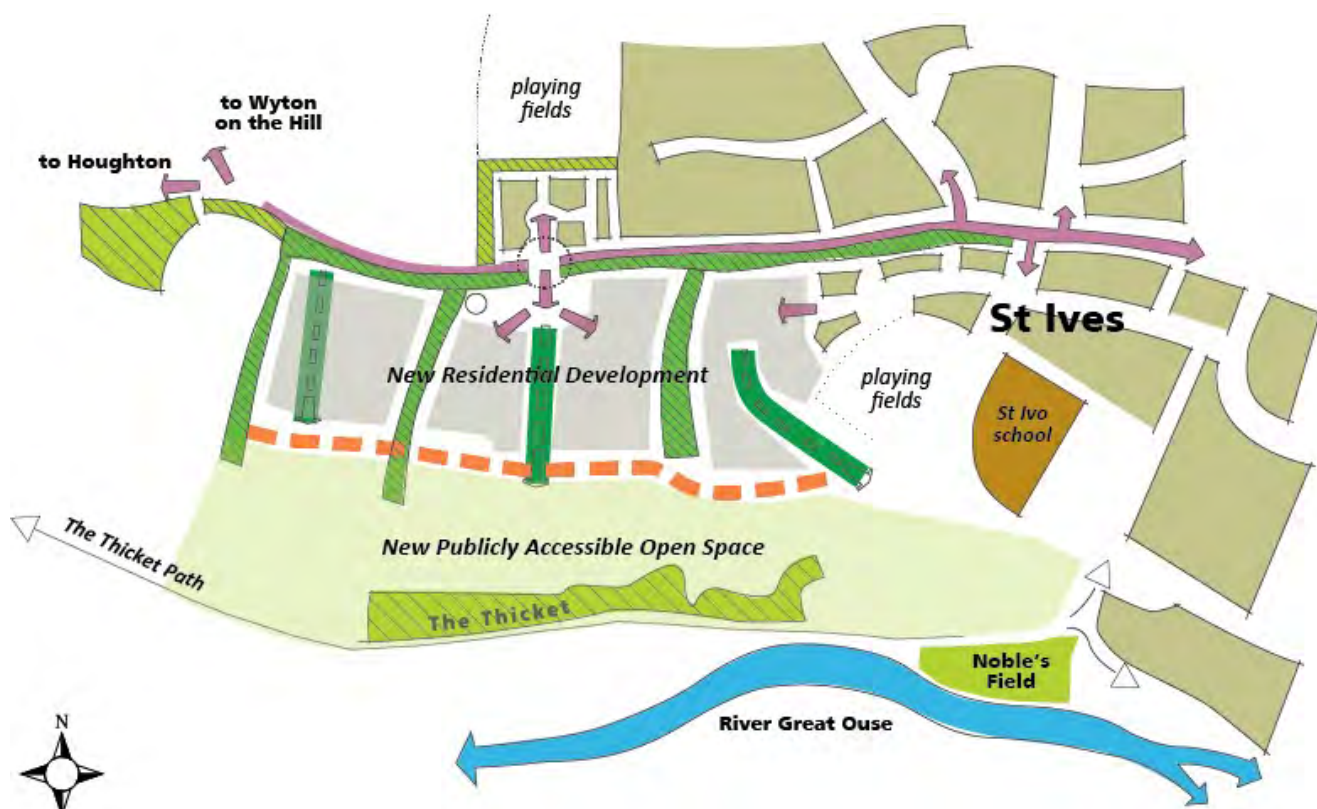
for its grassland value. The southern edge of the site adjoins an area of established woodland, known as St Ives Thicket, which is bisected by The Thicket footpath and cycleway. This adjoins the River Great Ouse to the south.

- 13.3** The land provides an opportunity to create a high quality mixed use development providing a substantial area of publicly accessible natural greenspace, high quality new homes, a relatively small amount of retail floorspace to enhance the local facilities and social and community facilities to meet the needs of residents of the new homes.
- 13.4** The site contains a number of constraints and will require a sensitive approach to development. A heritage statement will be required as the site contains three listed buildings: Houghton Grange, and its accompanying East and West Lodges which adjoin Houghton Road; in addition both the St Ives and Houghton and Wyton conservation areas extend into the site.
- 13.5** The site contains numerous trees subject to preservation orders, as well as the Houghton Grange county wildlife site. Appropriate ecological assessments should be undertaken and redevelopment should ensure no detrimental impact upon the ecological value of the site and nearby county wildlife sites, including the River Great Ouse. To reinforce the strategic green corridor along the River Great Ouse the southern part of the site should comprise a substantial area of publicly accessible greenspace. The area to be devoted to open space will be determined using existing building lines and trees as well as levels and slopes to maximise its contribution to the Ouse Valley landscape character area. This should be complemented by a series of green corridors running north-south through the site to screen and separate areas of development. A comprehensive management plan should be prepared for the greenspaces within the site which should encourage ecological diversity.
- 13.6** The Local Plan Alteration (2002) noted that retention of a green wedge between the Golf Course site (now Green Acres) and Houghton Grange was vital to the separate physical identity of St Ives and Houghton. The Core Strategy (2009) subsequently indicated a strategic direction of growth westwards from St Ives to accommodate a growth requirement of some 400 new homes plus those with extant permission at that time at Houghton Grange.
- 13.7** This allocation indicates a form of development that recognises the both the opportunities and sensitivities of the site. Figure 13 summarises detailed urban design work illustrating how the development of the area should take place.
- 13.8** Vehicular access is to be taken from the Houghton Road/ Garner Drive junction, which serves the Slep Meadow housing, and from Knights Way in the Green Acres development. A transport assessment will be required in order to assess the transport impact of the development and appropriate infrastructure improvements incorporated to mitigate impacts and promote sustainable travel options.
- 13.9** Housing development should be concentrated in the northern half of the site and arranged in a series of clusters separated by substantial green corridors connecting through to the greenspace in the south of the site. Redevelopment of Houghton Grange will require sensitive, high quality design to convert the listed building into residential accommodation appropriate for modern needs and to ensure new development does not have a detrimental impact on its setting.
- 13.10** Local evidence gathered in preparing the Houghton and Wyton Neighbourhood Plan indicates a high level of demand for smaller properties suitable for first time buyers and for older people. Development proposals should respond to this preference.
- 13.11** 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.

13 St Ives Spatial Planning Area

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Figure 13 : Illustration of the vision for the layout of St Ives West



Key

| | |
|--|--|
| | Existing St Ives housing areas |
| | New Residential Development |
| | Planting areas forming an edge / barrier |
| | Planting areas forming avenues |
| | New Publicly Accessible Open Space |
| | Access |
| | Southern edge of built area |

St Ives Football Club

SI 2

St Ives Football Club

1.4ha of land at St Ives Football Club is allocated for development of approximately 40 homes. Successful development of the site will require:

- appropriate alternative provision of the recreational facility
- provision of appropriate access
- substantial landscaping on the western boundaries



Development Guidance

- 13.12** For development proposals to be supported it is essential that suitable replacement facilities are secured. The football club currently provides a well used, centrally located facility and alternative provision will be necessary. Replacement facilities must be available prior to development starting so that there is no period when facilities are not available.
- 13.13** Access to the site is restricted by a very narrow private road with a sharp bend. In order to achieve safe access to the site from the highway network it is likely that additional land will be required as the access, currently taken past the adjacent car park, is not considered to be suitable for the anticipated scale of development. This may be achievable in discussion with the Council as owners of land adjacent to the site. Provision and upgrading of pedestrian and cycle way connections will also be necessary.
- 13.14** There is known archaeological potential in the vicinity which should be investigated. A programme of archaeological work may be required.
- 13.15** Substantial landscaping will be required on the western boundaries to help safeguard against disturbance from the adjoining leisure uses. A design brief should be prepared for this site due to its sensitive location.

13 St Ives Spatial Planning Area

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Giffords Farm, St Ives

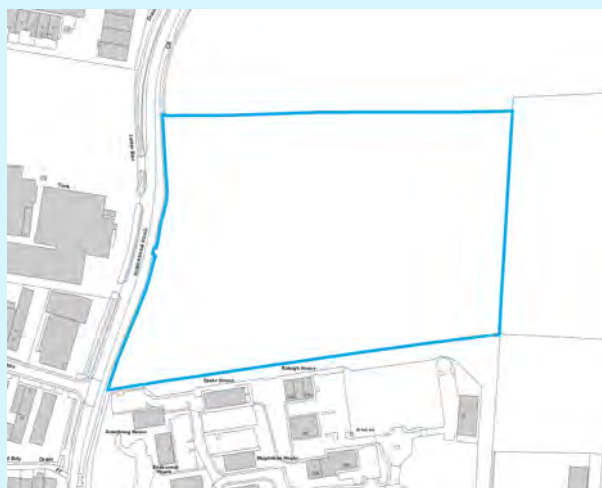
SI 3

Giffords Farm, St Ives

5.6ha of land at Giffords Farm, east of Somersham Road (B1040) is allocated for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution. Successful development of the site will require:

- a. detailed flood risk assessment and flood mitigation works as appropriate
- b. suitable access

Once developed this site will form part of the built-up area of St Ives for the purposes of determining planning applications.



Development Guidance

- 13.16** Land and buildings available for employment uses other than offices (B1a use) in and around St Ives are currently limited. Storage and distribution uses are considered to be well provided for in other locations that are more accessible to the strategic road network. This site is therefore allocated for employment uses other than offices and storage and distribution.
- 13.17** Approximately half of this site is considered to be at risk of flooding, being within either flood zone 3a (with climate change) or flood zone 3a. The extent of flood risk will need to be established through a detailed flood risk assessment and development will need to address any risk through incorporation of suitable flood protection/ mitigation measures.
- 13.18** Using the jobs density figure from Alconbuy Enterprise Zone and the industry standard floorspace a jobs figure of approximately 600 may be possible on the 5.6ha identified. This calculation may not be particularly accurate as the allocation excludes class B1a and class B8 uses.

Former Car Showroom, London Road, St Ives

SI 4

Former Car Showroom, London Road, St Ives

1.2ha at the former car showroom, London Road is allocated for 20 extra-care housing units (class 'C3'). Successful development of the site will require:

- retention of the existing access route sited in the south western corner to enable access to the gas compound/sub-station and adjacent restaurant's car park
- provision of amenity/ open space within the south eastern part of the site and which incorporates the gas valve compound and sub station
- appropriate account taken of the site's location within the conservation area



Development Guidance

- 13.19** The site's good, level accessibility to town by foot makes it a highly suitable location to meet the identified need in the southern part of St Ives for supported housing in the form of extra care sheltered units⁽²⁷⁾. These should be designed as self-contained units categorised as use class C3b. The former vehicle dealership on the site closed in 2009.
- 13.20** There are two existing accesses into the site; one in the north western corner and the other on the south western boundary which serves a Transco (National Grid) sub station and gas valve compound to which access must be retained.
- 13.21** The presence of these facilities, combined with the vulnerability to flooding means it would not be appropriate to develop the rear half of the site. Development proposals should be concentrated on higher land in the western front portion of the site which is potentially less vulnerable to flooding. The depth and appropriate scale and massing of development would be key design considerations in any development proposals in order to preserve and enhance the character and appearance of the conservation area. Due to its location with the conservation area and adjacent listed buildings a heritage statement would be required.
- 13.22** The whole site sits within the rapid inundation zone and the majority also falls within flood zone 3a with climate change allowance, although it is protected by modern flood defences. A flood risk assessment would be required as well as the incorporation of flood mitigation measures as necessary such as limiting site coverage or raising levels above the known flood levels. It is therefore considered that the sustainable location of the site and identified need for supported housing, outweigh the risks posed by potential flooding. Mitigation work will need to be appropriate to standards set by the Environment Agency.

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13 St Ives Spatial Planning Area

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- 13.23** Any development proposals should incorporate a significant area of open space and substantial landscaping to the rear of the site and around the gas valve compound and sub-station. Such proposals would serve to increase the amount of open space provision and make good use of otherwise undevelopable land. A landscape management plan will therefore be required as part of any potential development proposals.
- 13.24** 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 Waste and Minerals Core Strategy Policy CS26.
- 13.25** Appropriate account will also need to be taken of the site's location within the St Ives Conservation Area.

14 Ramsey Spatial Planning Area

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14 Ramsey Spatial Planning Area

14.1 The Ramsey Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas' following paragraph 4.7 .

Ramsey



Ramsey Gateway (High Lode)

RA 1

Ramsey Gateway (High Lode)

2.6ha of land at Ramsey Gateway (High Lode) is allocated for residential development of approximately 110 homes which may include specialist accommodation for older people.

Successful development of the site will require:

- a. provision of a suitable access via the existing roundabout on St Mary's Road
- b. navigation related improvements to Ramsey Basin
- c. the provision of a 20m wide maintenance access strip along High Lode required by Middle Level Commissioners
- d. the provision of a scheme for protecting any homes from the noise from the adjacent scrap yard, should a cessation of its use and removal not form part of a development proposal for the redevelopment of this site
- e. the design and layout of any development proposal reflecting the site's importance in the conservation area and as a gateway to Ramsey
- f. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- g. agreement with the Environment Agency and Anglian Water Services that they are satisfied 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
- i. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.2 There is a known need for specialist older person's accommodation in Ramsey, particularly class C3 sheltered/ extra-care housing units for which this location would be eminently suitable due to its proximity to food stores, the GP surgery and the community centre.
- 14.3 Middle Level Commissioners (MLC) require a 20 metre wide access strip for maintenance and machinery along both sides of High Lode. MLC anticipate that the Great Fen Project will, as it develops, increase navigation on their system and may increase leisure, recreation and tourism use within Huntingdonshire and therefore require navigation related improvements to Ramsey Basin.
- 14.4 The site is in a prominent location at the northern gateway to Ramsey, so any development proposals will have a visual impact on the surrounding area, particularly as the western part of the site lies within the conservation area. Parts of the setting for this part of the conservation area are currently poor, so potential redevelopment provides the opportunity to enhance the setting, character and appearance of the conservation area. In particular, the opportunity to relocate the existing scrap yard to a more appropriate location for a use of that type would be of benefit to the locality. However if the owner of the scrap yard

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is not prepared to include it as part of a comprehensive redevelopment scheme, attenuation measures would be required to adequately protect the amenity of future occupiers of new homes on the site, such as a landscaped cordon.

- 14.5** Given the flat topography of the area, careful consideration should be given to the boundary treatment of any site proposals, to ensure that development is appropriately sited within the landscape.
- 14.6** The site should be accessed via the existing roundabout on St Mary's Road, with suitable transport assessment provision to demonstrate the highway network is suitable. A new pedestrian and cycleway bridge would be required to ensure linkages are improved between the two parcels either side of High Lode.
- 14.7** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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.
- 14.8** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.9** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. The western part of the site lies within the Ramsey, Upwood & Great Raveley IDB and the eastern part within Ramsey IDB. The installation/ improvement of positive water level management systems and off-site works may be required.
- 14.10** The site offers the opportunity for the regeneration of areas of derelict and underused land, and has potential to provide an attractive residential environment in a riverside location appropriate to the setting of the conservation area.

Ramsey Gateway

RA 2

Ramsey Gateway

1.8ha of land at Ramsey Gateway is allocated for residential development of approximately 40 homes. Successful development of the site will require:

- a. provision of a single new access from the roundabout on St Mary's Road
- b. the design and layout of any development proposal reflecting the site's importance as a gateway to Ramsey and location within the conservation area
- c. retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area
- d. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- g. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.11** Development proposals should be in accordance with the principles set out in the Ramsey Gateway Urban Design Framework adopted November 2004.
- 14.12** The main point of access to any proposed development on this site should be taken from the new roundabout on St Mary's Road.
- 14.13** Redevelopment would have limited visual impact on the surrounding area as the site is partially screened by trees. A suitable landscaping scheme should be provided between this and the adjacent RA 3 'West Station Yard and Northern Mill' site to capitalise on the views to the Mill.
- 14.14** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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.

14 Ramsey Spatial Planning Area

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- 14.15** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.16** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. The site is within Ramsey, Upwood & Great Raveley IDB and surface water should be disposed of into its system. The installation/ improvement of positive water level management systems and off-site works may be required.

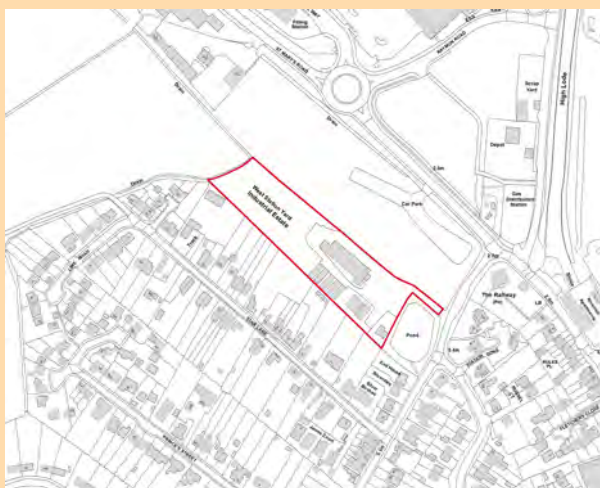
West Station Yard and Northern Mill

RA 3

West Station Yard and Northern Mill

1ha of land at Ramsey Gateway is allocated for residential development of approximately 30 homes. Successful development of the site will require:

- a. provision of access through the adjoining Ramsey Gateway site to the roundabout on St Mary's Road
- b. the design and layout of any development proposal reflecting the site's location within the conservation area
- c. retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area
- d. retention of the existing Northern Mill building to act as a local landmark
- e. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- h. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.17** Development proposals should be in accordance with the principles set out in the Ramsey Gateway Urban Design Framework adopted November 2004.
- 14.18** The main point of access to any proposed development on this site should be taken through the adjoining allocation to the north, RA 2 'Ramsey Gateway', and onto the new roundabout on St Mary's Road.
- 14.19** Redevelopment would have limited visual impact on the surrounding area as the site is partially screened by trees. Northern Mill has historic local significance and should be retained and converted to residential use and a suitable landscaping scheme provided to maintain its significance and setting which capitalise on the views in and out of the site to the Mill.
- 14.20** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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

14 Ramsey Spatial Planning Area

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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.

- 14.21** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.22** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. The site is within Ramsey, Upwood & Great Raveley IDB and surface water should be disposed of into its system. The installation/ improvement of positive water level management systems and off-site works may be required.

Field Road, Ramsey

RA 4

Field Road, Ramsey

5.2ha of land at Field Road, Ramsey is allocated for residential development of approximately 90 homes. Successful development of the site will require:

- a. provision of a suitable new access from Field Road
- b. improvement to pedestrian and cycle routes to link to existing networks, having regard to the existing public right of way on the site
- c. retention of the woodland area to the west and north west of the site
- d. boundary treatments to protect and enhance the amenity of neighbouring properties and to minimise the impact of the development on the surrounding countryside
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- g. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.23** The site is bordered on two sides by residential development, and substantial landscaping will be required to minimise the impact on neighbouring residents and the surrounding countryside. The site would be suitable for general family homes with low density development on the western edge. The woodland to the west and north west of the site provides a very attractive landscape setting and high quality screening, and must be retained.
- 14.24** This is a good location for residential development in sustainable transport terms. There is potential to create an appropriate access from Field Road, but there would need to be acceptable mitigation of the impact of additional generated traffic on Blenheim Road and Field Road. A transport assessment would be required. Footpath linkages should be retained to facilitate integration of the site into adjoining residential areas.
- 14.25** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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.

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- 14.26** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.27** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

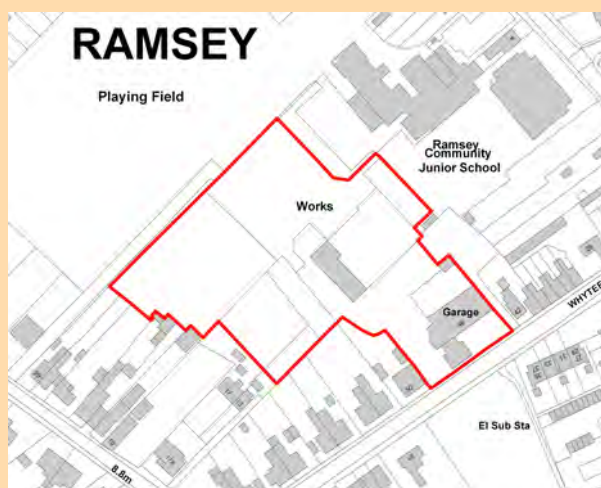
Whytefield Road, Ramsey

RA 5

Whytefield Road, Ramsey

0.9ha of land at Whytefield Road, Ramsey is allocated for residential development of approximately 35 homes. Successful development of the site will require:

- a. provision of suitable access
- b. completion of land contamination remediation measures appropriate to residential development
- c. the design and layout of any development proposal reflecting the site's location within the conservation area
- d. provision of a substantial landscaping buffer along the boundary with the primary school to protect against overlooking between the primary school and properties
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- g. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.28** The site is considered to have potential to be redeveloped to provide an attractive, sustainably located residential scheme, appropriate to its position within Ramsey Conservation Area.
- 14.29** Given the existing and historical use of the site a contamination assessment would be required and appropriate mitigation undertaken if required to ensure the land is suitable for residential use.
- 14.30** The site has some boundary trees at present and any development proposals should retain and reinforce these, particularly along the boundary with the primary school to protect against overlooking of the playing fields; a crime reduction statement may also be required.
- 14.31** The site comprises previously developed land in close proximity to services, employment, open space and public transport, and is therefore a very sustainable choice for residential development. There would be a loss of employment on the site if it were to be redeveloped for housing, and given the site's former use as petrol station, there may be potential for contamination.
- 14.32** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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

14 Ramsey Spatial Planning Area

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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.

- 14.33** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.34** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

94 Great Whyte, Ramsey

RA 6

94 Great Whyte, Ramsey

0.7ha of land at 94 Great Whyte, Ramsey is allocated for residential development of approximately 35 homes. Successful development of the site will require:

- provision of suitable access from Great Whyte
- the design and layout of any development proposal to reflect the site's location within the conservation area
- provision of soft landscaping along the boundaries with adjoining residential properties
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 14.35** This previously-developed site is located within the built-up area of Ramsey town centre. It has most recently been used for warehousing/ storage, but has fallen into a semi-derelict state. It is surrounded mainly by residential development with the fire station on part of its northern boundary. The site is considered to have potential to be redeveloped to provide an attractive, sustainably located residential scheme, appropriate to its position within Ramsey Conservation Area, in close proximity to services, employment, open space and public transport.
- 14.36** High quality design will be required to reflect the site's location within the conservation area and to promote its environmental enhancement. A comprehensive landscaping scheme will be required to provide appropriate boundary treatments with the variety of surrounding uses.
- 14.37** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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.

14 Ramsey Spatial Planning Area

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- 14.38** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.39** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

Former RAF Upwood and Upwood Hill House, Ramsey

RA 7

Former RAF Upwood and Upwood Hill House, Ramsey

25ha of land at the former RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise:

1. approximately 2ha of employment land for business uses (class 'B1')
2. approximately 450 homes
3. community facilities appropriate to the scale of development

Successful development of the site will require:

- a. completion of a master planning exercise with the Council
- b. production of a schedule detailing the extent of existing buildings to be cleared and whether any are to be retained to be agreed with the Council
- c. a form of development that enables the character of the historic RAF use to be maintained and the environment, both on site and of the surrounding area, to be of a suitably high standard for the benefit of users and residents
- d. provision of a drainage strategy in agreement with relevant bodies
- e. a transport assessment and transport infrastructure improvements appropriate to the scale of development
- f. phasing of site preparation and development
- g. access and layout
- h. design codes or conceptual appearance of development proposals
- i. landscape design recognising vistas, boundaries and green infrastructure networks
- j. a sustainable transport network for vehicles, cyclists and pedestrians incorporating links to the surrounding area
- k. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- l. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- m. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system



Development Guidance

- 14.40** Most of the 40 or so buildings that remain on site appear to be in poor condition and could not realistically be refurbished. As such it is expected that most of the buildings would require demolition and clearing. It is also likely that the majority of the existing roads and hard standing will require clearing because of their poor condition. Despite the condition of the existing built form of the site it is considered to be important for the character of the historic RAF use to be retained and the environment to be of a suitably high standard for the benefit of users and residents. The Council would therefore expect that buildings would

14 Ramsey Spatial Planning Area

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be retained where they are of particular architectural merit or are particularly important as part of the historic character of the site. A masterplan will be required to ensure comprehensive redevelopment of this site.

- 14.41** There are a significant number of trees on the site many of which will be worthy of retention. A comprehensive arboricultural survey will be necessary, along with a management plan. New planting would be appropriate in keeping with the existing landscape character.
- 14.42** It is thought that the best part of the site to be developed for employment uses will be in the west on land close to the southern most hanger buildings. Employment development is considered to have potential synergy with these existing large scale buildings which are being used for employment purposes. Care will need to be taken with siting and screening to safeguard against negative impacts on the existing residential area immediately to the south. In addition the area of existing buildings adjacent to the eastern boundary may be more suitable for office or other business type (class 'B1') uses rather than residential uses. It is envisaged that development of employment areas of this site will be comprised of approximately 7,800m² gross floor area of business (classes 'B1') uses. Using the jobs density figure from Alconby Enterprise Zone and the industry standard floorspace a jobs figure of approximately 215 may be possible on the 2ha identified. The number of jobs created may be higher as the class 'B1' uses specified have on average higher numbers of people employed per hectare than broader class 'B' uses as a whole.
- 14.43** A waste strategy and audit will be required in conformity with Cambridgeshire and Peterborough Core Strategy Policies CS7, CS16 and CS28.
- 14.44** Upwood Hill House would appear to be in a better condition than many of the other buildings and may be suitable for refurbishment. The immediate area surrounding Upwood Hill House is considered to be suitable for development in a way which respects its setting and former use.
- 14.45** The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) 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. Ramsey WwTW will serve this site. 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.
- 14.46** Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.
- 14.47** The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. Additionally they have advised that they will require provision of an impact assessment advising of any adverse impacts on its system and any mitigation, together with a mechanism for the recovery of the cost of the future processing of the discharge.

15 Service Centres

- 15.1 Service Centres are larger villages that have a level of services and facilities that support their residents and those of other small villages in the surrounding area, they are defined in 'Service Centres'.

Buckden



15 Service Centres

East of Silver Street, Buckden

BU 1

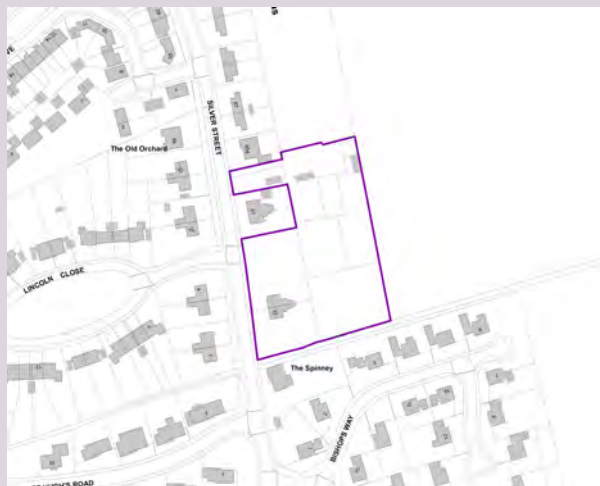
East of Silver Street, Buckden

0.7ha of land east of Silver Street, Buckden is allocated for mixed use development to comprise approximately:

1. 12 homes (net)
2. 0.1ha of new allotment land adjoining the existing

Successful development of the site will require:

- a. provision of appropriate safe vehicular access minimising loss of mature hedgerows
- b. retention of screening along eastern boundary to minimise impact on the surrounding landscape
- c. retention of tree belt along centre of site
- d. improved access to the allotments and parking bays for allotment users



Development Guidance

- 15.2** The site is located on the northeastern edge of Buckden. It lies adjacent to the parish council allotments. The site is relatively enclosed on three sides by mature hedgerows and trees, which form a substantial barrier to the open countryside and should be retained. Suitable access would need to be provided from Silver Street, taking account of the opposite junction with Lincoln Close. A transport assessment would be required to assess the suitability and impact of any development on Silver Street.
- 15.3** A ditch runs parallel with the southern boundary of the site. A flood risk assessment will be required due to potential flood risk in the south of the site, and potential mitigation measures incorporated where necessary.
- 15.4** A biodiversity and ecology survey and report would be required due to the proximity to a County Wildlife Site and existence of mature trees and hedgerows on site. Appropriate mitigation measures would need to be incorporated into the design of potential development where necessary. A tree survey would also be required. Additionally, the site has the potential to contain archaeological assets. A programme of archaeological work may be required.
- 15.5** The eastern part of this site is located in a Cambridgeshire and Peterborough Minerals Safeguarding Area for Sand and Gravel, however Cambridgeshire County Council say it is unlikely to be worked due to its size and proximity to the existing residential development.
- 15.6** The site has capacity for a terrace of 3 dwellings on its frontage, or 5 if the two existing dwellings are to be demolished as part of a development scheme. A further 9 dwellings could be provided in the eastern half of the site. Approximately 0.1ha of the site would be required to provide new allotment land to adjoin the existing allotments. In addition, improved access and parking bays for allotment users would be required.

Fenstanton



Former Dairy Crest Factory, Fenstanton

FS 1

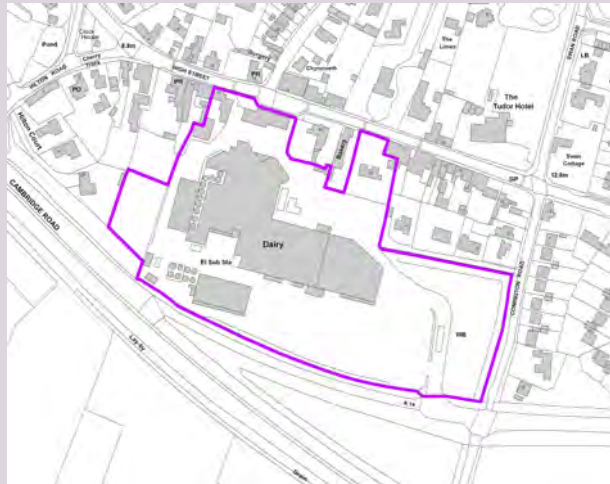
Former Dairy Crest Factory, Fenstanton

3.2ha of land formerly comprising the Dairy Crest factory is allocated for development of a mix of use to comprise:

1. approximately 90 homes
2. approximately 0.5ha for employment uses (class 'B1')
3. a village hall or other community facility
4. open space

Successful development of the site will require:

- a. satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
- b. provision of noise mitigation measures in relation to the adjoining A14
- c. improvement to pedestrian and cycle links
- d. sensitive design having regard to the Conservation Area designation over part of the site and adjoining land
- e. retention and reuse of the listed building
- f. retention of significant trees in accordance with an arboricultural assessment
- g. identification of shared use car parking and open space for the various uses on the site



Development Guidance

- 15.7** The Dairy Crest factory closed in early 2013. An urban design process involving a working group including District and Parish Councillors as well as the landowners helped inform and shape this allocation.
- 15.8** The factory had its main access from the slip road from the A14. New development is expected to gain access from the High Street and Conington Road as well as the existing access on the slip road. Conington Road will need to be improved to accommodate new development, and pedestrian pavements provided along both sides. A traffic assessment will be required to consider the characteristics of the traffic movements proposed and how they can be catered for within the village and on the A14.
- 15.9** Mitigation measures for noise pollution from the A14 must be included in the design. A mix of uses is anticipated on the site. Residential development is envisaged on the northern and eastern parts of the site. Employment is anticipated along the southern part of the site closest to the A14 as employment uses are less noise sensitive, as well as being less sensitive to the potential for air pollution. Offices could also form a buffer between the A14 corridor and the residential environment to the north. It is anticipated that between 1,000m² and 2,000m² of B1 uses could be developed on the site. Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of up to about 55 may be possible on the 0.5ha identified.

- 15.10** The listed building will remain as a feature of the site and it is anticipated that this can be reused for residential purposes. There may be opportunities to redevelop other existing buildings for new uses, for example a village hall or other community use. It may be possible for some car parking and open space to be shared between the community use, employment uses and residential visitor car parking.
- 15.11** New development must have regard to the finished levels of the site following demolition of buildings, and ensure that development on the new levels do not affect neighbouring property. Appropriate archaeological investigations are anticipated prior to decontamination of the site.
- 15.12** Redevelopment of the site will change its character enabling a more attractive setting with open space, trees and landscaping. Larger existing trees on the site should be retained where possible to enable the redevelopment to be immediately set in the most attractive environment possible.

Cambridge Road, Fenstanton

FS 2

Cambridge Road, Fenstanton

7.9ha of land off Cambridge Road and north of the A14 at Fenstanton is allocated for mixed use development to comprise:

1. approximately 100 homes
2. a village hall or other community facility

Successful development of the site will require:

- a. satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
- b. provision of a new access into the site from the slip road to the west of the bridge and access points as appropriate from Cambridge Road to the east of the bridge
- c. improvement to pedestrian and cycle routes to link to the existing networks
- d. retention of the area either side of the bridge totalling approximately 1.5ha as allotments and open space
- e. retention of the approximately 0.5ha remnant orchard part of the site as open space
- f. retention of important trees as identified in tree and ecology surveys
- g. retention of the existing pond on the site
- h. provision of noise mitigation measures in relation to the adjoining A14
- i. appropriate separation from the drains on the eastern part of the site
- j. setbacks from the A14 to reduce the visual effect of development on the landscape
- k. appropriate separation from the gas pipeline adjacent following advice from National Grid



Development Guidance

- 15.13** This site should be developed for a residential led scheme. It should also incorporate some facilities for the benefit of the community which may include provision of a new village hall. A design brief will be prepared to reflect the importance of the site within its local context and to agree the location and nature of the community facilities required.
- 15.14** Given the intention to upgrade the A14 it is anticipated that this level of development is acceptable from a traffic point of view. The site is in two parts and more than one ownership separated by the bridge over the A14. Access into the western part of the site is anticipated from the part of the slip road that is two-way. There should be no need for an access into the remnant orchard part of the site which should be retained as open space. A traffic management scheme on the A14 eastbound off slip may be required to reduce speeds so that vehicles are travelling at no more than 30mph on the section that is two way. Access into the undeveloped part of the site east of the bridge may utilise the existing access and bridge across the drain or an alternative access may be appropriate. The existing access into the allotments can be retained for that use.

- 15.15** The accessibility of the site for pedestrians should be improved with the provision of pedestrian footways and crossing facilities linking the site with the centre of Fenstanton.
- 15.16** The site offers an opportunity to provide a village hall or other community facility within a reasonably accessible location.
- 15.17** The site is situated within a Sand and Gravel Mineral Safeguarding Area in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework. Cambridgeshire County Council has in this case confirmed that due to the small size and proposed policy restrictions for the site, that mineral extraction is not expected.
- 15.18** The site has a long boundary with the A14 and noise mitigation measures should be included in the design. The required open space and allotments, together with setbacks, landscaping and other measures designed to reduce the visual impact of the development, means that it is anticipated that the total amount of developable area is only some 50% of the site. It is acknowledged that the site is in separate ownerships and that separate planning applications for parts may be made. It is expected that the western part of the site, closest to the centre of Fenstanton, will proceed first and that development of the site as a whole will be phased over a period in excess of 10 years in order to limit any impacts on services such as the primary school.

Ivy Nursery, Fenstanton

FS 3

Ivy Nursery, Fenstanton

1.5ha of land at Ivy Nursery, Cambridge Road, Fenstanton, is allocated for residential development of approximately 25 homes.

Successful development of the site will require:

- a. a transport assessment
- b. a single safe access into the site
- c. design which allows for links to be made in future through to neighbouring land
- d. retention of an area of trees at the front of the site of approximately 0.3ha and other trees in recognition of their heritage and habitat value
- e. boundary treatments to protect and enhance the amenity of neighbouring properties and to minimise the impact of the development on the surrounding countryside
- f. separation from the intermediate gas pipeline located adjacent to the site following advice from National Grid
- g. a surface water drainage scheme



Development Guidance

- 15.19** Application 1200590OUT which provides for around 25 homes was granted in January 2014. The approval provides for an application for approval of the reserved matters within three years from the date of permission.
- 15.20** The Highways Agency indicated this level of development acceptable given the intention to upgrade the A14. Improvement to the existing access to Cambridge Road is anticipated and the 30mph speed limit may need to be relocated beyond this site to ensure safe movement of traffic. The joint pedestrian and cycle path outside the site should also be upgraded. Although there are no proposals to the north of the site, and to the east the land is within South Cambridgeshire District, links through to neighbouring sites in future should be allowed for as a matter of good practice.
- 15.21** Areas of trees are to be retained, particularly at the front of the site which reduces the anticipated developable area of the site.
- 15.22** While the adjoining Pitfield Close development to the west is largely screened from longer views by this nursery, development of this site will have wider visual effects. Boundary treatments involving landscaping should be incorporated in any development proposals to protect neighbours and minimise the effect on the countryside.
- 15.23** A sustainable drainage scheme on site should ensure that surface water is catered for so as not to increase flood risk.

Kimbolton



15 Service Centres

West of Station Road, Kimbolton

KB 1

West of Station Road, Kimbolton

1.3ha of land west of Station Road, Kimbolton is allocated for residential development of approximately 20 dwellings. Successful development of the site will require:

- provision of appropriate safe vehicular access to Station Road in accordance with the speed of the road, minimising loss of mature hedgerows
- provision of pedestrian and cycle links to the village centre and schools
- provision of screening to the south and west to minimise impact on the surrounding landscape and existing listed buildings
- provision of open space to west of site to protect view lines
- provision of a flood risk assessment demonstrating the proposals can be safely accommodated



Development Guidance

- 15.24** The site is located on the north west edge of Kimbolton fronting Station Road (B660) and forms part of the gateway to the village. Integrating the site with the rest of Kimbolton would be a major challenge to development.
- 15.25** There is potential for vehicular access to be created from Station Road, but this would need to be carefully assessed to minimise the loss of existing mature hedgerows, and be in accordance with the speed of the road. There may be opportunities for pedestrian and cycle links via the housing at Montagu Gardens to the north.
- 15.26** The site is considered to be at a low risk of fluvial flooding from the River Kym, due to its location on a hill, however a site-specific Flood Risk Assessment will need to show the effect of additional drainage from the site on the river.
- 15.27** The views out from the site across the River Kym Valley and Kimbolton Castle should be protected and any development must be sensitively designed to protect the setting of the listed buildings to the west. Development should be restricted to the north and eastern part of the site, with open space to the west to protect the view lines. The site's proximity to the river may increase its archaeological interest, and an appropriate archaeological assessment will be required. The mature hedgerow along the western boundary should be retained.
- 15.28** The site lies wholly within a Cambridgeshire and Peterborough Sand and Gravel Mineral Safeguarding Area. Given the size of the site and its proximity to residential development, it is unlikely to be worked as an economic resource. However 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 in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.

South of Bicton Industrial Estate

KB 2

Land adjacent Bicton Industrial Estate, Kimbolton

1.3ha of land adjacent to Bicton Industrial Estate, Kimbolton is allocated for light industrial business uses (class 'B1c'). Successful development of the site will require:

- a. provision of satisfactory access from within the established employment area
- b. provision of a tree buffer on the eastern and southern boundary to provide a screen to the surrounding countryside
- c. safeguarding the adjacent county wildlife site



Development Guidance

- 15.29** The site is located adjacent to an established area of employment uses, but is bounded to the south and west by open countryside. The design and landscaping of any development will need careful consideration with regard to its setting and impact on the wider landscape, especially the adjacent county wildlife site to the west of the site. Substantial planting will be required on the eastern and southern boundaries to minimise the impact on views from the surrounding countryside.
- 15.30** Although the location of the industrial estate is relatively unsustainable, in that access is almost exclusively by car, the estate successfully meets the needs of a range of businesses and makes a valuable contribution to the local economy. Access to the site should be provided through the established employment area.
- 15.31** Using the jobs density figure from Alconbuy Enterprise Zone and the industry standard floorspace a jobs figure of approximately 140 may be possible on the 1.3ha identified.

15 Service Centres

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Sawtry



East of Glebe Farm, Sawtry

SY 1

East of Glebe Farm, Sawtry

3.9ha of land east of Glebe Farm, Gidding Road, Sawtry is allocated for residential development of approximately 70 homes. Successful development of the site will require:

- a. provision of suitable access and improvements to Gidding Road
- b. provision of cycleway links to facilitate integration of the site into adjoining residential areas to the east, and pedestrian linkages retained
- c. protection and enhancement of Sawtry Brook as a landscape and nature conservation feature



Development Guidance

- 15.32** The site is in a sustainable location within walking distance of local shops and health facilities, as well as indoor and outdoor sports facilities, a primary school and a secondary school. Local employment opportunities exist at the small employment area at Brookside. However, potential residents would need to access many services and facilities as well as employment opportunities at larger centres, especially Huntingdon and Peterborough. A robust travel plan should accompany any proposals for this site, including measures to encourage sustainable travel patterns both within and outside the village.
- 15.33** A 9 metre wide maintenance access strip for the open watercourse that forms the northern boundary of the site would be required by Middle Level Commissioners (MLC). Although the site falls within flood zone 1, part is known to be prone to flooding around Sawtry Brook. This will need to be addressed in any planning application. Surface water run off should be restricted to greenfield rates to reduce the risk of flooding, as Catchwater Drain approaches capacity during high rainfall events. It is unlikely that the site will be conducive to the use of soakaways or infiltration devices, therefore a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies would be required.
- 15.34** This scheme should be developed at a relatively low density to reflect its immediate context. Any development proposals should enhance the gateway into the village and incorporate additional planting to enhance the landscape and nature conservation value of the watercourse, without encroachment into the MLC maintenance strip, and provide a robust and attractive boundary to this edge of the village. The western portion of the site should be retained in open space use. Existing footpath linkages should be retained, and cycleway links provided to facilitate integration of the site into adjoining residential areas to the east.
- 15.35** The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area although Cambridgeshire County Council say it is unlikely to be worked.
- 15.36** The eastern part of the site, which adjoins existing residential development, could potentially be suitable for residential development which reflects the existing pattern and character of development.

15 Service Centres

West of St Andrew's Way, Sawtry

SY 2

West of St Andrew's Way, Sawtry

2.4ha of land West of St Andrew's Way, Sawtry is allocated for housing development of approximately 40 dwellings. Successful development of the site will require:

- a. provision of appropriate access from St Andrews Way
- b. provision of substantial open space in the northern part of the site and suitable landscaping to protect the setting of All Saints Church and the Scheduled Ancient Monument
- c. archaeological investigation and subsequent recording, conservation or other work as applicable
- d. noise assessment and acoustic treatments in relation to the A1



Development Guidance

- 15.37** This site is situated adjacent to a scheduled ancient monument. The area retains a strongly rural feel and contributes to the historic character of the eastern village edge. The scheduled ancient monument and All Saints Church currently enjoy a largely rural setting on the edge of the village and any development of the site should be carefully designed to avoid encroachment on this setting and must be compatible with the character of adjacent areas. Substantial open space and landscaping would therefore be required in the northern part of the site. Development to the east of the site should be restricted to retain the site's separation from the A1. Proximity to a scheduled ancient monument will require archaeological investigation followed by recording, conservation or other work as applicable.
- 15.38** Surface water run off should be restricted to greenfield rates to reduce the risk of flooding, as Catchwater Drain approaches capacity during high rainfall events. It is unlikely that the site will be conducive to the use of soakaways or infiltration devices, therefore a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies would be required.
- 15.39** Access could potentially be formed with the elevated section of St Andrews Way, one of the main links out of the village and providing access onto the A1. A transport assessment would be required, indicating surrounding network adequacy with required improvements to infrastructure and details of any road improvements. A change in character of the current interchange/link road to indicate a residential environment may be appropriate.
- 15.40** The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area, however Cambridgeshire County Council say it is unlikely to be worked.

Somersham



15 Service Centres

Newlands, St Ives Road, Somersham

SM 1

Newlands, St Ives Road, Somersham

2.5ha of land at Newlands, St Ives Road, Somersham is allocated for development for mixed uses to comprise approximately:

1. 0.8ha for supported housing (approx 60 bed care home)
2. 40 homes

Successful development of the site will require:

- 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. 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 they are satisfied 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



Development Guidance

- 15.41** The site has potential to accommodate a mixed use development incorporating supported housing and residential development. It has reasonable access to facilities including access to two doctors' surgeries and could cater for supported housing either in the form of a care home or sheltered flats. A proposal for a 60 bed care home received outline approval on part of the site in January 2012 (1101361OUT).
- 15.42** An access road should serve the supported housing element and most of the houses, although it may also be suitable to have individual a few individual driveways for detached dwellings facing St Ives Road. Access arrangements would be subject to the completion of a transport assessment to ensure highway safety. Provision of a new footpath to link the development to the village centre would be required to promote safety.
- 15.43** Development proposals should reflect the scale and massing of surrounding residential development which is characterised by spacious plots and development of one and two storeys. Development in the northern portion of the site should be designed at a lesser density or be landscaped having regard to the line of adjoining development and allow for a transition to the open countryside and protecting the setting of the conservation area.

- 15.44** Due to the proximity of the site to the industrial estate a noise assessment would be required and additional hard landscaping may be required to mitigate against noise generated from the industrial estate to the east. The presence of a protected tree on the south western boundary and existing landscaping on site would necessitate the completion of a tree survey. Enhanced landscaping on the eastern boundary may also be required to protect the residential amenity of neighbouring properties unless the residential component of the development is located on this eastern edge.
- 15.45** The preferred arrangement of the uses on site is for the care home to be on the west side adjacent to the industrial estate and the housing adjacent to the existing housing areas to the east.
- 15.46** 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.
- 15.47** The slope on the site results in surface water collecting along the St Ives Road frontage which is carried into a drain. Improved drainage on site and improvements to the existing drain should be made to accommodate development.
- 15.48** For housing delivery purposes the care home will be considered to be within the use class C2 (residential institutions) so the 60 bed spaces will be monitored as the equivalent of 36 dwellings, as set out in paragraph [3.107](#).

The Pasture, Somersham

SM 2

The Pasture, Somersham

0.9ha of land at The Pasture, Somersham is allocated for approximately 20 dwellings.

Successful development of the site will require:

- provision of appropriate access from The Pasture for approximately 15 dwellings and from Rectory Lane for approximately 5 dwellings
- provision of a pedestrian and cycle link between The Pasture and Rectory Lane
- sensitive development in light of the context reflected in the conservation area designation
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 15.49** Any development of this site must demonstrate sensitivity to the surrounding context and respect the existing townscape which includes a number of character buildings in Rectory Lane as well as the Grade 2 listed Somersham House (the Old Rectory), the grounds of which contain a number of protected trees. The eastern part of the site falls within the conservation area. The Council intends to produce a development brief for this site to assist developers to achieve a high quality design that responds sensitively to the particular locational issues.
- 15.50** Although this is considered to be a good location in sustainable transport terms, Rectory Lane is a narrow road and provision for traffic to turn outside the site could be a public benefit achieved if this site is developed. The junction with King Street has restricted visibility and is close to the High Street. Access from Rectory Lane should be limited to approximately 5 dwellings with a large separation distance from Somersham House. Approximately 15 dwellings could be provided in the western side of the site accessed from The Pasture only. A continuous link between Rectory Lane and The Pasture would not be acceptable for vehicles, however a pedestrian and cycle link should be provided as part of any development. The accesses should be in accordance with current standards.
- 15.51** 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.

15 Service Centres

Somersham Town Football Ground

SM 3

Somersham Town Football Ground

1.8ha of land at Somersham Town Football Ground is allocated for development of approximately 40 homes. Successful development of the site will require:

- appropriate alternative provision of the recreational facility
- the eastern edge of development limited to the extent of the football pitch to protect the setting of the Scheduled Ancient Monument
- improved access to the B1086 (utilising the existing access point) to serve the residential development
- agreement with the Environment Agency and Anglian Water Services that they are satisfied 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



Development Guidance

- 15.52** Somersham Town football club has aspirations to relocate and redevelop their existing site for housing. This should only occur after relocation so that there is no net loss of sports fields. It is understood that the club may relocate to the Millennium Fields/Park. Other edge of settlement sites may also be acceptable, subject to planning considerations, such as the sequential approach to avoiding flood risk.
- 15.53** The site is located adjoining Pond Closes, which is the name for the former fish pond associated with the Bishop of Ely's Palace. It is part of a Scheduled Ancient Monument which extends to the south. It is separated from the football ground by a stream and an area of raised ground. There is a public footpath running along the northern edge. An appropriate buffer between residential development and Pond Closes is necessary to ensure that the setting of the Scheduled Ancient Monument is not affected. Development will therefore be limited to approximately the eastern edge of the current football pitch.
- 15.54** Access to the football ground is currently via a relatively narrow bridge over a stream near the road frontage with the B1086. This access should be widened to provide good visibility for residential development.
- 15.55** 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.

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- 15.59** 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 Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Warboys



West of Station Road, Warboys

WB 1

West of Station Road, Warboys

4.7ha of land west of Station Road Road, Warboys is allocated for residential development of approximately 120 homes. Successful development of the site will require:

- a. provision of safe vehicular access off Station Road
- b. substantial landscaping on the western boundary to provide a soft edge to the village and to minimise the impact of the development in long distance views from the west
- c. provision of landscape planting to protect the residential amenity of neighbouring properties
- d. completion of a transport assessment and provision of a network of cycleways and footpaths which facilitate integration between the Station Road area and the main part of Warboys village to promote sustainable transport modes
- e. provision of open space within the site for informal use and a play area as an integral part of development
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.60** Outline planning permission was agreed in June 2014 subject to completion of a S106 agreement. Detailed development proposals for this site should maximise the opportunities to facilitate integration between the residential area west of Station Road and the main part of Warboys village. A transport assessment and accompanying travel plan will be required to ensure appropriate, safe access is established from Station Road, complemented by footpaths and cycleways to improve sustainable connections to services and facilities in the village centre.
- 15.61** The lack of significant landscaping enhances the site's prominence as it is very open to view, particularly in long distance views from the west. A landscape management plan will therefore be required as part of any potential development proposals. Landscaping should be designed to minimise the impact on neighbouring residential properties and the surrounding open countryside. A significant area of open space with play facilities should be incorporated to provide a soft western edge to the development. As the site is greenfield it may provide some habitats for wildlife; a biodiversity and ecology survey will therefore be required along with the incorporation of necessary mitigation measures where appropriate.
- 15.62** 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 Oldhurst 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.

West of Ramsey Road, Warboys

WB 2

West of Ramsey Road, Warboys

1.7ha of land West of Ramsey Road, Warboys is allocated for residential development of approximately 45 homes. Successful development of the site will require:

- a. vehicular access being taken from Longlands Close
- b. provision of landscaping on the western and northern boundaries to provide a soft edge to the village including retention and appropriate replacement of the mature trees in the boundary hedging
- c. provision of high quality development that is complementary to the adjacent conservation area
- d. retention of mature trees on the frontage to 21 Ramsey Road
- e. retention of trees and open space in the southern part of the site adjacent to The Paddock
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.63** Development of this site should be sensitive to the scale of properties to the south of the site and retain trees and open space along the southern boundary to reduce the impact on neighbouring homes. The primary vehicle access should be provided via an extension of Longlands Close with an additional pedestrian access through the existing 21 Ramsey Road to provide easy access to the services and facilities in the village centre.
- 15.64** Substantial landscaping will be required on the western and northern boundaries to minimise intrusion into the countryside and retain a soft edge to the village. The mature trees within the frontage of 21 Ramsey Road contribute significantly to the character of this road and should be retained to minimise impact on the street scene.
- 15.65** 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 Oldhurst 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.

Manor Farm Buildings, Warboys

WB 3

Manor Farm Buildings, Warboys

0.6ha of land at Manor Farm buildings, Warboys is allocated for residential development of approximately 10 homes. Successful development of the site will require:

- 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
- c. retention of trees and shrubs on the northern boundary of the site to protect views to and from Adam Lyons recreation field
- d. retention of trees in the centre of the site to protect the character of the conservation area
- e. provision to preserve high value heritage assets are situated immediately to the south, including the Grade II* listed Manor Farm and Grade I listed St Mary Magdalene's Church
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.66** The redevelopment of 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 Farm and 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. A high quality of design and build would be required to reflect the sensitivity of the location.
- 15.67** The existing access is constrained and may need improvement to ensure adequate visibility and safety. In particular, achievement of adequate visibility splays may require submission of a speed survey to demonstrate that safe access and egress can be achieved.
- 15.68** The northern boundary adjoins the Adam Lyons recreation ground and trees and shrubs along this boundary should be retained to provide visual and acoustic screening between the new homes and the recreation ground. A group of trees is currently situated in the centre of the site providing some screening of the agricultural sheds from the conservation area. These should ideally be retained to reduce the impact of the redevelopment. The western boundary of the site adjoins extensive arable fields and is open to long distance views from lower land to the west. Boundary planting should be incorporated to mitigate the visual impact of development on the site.

15 Service Centres

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- 15.69** 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 Oldhurst 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.

Rear of 64 High Street, Warboys

WB 4

Rear of 64 High Street, Warboys

0.4ha of land south of 64 High Street, Warboys is allocated for residential development of approximately 13 homes. Successful development of the site will require:

- a. appropriate vehicular and pedestrian access being made from Forge Way to serve the site
- b. high quality design sensitive to the adjoining listed properties and conservation area
- c. provision of landscaping on the western boundary to ensure adequate residential amenity
- d. retention and reinforcement of landscaping on the southern boundary to maintain the character of the sports ground
- e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.70** This is a small previously developed site where redevelopment offers significant environmental improvements. It is sustainably located with good access to services and facilities in the village centre. The adjoining properties to the north are listed and also lie within the conservation area. Sensitive, high quality design will be required to reflect the historic nature of the adjoining use.
- 15.71** The access to the site should be provided via an extension of Forge Way. A footpath link directly through to the High Street to the West of 64 High Street was promoted through its conversion to flats and would be desirable to aid pedestrian access.
- 15.72** Landscaping along the western boundary will be required to protect the residential amenity of properties and future residents. The elm trees on the southern boundary are protected and must be retained. Additionally landscaping along the southern boundary between the site and the sports ground may be required to protect the residential amenity of future residents.
- 15.73** 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 Oldhurst 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.

South of Farrier's Way, Warboys

WB 5

South of Farrier's Way, Warboys

3.6ha of land south of Farrier's Way, Warboys is allocated for residential development of approximately 75 homes. Successful development of the site will require:

- a. appropriate vehicular access being made from Farrier's Way
- b. provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground
- c. provision of comprehensive pedestrian and cycle access through the site to Farrier's Way, Bencroft Lane (via Fenton Field Farm, Warboys) and to the open space area between the site and Farrier's Way
- d. a comprehensive masterplan to ensure a holistic approach to the design of development
- e. provision of open space in the north west corner of the site to complement the existing area
- f. agreement 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 Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.74** Vehicular access to the site will need to be provided via an extension of Farrier's Way. Pedestrian access should be provided through the site to Farrier's Way, as well as to Bencroft Lane by way of links to 'Fenton Field Farm, Warboys' and to the footpath through the area of open space between the site and Farrier's Way to aid integration of the site into the village and maximise accessibility for pedestrians. A transport assessment and accompanying travel plan will be required.
- 15.75** Additional open space should be provided within the site, potentially adjacent to the open space adjoining the northwest corner of the site.
- 15.76** Landscaping along the boundaries will be required to provide a soft edge to the village and to protect the residential amenity of neighbouring properties and future residents. Additionally landscaping along the western boundary between adjoining the sports ground will protect the residential amenity of future residents.
- 15.77** 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 Oldhurst 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.

Fenton Field Farm, Warboys

WB 6

Fenton Field Farm, Warboys

1.1ha of land at Fenton Field Farm, south of Bencroft Lane, Warboys is allocated for residential development of approximately 15 homes.

Successful development of the site will require:

- a. appropriate vehicular access being made from Bencroft Lane to serve Fenton Field Farm and the development
- b. retention of trees within the site and provision of additional landscaping
- c. provision of pedestrian and cycle access to connect with South of Farrier's Way, Warboys
- d. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

- 15.78** Vehicle access to the site will need to be provided via Bencroft Way and include an access for the farm house of Fenton Field Farm to the south of the site. To promote integration with the village pedestrian and cycle links should be provided to 'South of Farrier's Way, Warboys'.
- 15.79** The site has a substantial number of trees running along existing field boundaries, particularly on the western boundary and separating the eastern quarter of the site. These should be largely retained to add established character to the new development and minimise the impact on neighbouring properties. The established cluster of trees and shrubs in the south of the site should be retained to maintain biodiversity and provide separation from Fenton Field Farm house. Landscaping on the eastern boundary will need reinforcing to protect the amenity of neighbouring properties.
- 15.80** 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 Oldhurst 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.

Yaxley



Former Snowcap Mushrooms and adjoining land, Yaxley

YX 2

Former Snowcap Mushrooms and adjoining land, Yaxley

2.3ha of land including the former Snowcap Mushroom Site, Mere View, Yaxley is allocated for residential development of approximately 75 homes. Successful development of the site will require:

- a. a form of development that will ensure adequate amenity for future residents that addresses the impacts from the adjacent steelworks and proximity of the site to the railway line
- b. appropriate vehicle and pedestrian access



Development Guidance

- 15.85** This brownfield site is currently in employment use, so redevelopment would potentially lead to a loss of jobs in this part of Yaxley and justification would be required for any such loss. However, redevelopment may offer the opportunity to improve the amenity of the existing neighbouring residents and the appearance of this area.
- 15.86** The site is mainly covered with hardstanding which reduces the impact of redevelopment on potential run-off rates for surface water. There are changes in levels throughout the site. There may be potential for contamination given the previous uses on the site which should be investigated and appropriate remediation conducted as part of any development proposals.
- 15.87** Willow Road, a small loop road from Mere View, which is privately maintained will be severed by this development. There is also a sloping access between existing residential properties from Broadway in the north into the site. These accesses would require upgrading to achieve satisfactory access to potential residential development.
- 15.88** The site is in multiple ownership but would need to be redeveloped comprehensively due to the nature of uses in the vicinity and the impact on the living environment of future occupiers. In order to achieve an appropriate level of separation from the adjacent steelworks and railway line and the possible accompanying noise pollution, development may only be suitable in the south western part of the site.
- 15.89** The site lies within the Great Fen Landscape and Visual Setting Area so the impact of development on the surrounding landscape will need to be carefully considered, with particular consideration given to long distance views from and to the south.

15 Service Centres

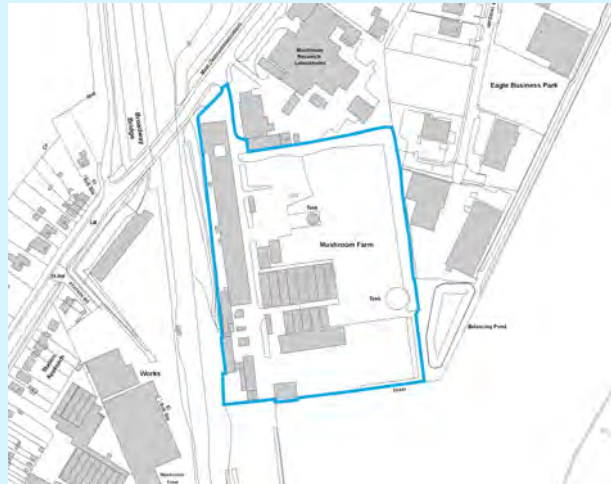
Yax Pax, Yaxley

YX 3

Yax Pax, Yaxley

3.2ha at Yax Pax, Broadway, Yaxley is allocated for employment development to comprise business uses (class 'B1') or general industrial uses (class 'B2'). Successful development of the site will require:

- a. provision of a flood risk assessment and drainage strategy, to be produced in agreement with relevant bodies
- b. appropriate vehicle and pedestrian access



Development Guidance

- 15.90** The water level/ flood risk management system downstream of the site is sensitive to increased surface water/treated effluent discharges and there has been flooding in the area consequently the Middle Level Commissioners (MLC) will not accept additional water to enter their managed system. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.
- 15.91** The site lies within the Great Fen Landscape and Visual Setting Area and so the impact of development on the surrounding landscape will need to be carefully considered, with particular consideration given to long distance views from and to the south.
- 15.92** Appropriate vehicle and pedestrian access will need to be provided. The main access is currently from Broadway at the northern end of the site, which should be maintained as a pedestrian access. This access slopes steeply up to the road. It may be possible to secure a vehicle access through the adjacent Eagle Business Park.
- 15.93** Using the jobs density figure from Alconbuy Enterprise Zone and the industry standard floorspace a jobs figure of approximately 345 may be possible on the 3.2ha identified.

Appendix A: Monitoring

- A.1** The Local Plan covers the period to 2036, however it is likely to be subject to revision before that date in order to respond to changing local circumstances and/or changes in national policy.
- A.2** The Council will monitor the supply of land and implementation and effectiveness of policies through its Annual Monitoring Report (AMR), to be published in December each year. The report will contain appropriate indicators and targets to measure the performance of policies in the Local Plan. This will contain an updated housing trajectory reflecting annual completions and commitments as well as anticipated housing delivery rates to the end of the plan period. Should there be a major shortfall or other problem with land supply, or if other targets are not being met, this may indicate a need to review or partially review the Local Plan.
- A.3** In addition to the AMR, individual monitoring reports on key issues, such as housing, employment and retail, will be published on the Council's website as soon as possible after data becomes available.
- A.4** It is proposed that, following adoption, the objectives of the Local Plan will be monitored and reported through the AMR using the indicators set out in the tables below. There may be instances where indicators are updated to reflect changes in monitoring requirements, and targets may also be reviewed, so the indicators presented here may be subject to future change. The indicators have been grouped by the themes set out in the spatial vision, and linked to the relevant policies and objectives.

Table 5 : Monitoring Indicators for Development and Growth

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|---|----------------|---------------------------|------------------------|--|---|---|
| Gross new dwellings on previously developed land (pdl) | LP8 | 1, 10 | 1, 14 | Maximise the re-use of pdl | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |
| % of gross new dwellings on pdl | LP8 | 1, 10 | 1, 14 | 29% | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |
| % of dwellings completed at specified densities (dph =dwellings per hectare) | LP20 | 10, 11 | | To achieve a mix of housing to meet a range of market market demands | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions |
| Amount and % of employment floorspace developed on pdl (gross internal floorspace in sqm) | LP8 | 1, 14 | 1, 19 | Maximise the % of completed employment floorspace on pdl | Huntingdonshire District Council, Private Sector | Through Development Management decisions, SPDs and UDFs |
| % of rights of way that are rated 'easy to use' | LP22, LP30 | 7, 9, 24 | 4, 21 | 74% | Huntingdonshire District Council, Cambridgeshire County Council, Natural England, User Groups | Through Development Management decisions, Cambridgeshire Rights of Way Improvement Plan, Local Transport Plan |

Appendix A: Monitoring

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Table 6 : Monitoring Indicators for Infrastructure

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|---|--------------------|---------------------------|------------------------|---|--|---|
| Amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre | LP3, LP4, LP5, LP9 | 4, 7, 8, 9, 11, 13 | 17, 20, 21 | Maximise the amount of new development within 30 mins public transport time of listed services and facilities | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |

Table 7 : Monitoring Indicators for Housing

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|--|----------------|---------------------------|------------------------|--|--|---|
| No. of dwellings completed per annum (net) | LP1 | 1, 3, 10, 11 | 14 | 840 | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |
| Dwelling completions by number of bedrooms (gross) | LP20 | 1, 3, 10, 11 | 14 | Maximise the range of household sizes and types | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |
| Gross affordable housing completions | LP11,LP12 | 1, 3, 11 | 14, 15 | 35% on proposals of 10 or more homes or 0.3ha or more in all parts of the District; or on 3 or more homes or 0.1ha in all smaller settlements as defined in the settlement hierarchy | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions, SPDs and UDFs |
| Number of parishes (or urban wards) with a food store, GP surgery and a primary school | LP29 | 8, 9, 13 | 17, 21 | No reduction in number of parishes/urban wards with specified services | Huntingdonshire District Council | Through Development Management decisions, SPDs and UDFs |
| Number of Gypsy & Traveller pitches delivered | LP13 | 11 | 14, 15 | 64 pitches by 2036 | Huntingdonshire District Council, Private Sector, Registered Providers | Through Development Management decisions |

Table 8 : Monitoring Indicators for Economic Development

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|---|-----------------|---------------------------|------------------------|--|--|---|
| Amount of floorspace developed for employment by type (gross and net) | LP1, LP25, LP26 | 1, 14, 15 | 18, 19 | Maximise the amount of floorspace developed for employment | Huntingdonshire District Council, Private Sector | Through Development Management decisions, SPDs and UDFs |
| Amount and type of employment land available (ha) | LP1, LP25, LP26 | 1, 14, 15 | 18, 19 | Ensure sufficient provision of employment land | Huntingdonshire District Council, Private Sector | Through Development Management |

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|--|-----------------------------------|---------------------------|------------------------|---|--|---|
| | | | | | | decisions, SPDs and UDFs |
| Amount of completed retail, office and leisure development (gross and net internal floorspace in m ²) | LP1, LP28, LP29 | 1, 14, 15, 17 | 13, 17, 18, 19 | No specific target | Huntingdonshire District Council, Private Sector | Through Development Management decisions, SPDs and UDFs |
| Amount and % of completed retail, office and leisure development (gross and net internal floorspace) in town centres | LP1, LP28, | 1, 14, 15, 17 | 13, 18, 19 | Maximise the proportion of completed retail, office and leisure development in town centres | Huntingdonshire District Council, Private Sector | Through Development Management decisions, SPDs and UDFs |
| Amount of completed floorspace for other use classes (net internal floorspace) | LP1, LP25, LP26, LP28, LP29, LP30 | 1, 14, 15, 17 | 13, 17, 18, 19 | Maximise the provision of services/facilities | Huntingdonshire District Council, Private Sector | Through Development Management decisions, SPDs and UDFs |

Table 9 : Monitoring Indicators for Environment

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|---|----------------------------|---------------------------|------------------------|--|---|--|
| Estimated household water consumption (in litres per head per day) | LP21 | 21, 22, 23 | 2 | Reduce per capita water use Hard to get data | Huntingdonshire District Council, Private Sector, Registered Providers, Anglian Water, Cambridge Water | Through Development Management decisions, Code for Sustainable Homes, National Housing Standards, BREEAM Standards |
| % of gross new dwellings with pre or post construction certification of achieving Lv 3/4 Code for Sustainable Homes (CSH) or % of gross new dwellings with Building Regulation certification of higher level water efficiency standard | LP21 | 2, 10, 21, 22, 23 | 2 | Reduce per capita water use for new dwellings to 110 litres per person per day How to get data? | Huntingdonshire District Council, Private Sector, Registered Providers, Anglian Water, Cambridge Water | Through Development Management decisions, Code for Sustainable Homes, National Housing Standards, BREEAM Standards |
| Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds | LP16, LP17 | 2, 20, 21, 22, 23 | 2, 3 | 0 | Huntingdonshire District Council | Through Development Management decisions |
| Losses to biodiversity habitat | LP1, LP7, LP31, LP32, LP33 | 1, 20, 23, 24 | 5 | Maintain areas of biodiversity importance | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife |

Appendix A: Monitoring

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|--|----------------------------|---------------------------|------------------------|--|---|--|
| | | | | | Natural England, RSPB, Environment Agency | Vision for Cambridgeshire and Peterborough |
| Additions to biodiversity habitat | LP1, LP7, LP31, LP32, LP33 | 20, 23, 24 | 5 | Maintain areas of biodiversity importance | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, Natural England, RSPB, Environment Agency | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough |
| Total change in biodiversity habitat | LP1, LP7, LP31, LP32, LP33 | 20, 23, 24 | 5 | Maintain areas of biodiversity importance | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, Natural England, RSPB, Environment Agency | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough |
| Condition of Nature Conservation Sites | LP1, LP7, LP31, LP32, LP33 | 20, 23, 24 | 5 | Maintain condition of Nature Conservation Sites | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, Natural England, RSPB, Environment Agency | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough |
| Government's Single Data List Indicator ref 160: Number of Local Sites where positive conservation management is being or has been implemented during the last 5 years | LP1, LP7, LP31, LP32, LP33 | 20, 23, 24 | 5 | Maximise the number of Local Sites where positive conservation management is being implemented | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, Natural England, RSPB, Environment Agency | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough |
| % of sites where positive conservation management is being or has been implemented during the last 5 years | LP1, LP7, LP31, LP32, LP33 | 20, 23, 24 | 5 | Maximise the % of Local Sites where positive conservation management is being implemented | Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Cambs Wildlife Trust, Natural England, RSPB, Environment Agency | Through Development Management decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough |
| % of Listed Buildings 'at risk' | LP35 | 20 | 6, 7 | Decrease the % of Listed Buildings 'at risk' | Huntingdonshire District Council, Private Sector, English Heritage | Through Development Management decisions, SPDs and UDFs, Conservation initiatives |
| Permitted renewable energy capacity in MW | LP36 | 2, 8, 21, 22 | 8 | Maximise the overall provision of renewable energy capacity | Huntingdonshire District Council, Private Sector, Registered Providers, Cambridgeshire Renewables Infrastructure Framework | Energy efficiency initiatives, BREEAM Standards, Code for Sustainable Homes, Building Regulations |
| Completed installed renewable energy capacity in MW | LP21, LP36 | 2, 8, 21, 22 | 8 | Maximise the overall provision of renewable energy capacity | Huntingdonshire District Council, Private Sector, Registered Providers, Cambridgeshire Renewables Infrastructure Framework | Energy efficiency initiatives, BREEAM Standards, Code for Sustainable Homes, Building Regulations |

Monitoring Appendix A:

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

| Indicator | Related policy | Related spatial objective | Related S.A. objective | Target | Responsible agencies | Implementation |
|---|----------------|---------------------------|------------------------|--|---|--|
| % household waste sent for reuse, recycling or composting | LP8 | 23 | 11 | 55% by 2016 60% by 2021 | Huntingdonshire District Council, Cambridgeshire County Council | Provision of recycling facilities, Cambridgeshire and Peterborough Joint Municipal Waste Management Strategy 2008-2022 |
| Amount of eligible open spaces managed to Green Flag Award standard | LP7, LP31 | 4, 9, 24 | 4 | Maximise the amount of eligible open spaces managed to Green Flag Award standard | Huntingdonshire District Council | Countryside Services initiatives |
| Amount of open space in Huntingdonshire | LP7, LP33 | 4, 9, 24 | 4 | Maximise the amount of open space in Huntingdonshire | Huntingdonshire District Council, Cambridgeshire County Council, Town and Parish Councils, Private Sector | Through Development Management decisions, SPDs and UDFs, Open Space Strategy for Huntingdonshire 2011-2016 |

Appendix B: Replacement of Development Plans

Once adopted the Local Plan will replace all extant parts of the development plan:

- The saved policies of the Local Plan 1995 and Local Plan Alteration 2002.
- The saved policies Proposals Map
- All parts and policies of the Core Strategy 2009
- All parts and policies of the Huntingdon West Area Action Plan 2011

Appendix C: Settlements designated as 'Rural Areas'

Designated Rural Areas related to affordable housing thresholds are listed below. These are specified under Statutory Instrument 623/1997. The following parishes are eligible for the reduced threshold whereby contributions towards affordable housing can be sought on developments of six or more dwellings (net), as set out in the [National Planning Practice Guidance](#).

| | | |
|---------------------------|---------------------------|-------------------------|
| Abbots Ripton | Abbotsley | Alconbury |
| Barham and Wooley | Bluntisham | Brington and Molesworth |
| Broughton | Buckden | Bury |
| Bythorn and Keyston | Catworth | Colne |
| Connington | Covington | Denton and Caldecote |
| Diddington | Earith | Ellington |
| Elton | Eynesbury Hardwicke | Farcet |
| Fenstanton | Folksworth and Washingley | Grafham |
| Great Gidding | Great Paxton | Haddon |
| Hail Weston | Hamerton | Hemingford Abbots |
| Hemingford Grey | Hilton | Holme |
| Holywell-cum-Needingworth | Houghton and Wyton | Kimbolton |
| Kings Ripton | Leighton Bromswold | Little Gidding |
| Morborne | Offord Cluny | Offord D'Arcy |
| Old Hurst | Old Weston | Perry |
| Pidley cum Fenton | Sibson cum Stibbington | Southoe and Midloe |
| Spaldwick | St Neots rural | Stilton |
| The Stukeleys | Tilbrook | Toseland |
| Upton and Coppingford | Upwood and the Raveleys | Warboys |
| Water Newton | Winwick | Wistow |
| Woodhurst | Woodwalton | Yelling |

Appendix D: Established Employment Areas

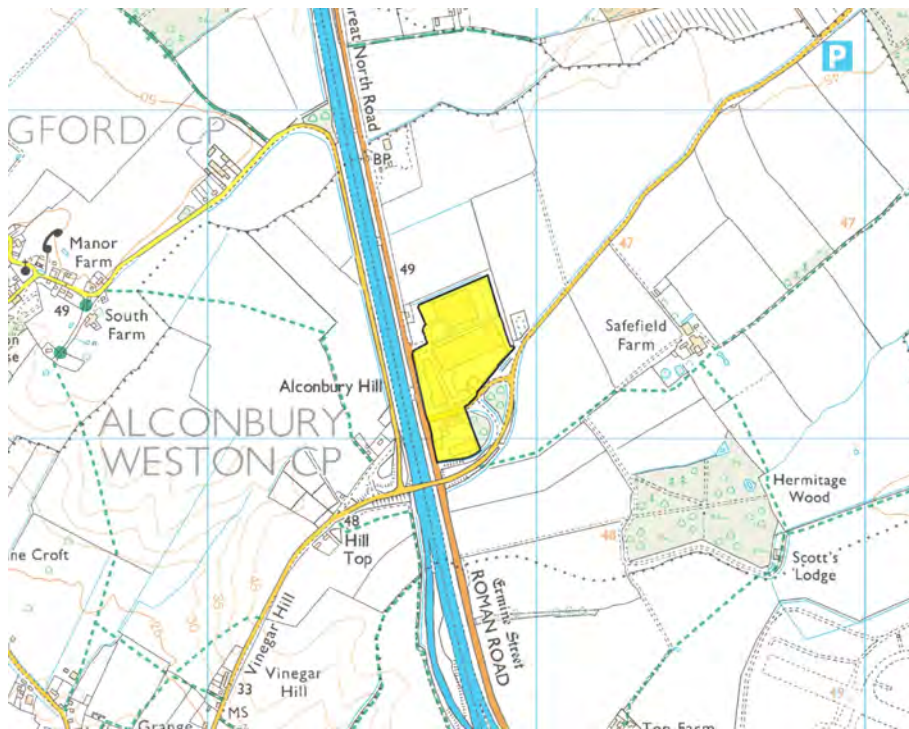
Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Appendix D: Established Employment Areas

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The maps are arranged alphabetically by order of their location as in paragraph 8.15 .

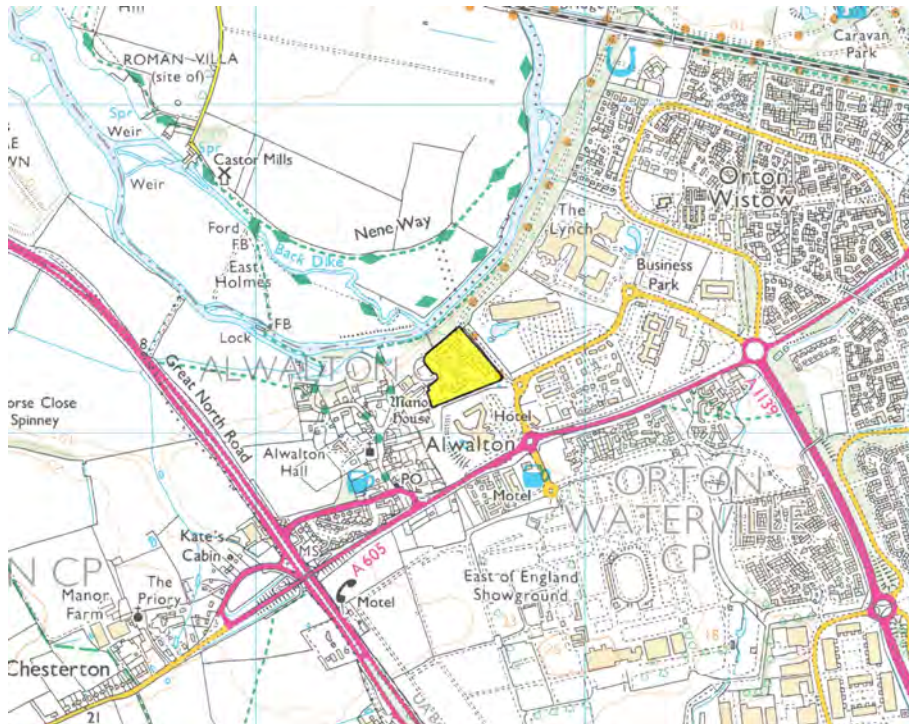
Map 1 : Established Employment Area - Crossways Distribution Centre, Alconbury Hill



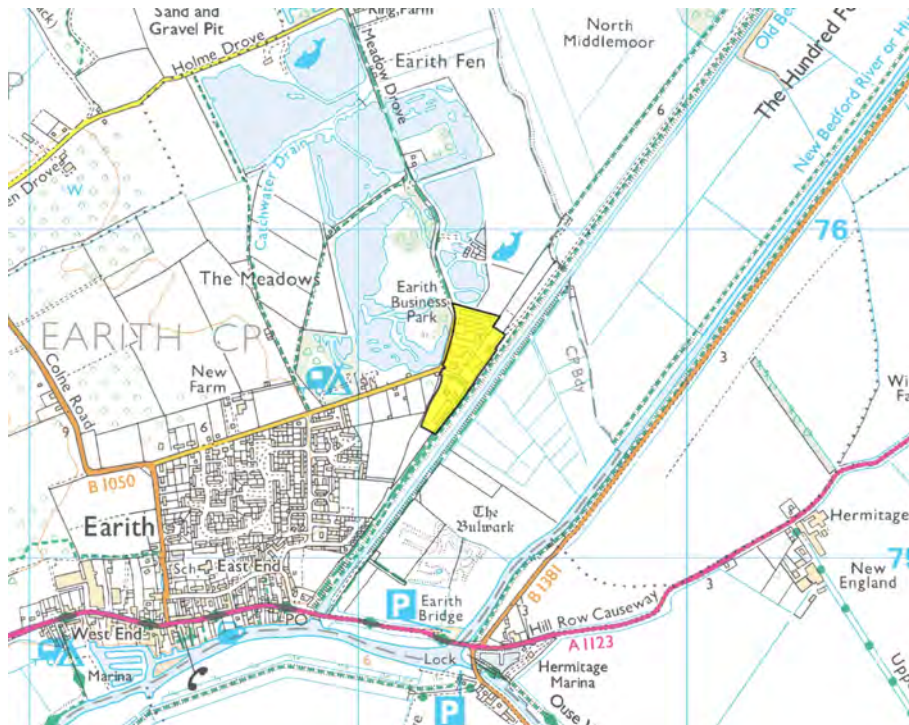
Established Employment Areas Appendix D:

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Map 2 : Established Employment Area - Minerva Business Park, Alwalton



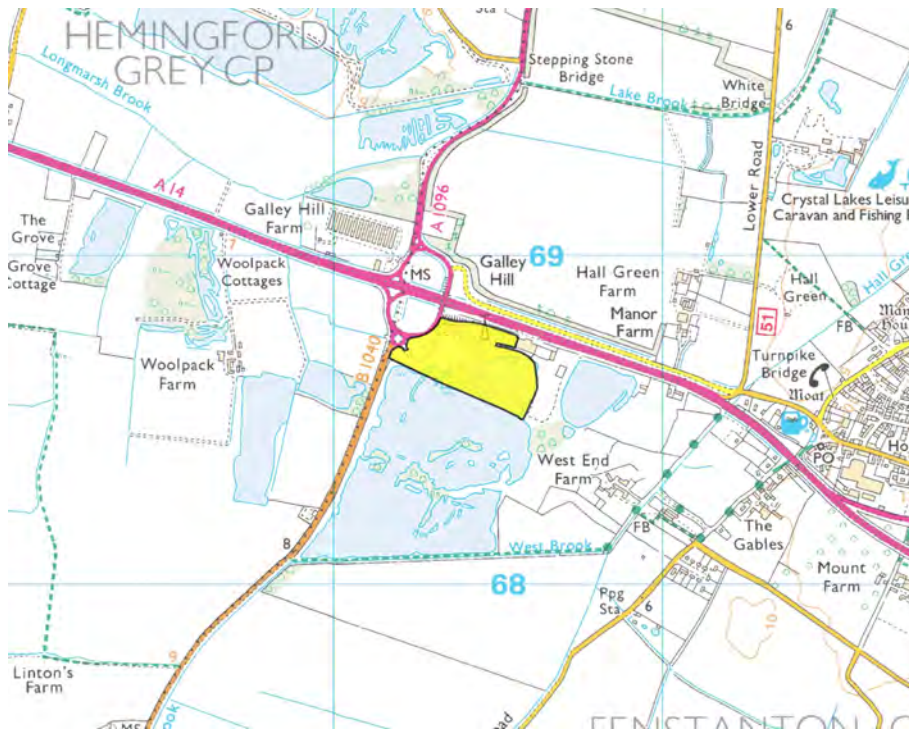
Map 3 : Established Employment Area - Earith Business Park, Earith



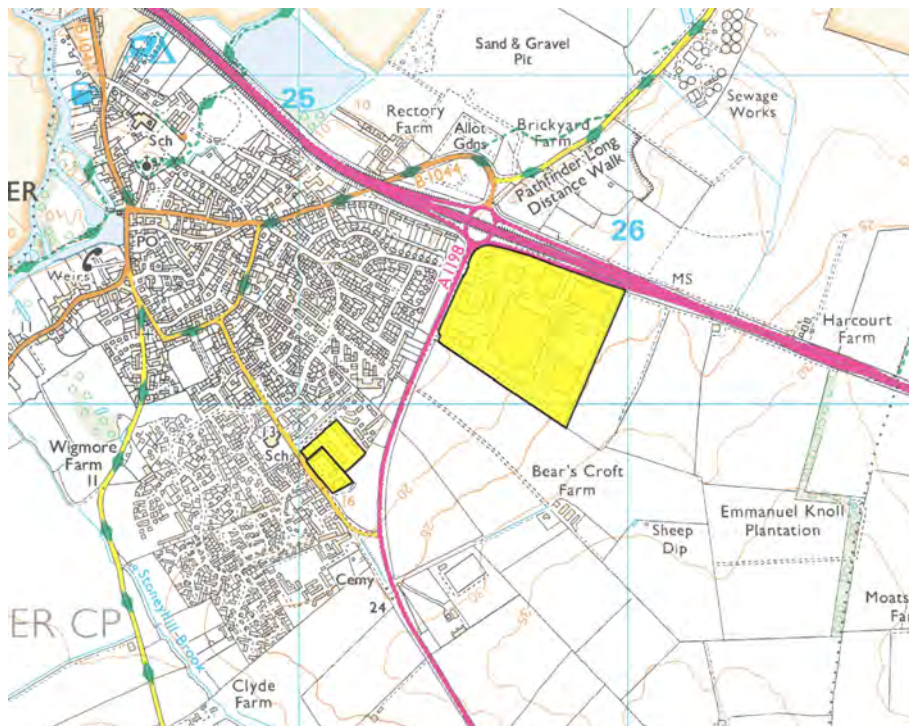
Appendix D: Established Employment Areas

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Map 4 : Established Employment Area - Lakeside Technology Park, Fenstanton



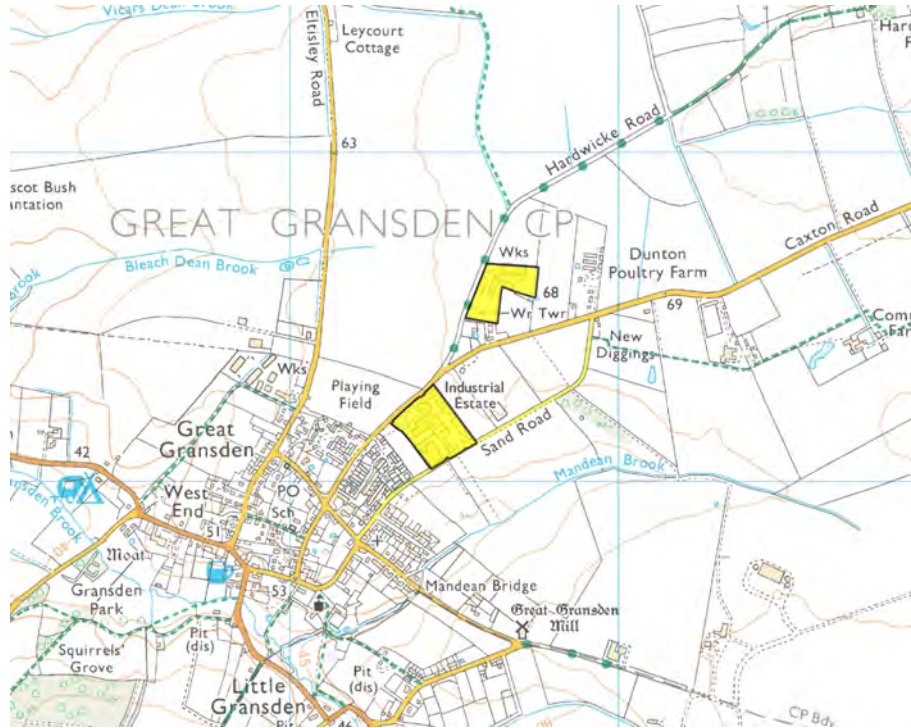
Map 5 : Established Employment Areas - Cardinal Park and the Chord Business Park/ Roman Way Centre, Godmanchester



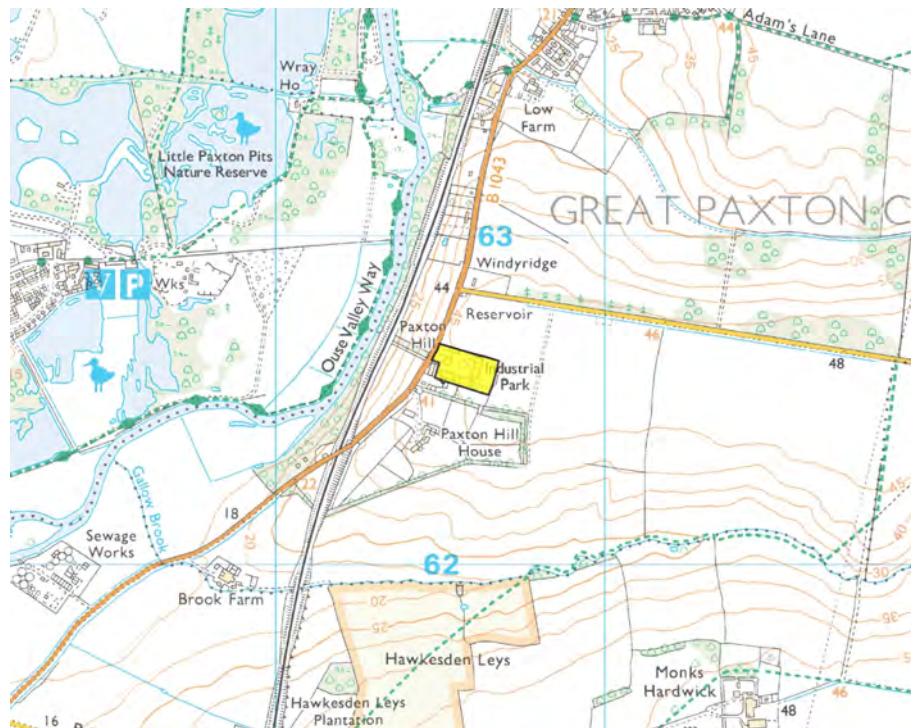
Established Employment Areas Appendix D:

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Map 6 : Established Employment Areas - Sand Road Industrial Estate and Hardwicke Road Industrial Estate, Great Gransden



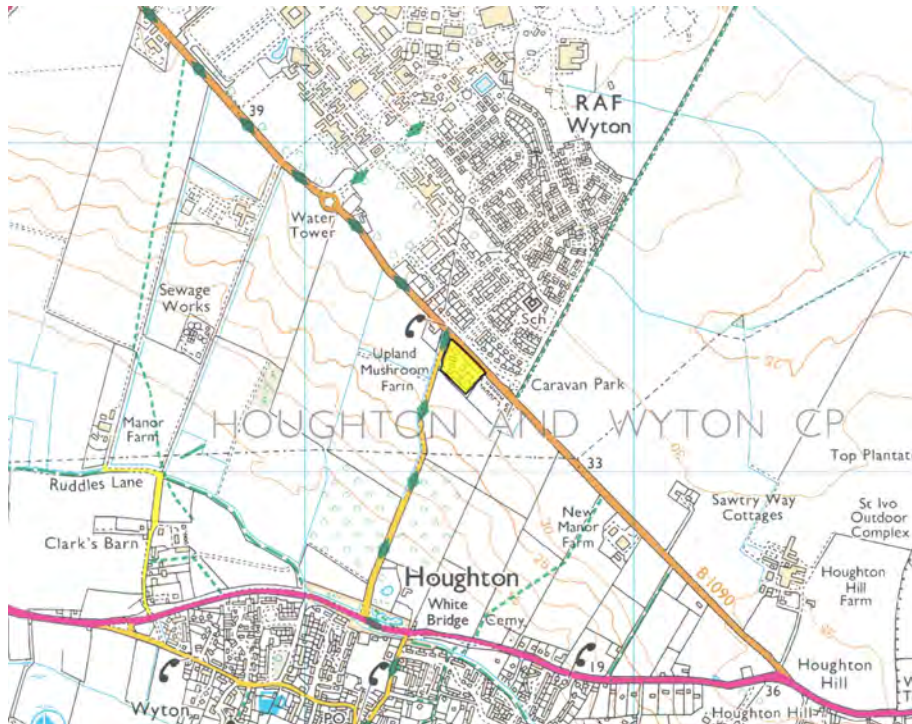
Map 7 : Established Employment Area - Harley Industrial Park, Great Paxton



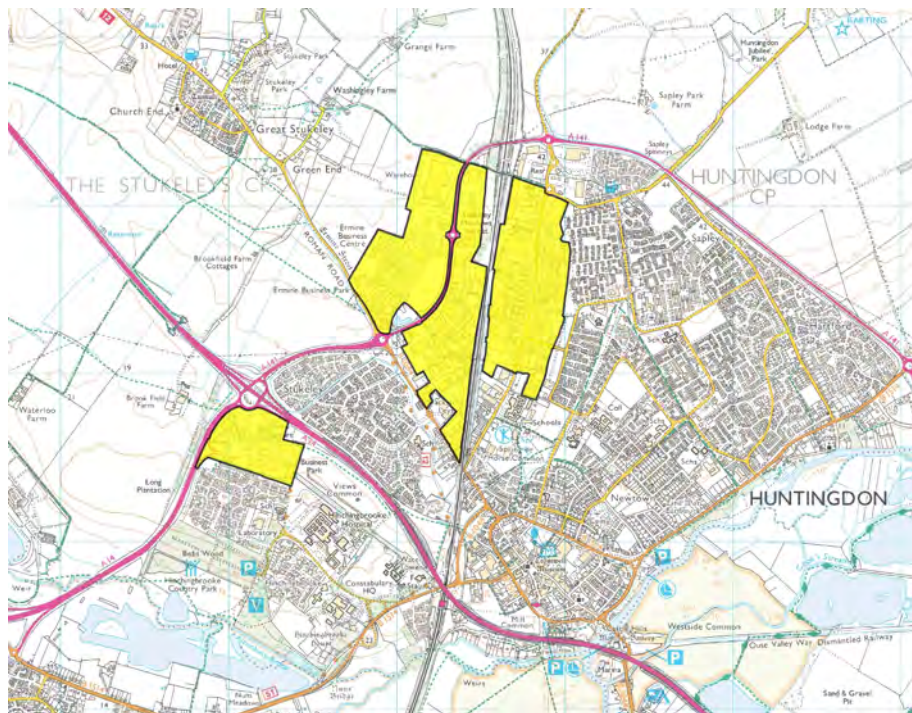
Appendix D: Established Employment Areas

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Map 8 : Established Employment Area - Upland Industrial Estate, Houghton and Wyton



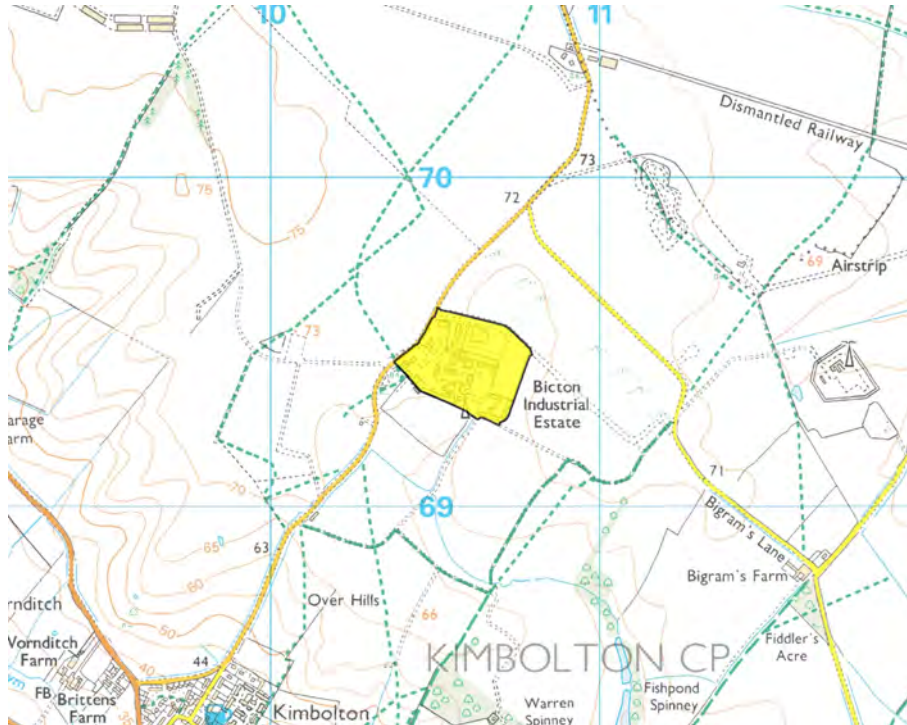
Map 9 : Established Employment Areas - Ernie Business Park, Hinchingsbrooke Business Park, St Peter's Road Industrial Area and Stukeley Meadows Industrial Estate, Huntingdon



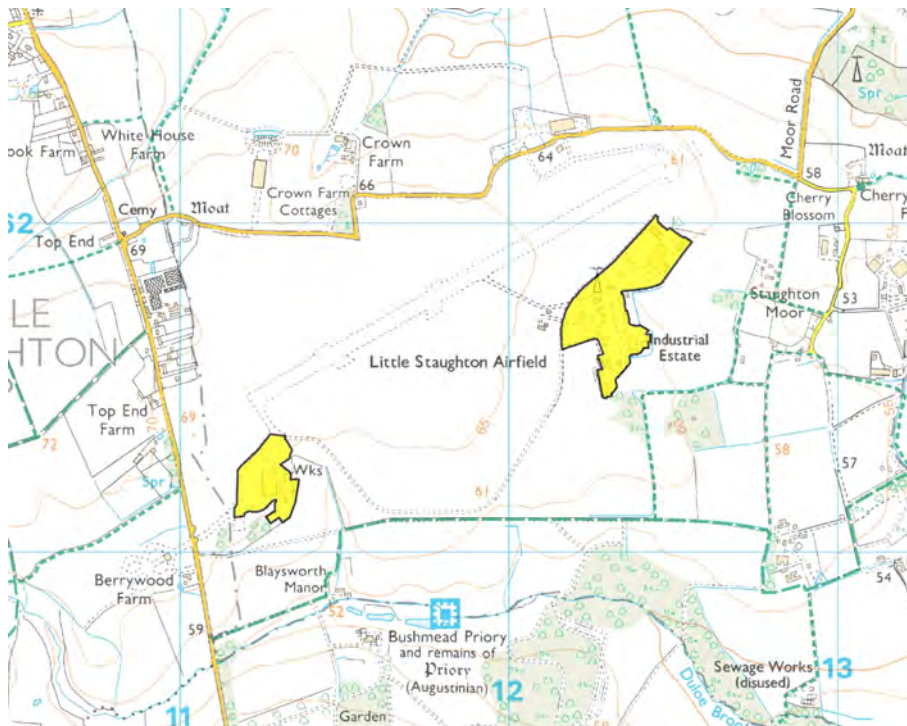
Established Employment Areas Appendix D:

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Map 10 Established Employment Area: Bicton Industrial Park/ Harvard Industrial Estate, Kimbolton



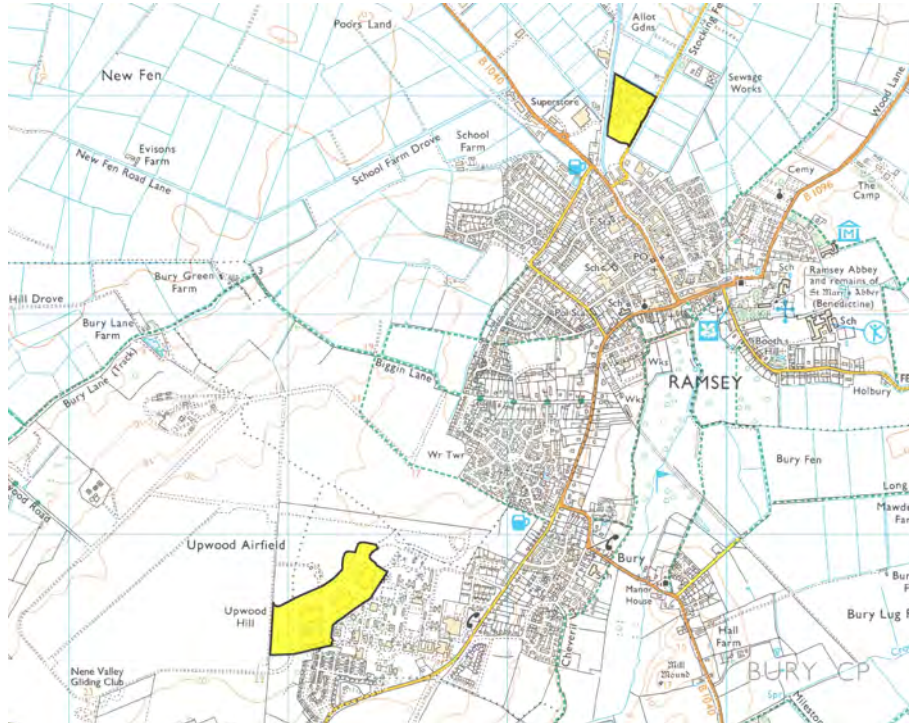
Map 11 : Established Employment Area - The Airfield Industrial Estate, Little Staughton



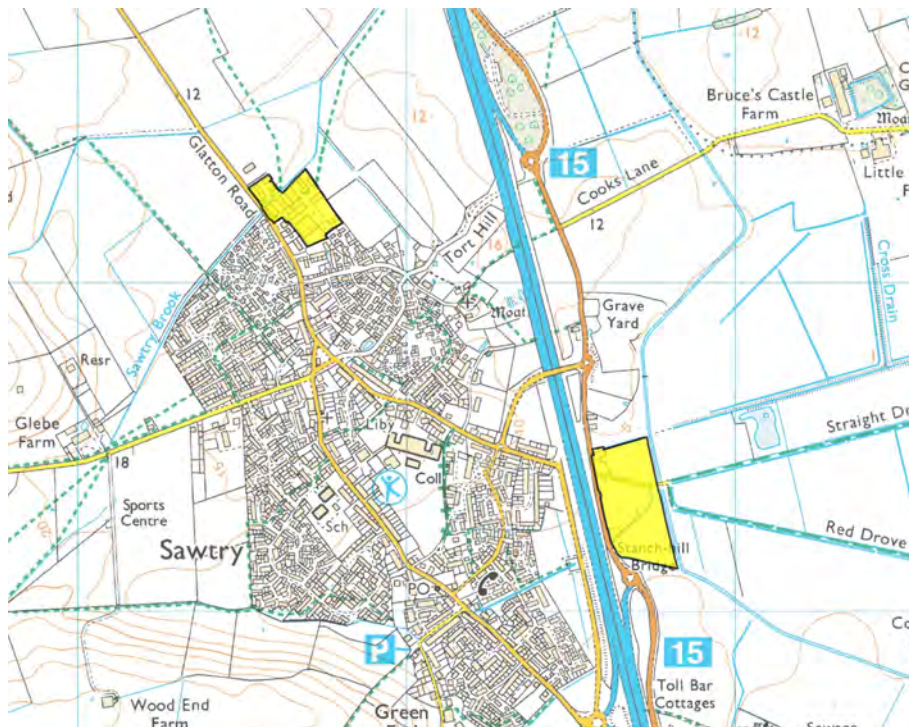
Appendix D: Established Employment Areas

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Map 12 : Established Employment Areas - Highlode Industrial Estate and Upwood Air Park, Ramsey



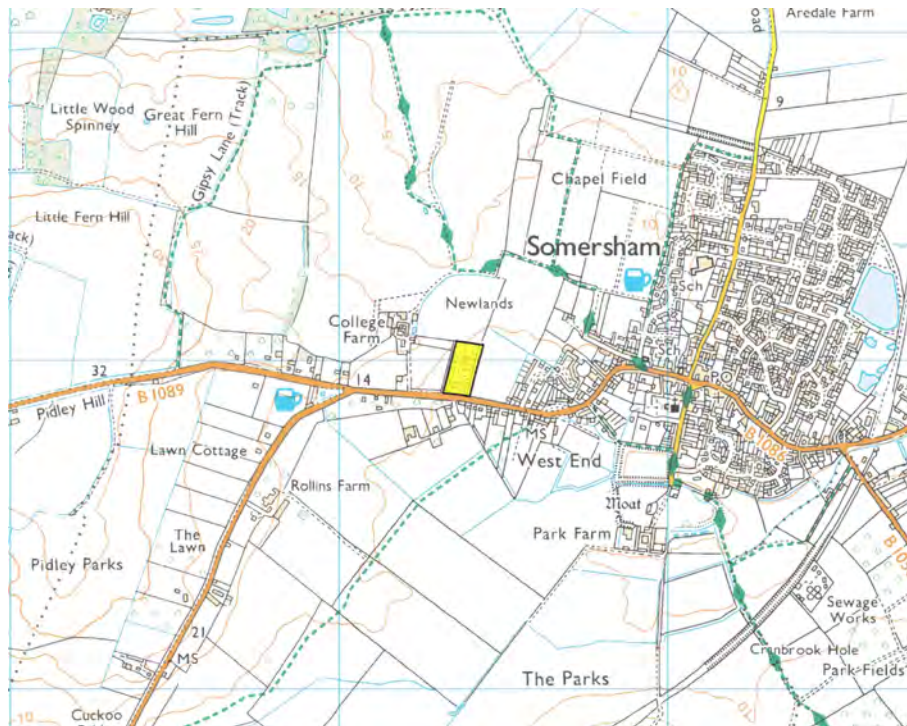
Map 13 : Established Employment Areas - Brookside Industrial Estate and Old North Road Employment Area, Sawtry



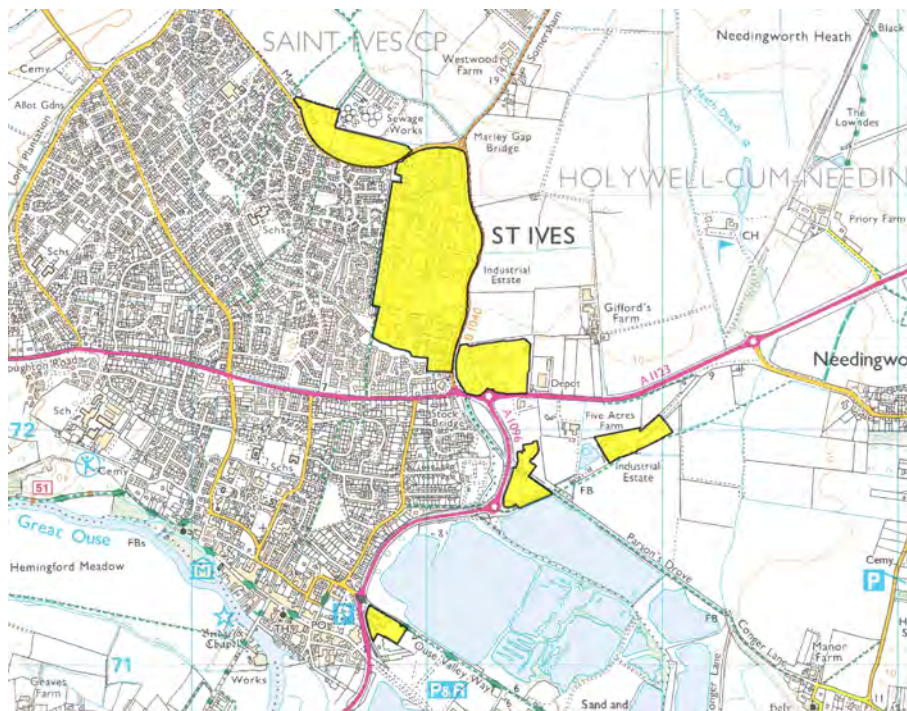
Established Employment Areas Appendix D:

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Map 14 : Established Employment Areas - West Newlands Industrial Estate, Somersham



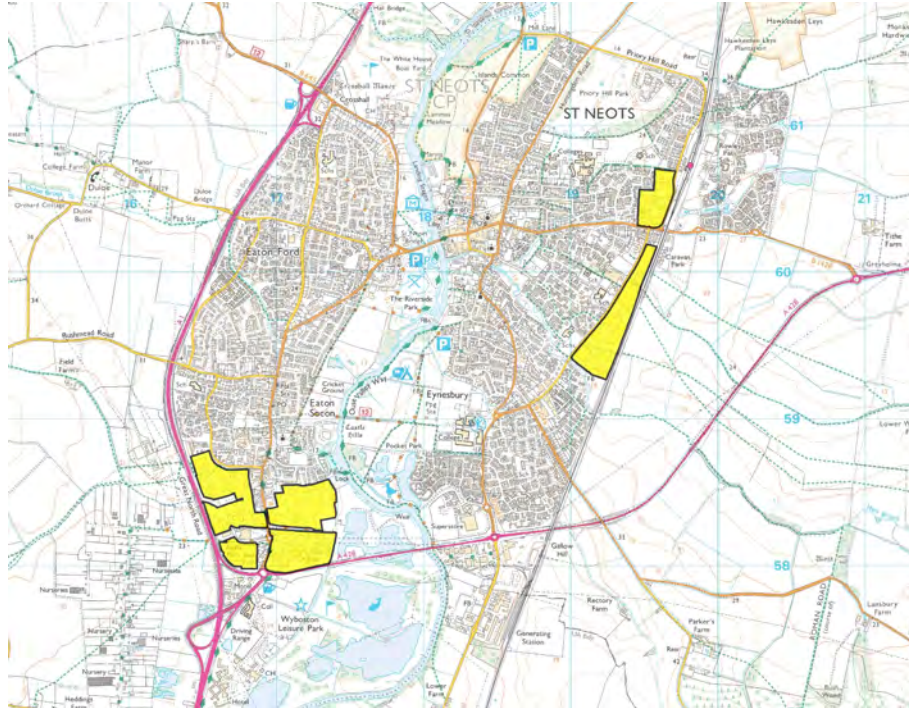
Map 15 : Established Employment Areas - Needingworth Industrial Estate, Needingworth and The Meadow Lane Business Park, The Marley Road Industrial Area, The Parsons Green Business Park, the Somersham Road Industrial Area, and the Compass Point Business Park St Ives



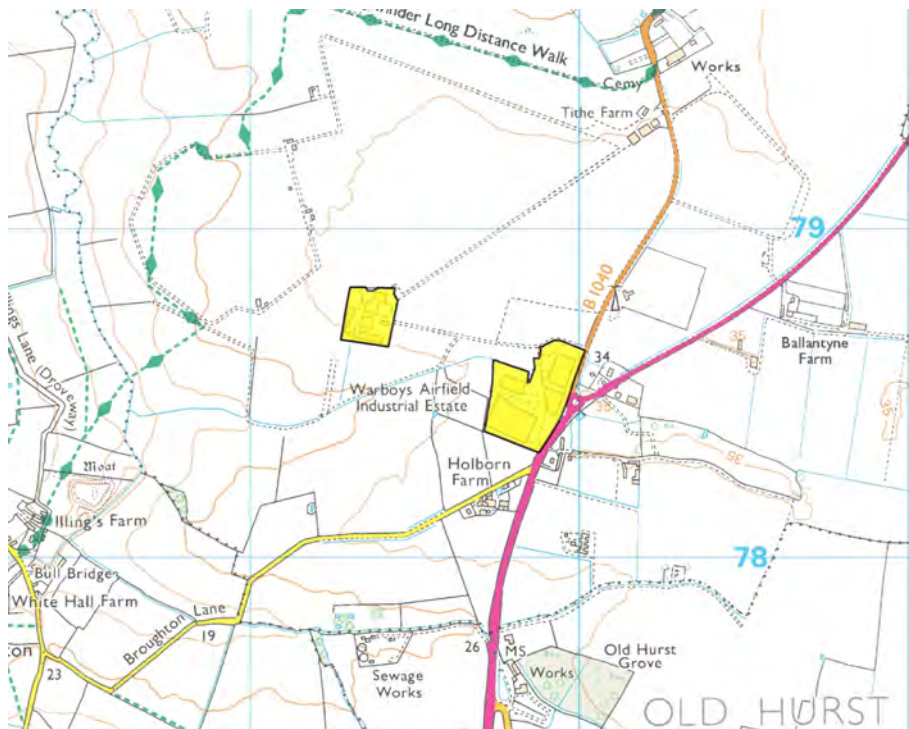
Appendix D: Established Employment Areas

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Map 16 : Established Employment Areas - Station Road Industrial Area, Cromwell Road Industrial Estate, Colm Business Park, Howard Road Industrial Estate and Little End Road Industrial Estate, St Neots



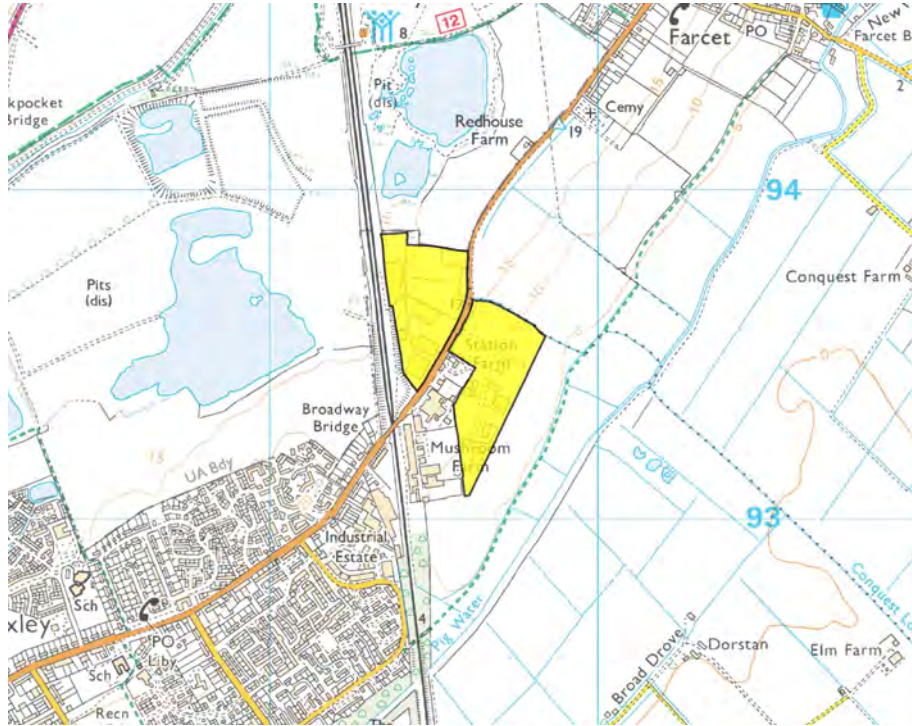
Map 17 : Established Employment Area - Warboys Airfield Industrial Estate, Warboys



Established Employment Areas Appendix D:

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Map 18 : Established Employment Areas - Broadway Business Park and The Eagle Business Park, Yaxley



Appendix E: Town Centre Designations

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Appendix E: Town Centre Designations

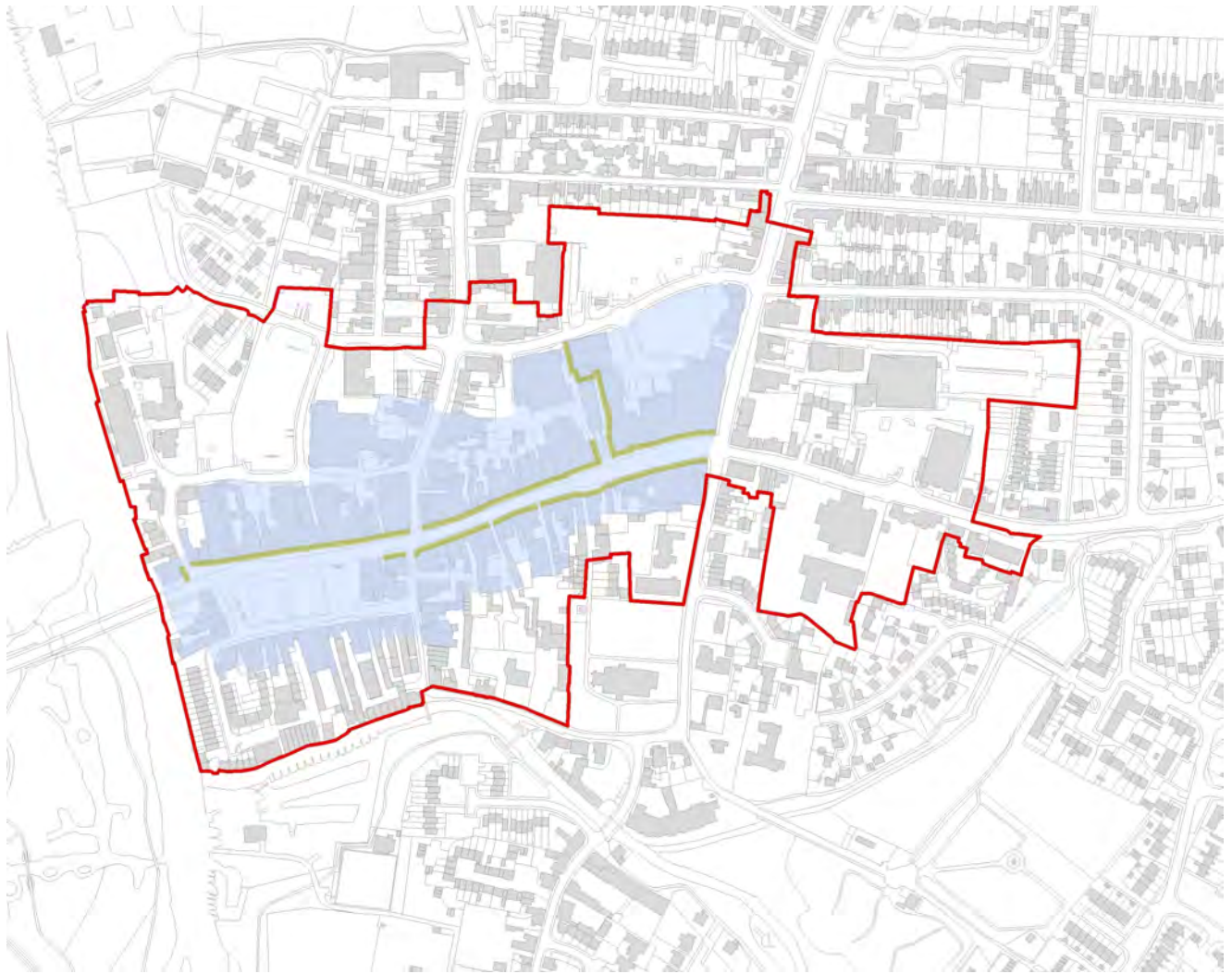
Map 19 : Town Centre Designations - Huntingdon



Town Centre Designations Appendix E:

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Map 20 : Town Centre Designations - St Neots



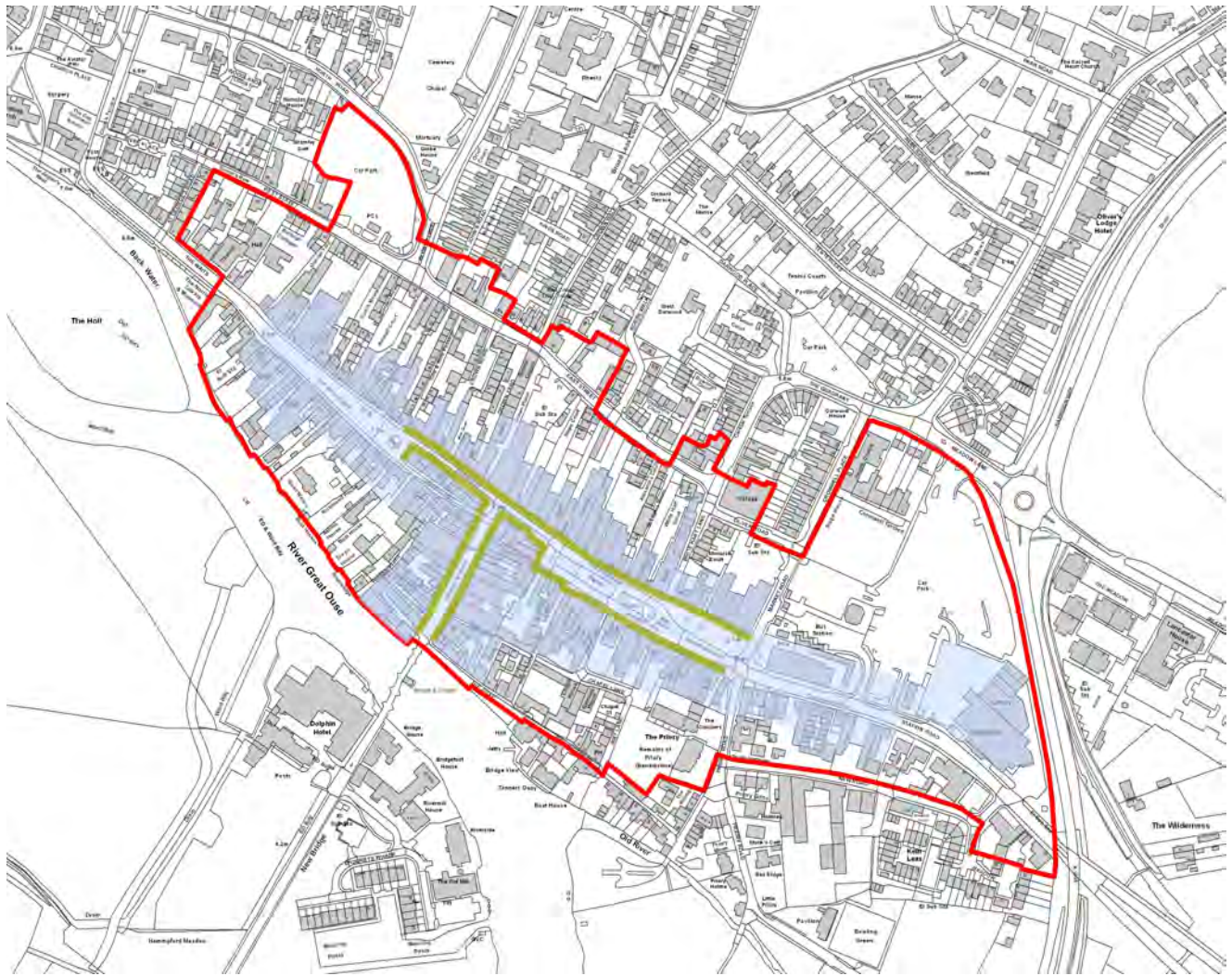
Key

-  Town Centre Boundary
-  Primary Shopping Area
-  Primary Shopping Frontage

Appendix E: Town Centre Designations

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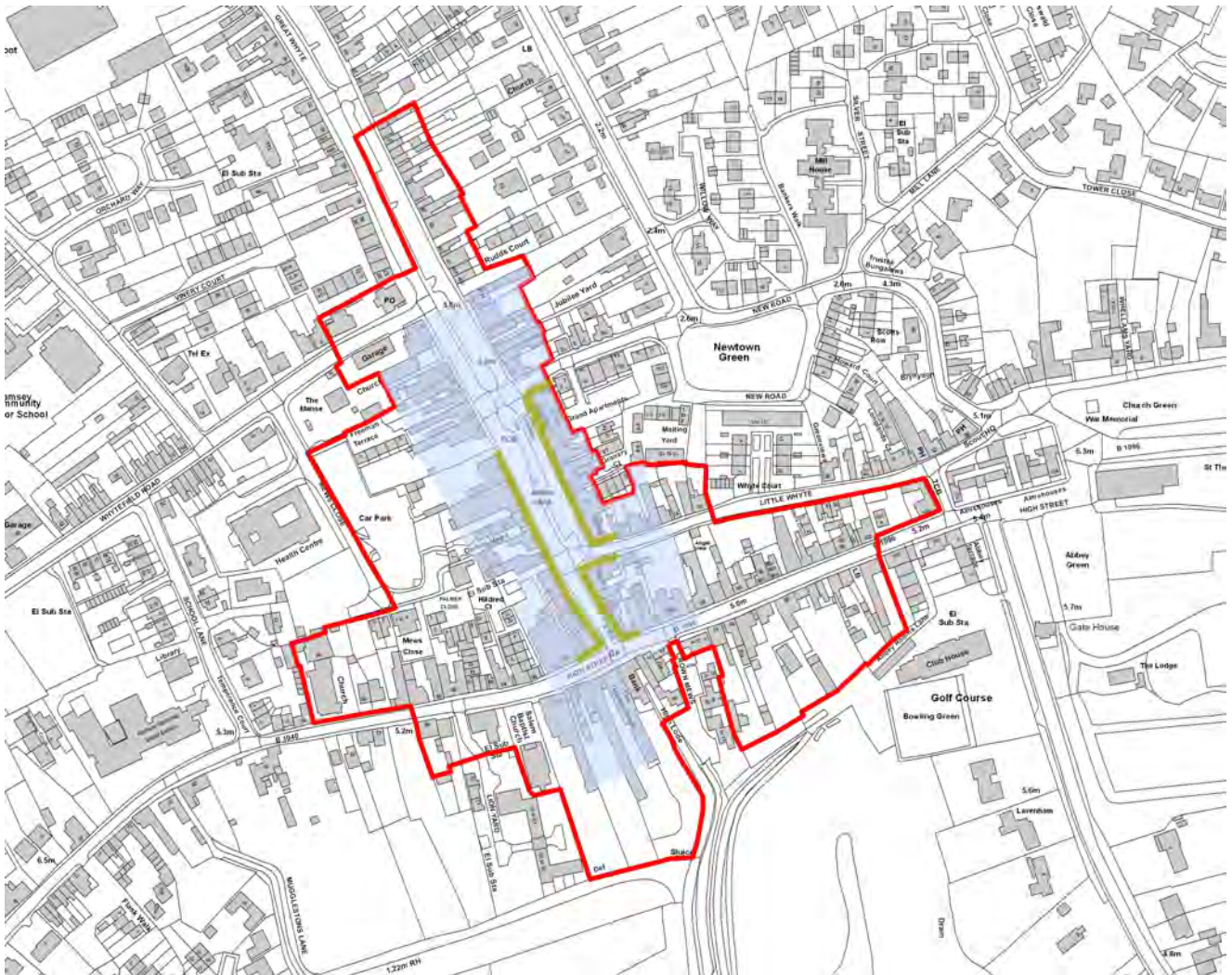
Map 21 : Town Centre Designations - St Ives



Town Centre Designations Appendix E:

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Map 22 : Town Centre Designations - Ramsey



Key

-  Town Centre Boundary
-  Primary Shopping Area
-  Primary Shopping Frontage

Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Aged or veteran tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Information regarding the air quality management areas in Huntingdonshire can be found on the Council's [website](#).

Allowable Solutions

Allowable Solutions are a wide range of carbon-saving measures that are available to developers to allow them, in addition to on-site building performance target to meet the Zero Carbon Housing policy of all housing achieving effectively zero CO₂ emissions from regulated energy use such as energy used for space heating and cooling, hot water, fixed lighting and ventilation, from 2016.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report (AMR)

Document produced each year to report on progress in producing the development plan documents and implementing its policies.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives

European Directives to conserve natural habitats and wild fauna and flora.

Brownfield

See previously developed land (PDL)

Built-up area

The built-up area is defined as a distinct group of 30 or more homes, other existing non-agricultural buildings of a permanent nature and their immediate surroundings. See policy LP 2: The Relationship Between the Built-up Area and the Countryside in the Local Plan for the full definition.

Climate change adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

Community Right to Build Order

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Comparison shopping

Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience shopping

Convenience shopping is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Curtilage

The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Custom build homes

Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as 'self build' (i.e. custom build encompasses self build).

Decentralised energy

Local renewable and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Development plan

This includes adopted Local Plans and neighbourhood development plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Edge of centre

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green spaces

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat

The natural home or environment of a plant or animal.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

Infrastructure

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

International, national and locally designated sites of importance for biodiversity

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Large scale development

For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m² or more, or where the site area is 2 hectares or more.

Large scale major development

For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m² or more, or where the site area is 2 hectares or more.

Listed building curtilage

Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

Local planning authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main town centre uses

Retail development (including retail warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major scale development

Development above a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Mineral Safeguarding Area

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Minor scale development

Development up to a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Mitigation measures

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

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Development Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Obtrusive light

Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area being lit (light intrusion).

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town

A location out of centre that is outside the existing urban area.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land (PDL)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping area.

Primary and secondary shopping frontage

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping frontage. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Secondary frontages are all those streets located within the primary shopping area that are not primary shopping frontages.

Priority habitats and species

Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

Registered Providers

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception schemes/ sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable housing units without grant funding.

Self build homes

See custom build homes above.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site of Special Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Housing Market Assessment

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

Submission

Point at which a draft development plan is sent to the Secretary of State for examination.

Superfast broadband

Fast internet connections typically making use of fibre-optic technologies. There is a wide range of speeds that are considered to be superfast but it is currently typically considered to be at least 25Mbps.

Supplementary planning documents

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System (SuDS)

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Use Classes Order

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Viability Assessment

An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

Vitality and Viability

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Glossary

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero carbon building

A building with net carbon emissions of zero over a typical year.

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