



Alconbury Neighbourhood Plan

2025 to 2036

Referendum Version

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Chapter 1 Introduction

1.1 About this document

- 1.1.1 This document is the draft Neighbourhood Plan (NP) for Alconbury Parish for the period 2025 to 2036. Its purpose is to set a framework for future development in the parish, focusing on Alconbury-specific issues rather than strategic planning matters that are addressed in the Local Plan prepared by Huntingdonshire District Council (HDC). Once adopted, the Alconbury NP will carry the same weight as the Local Plan drawn up by HDC.
- 1.1.2 Planners must use the adopted neighbourhood plan as well as HDC's Local Plan when making decisions about planning applications in the parish.
- 1.1.3 The NP area is shown on Map 1. The vision, objectives, planning policies and **community action points** apply to this area of land.
- 1.1.4 As the "qualifying body", Alconbury Parish Council is responsible for the production of the Alconbury NP. Progress on the NP is reported at the parish council's monthly meetings which are open to the public.
- 1.1.5 Residents are kept informed of progress on the NP via regular updates in the local magazine 'Parish Pump' which is produced quarterly and via the Parish Council website.

1.2 Why are we preparing a neighbourhood plan for Alconbury Parish

- 1.2.1 The parish council resolved to prepare a neighbourhood plan in April 2022. The drive to bring forward this neighbourhood plan is in response to the increasing encroachment of developments, both residential and commercial on Alconbury and its surrounding area. There is a community-wide shared desire to maintain the rural aspects of the village.
- 1.2.2 A key priority identified in this plan is a clear desire for Alconbury to remain a village with an identity clearly distinct from nearby settlements. With larger sites being built out in nearby areas, especially at Alconbury Weald there is a sense of threat that the different settlements may merge. For the detail on what this plan is seeking to achieve, please see Chapter 5.

Description: Alconbury



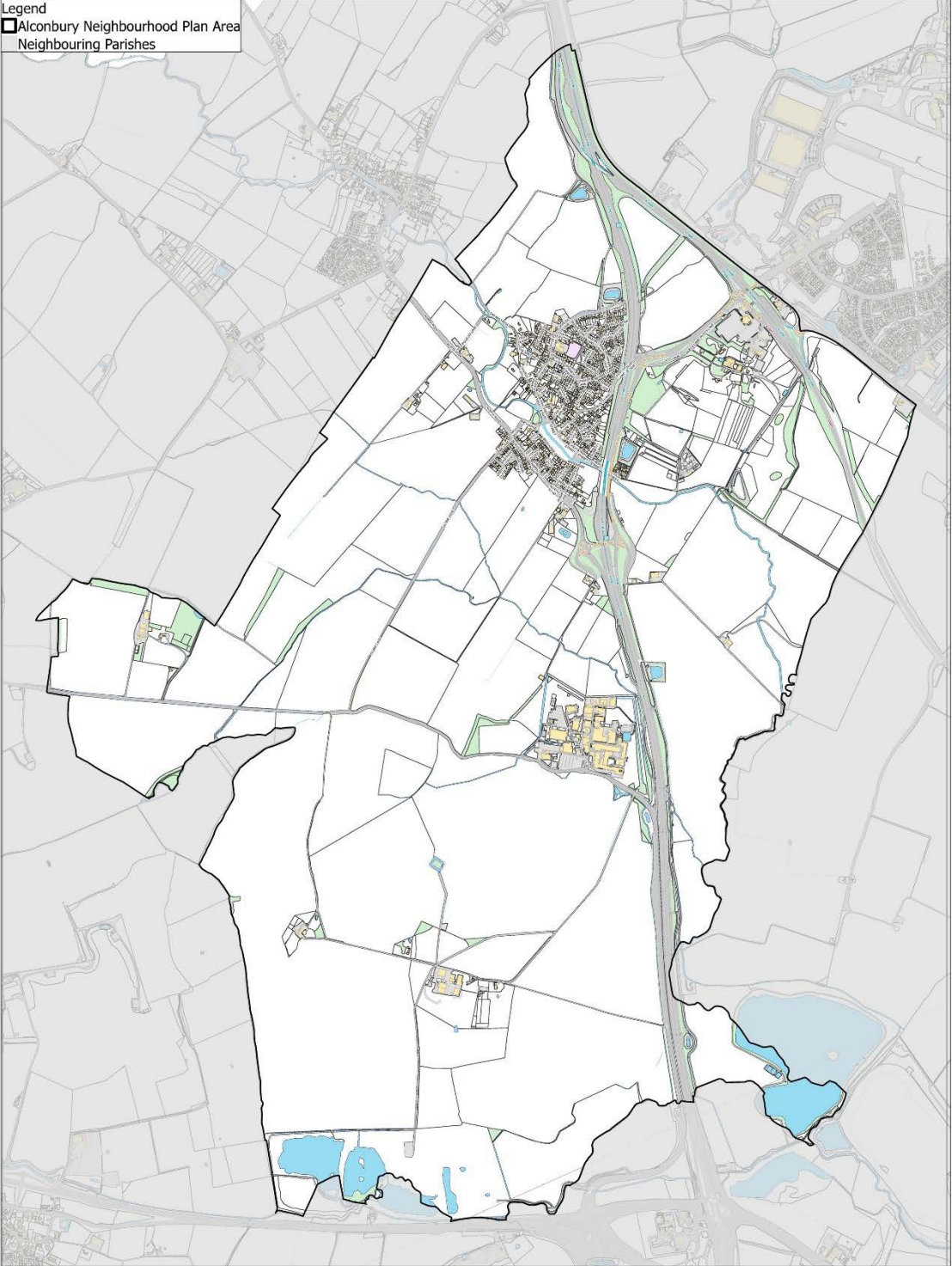
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Legend

-  Alconbury Neighbourhood Plan Area
-  Neighbouring Parishes



Map 1: the designated Alconbury neighbourhood plan area

1.3 What are the requirements of a neighbourhood plan?

- 1.3.1 There are certain requirements, referred to as basic conditions that all neighbourhood plans will be tested against as part of an independent examination. The planning policies will need to:
- be in general conformity with the strategic policies of the Local Plan (currently Huntingdonshire District Council's (HDC's) 2019 Local Plan¹)
 - contribute towards the achievement of sustainable development
 - be appropriate having regard to national policy and guidance (such as the National Policy Framework 2023, due to be updated by early 2025)
 - be compatible with environmental and human rights legislation.
- 1.3.2 Details describing how the plan meets the Basic Conditions are provided in the Alconbury Neighbourhood Plan Basic Conditions Statement, which can be found on the Parish Council's website.

1.4 What community engagement has been undertaken so far?

- 1.4.1 A paper survey was distributed to every household in the parish in July 2023 the purpose of which was to collate information with respect to aspirations and issues shared by parish residents in so far as they are relevant to land use planning. The survey included 73 questions around several topic areas: households, built environment, business, vehicles, buses, natural environment, community and flooding. The survey generated a strong return rate with 212 households, representing 33% of all households², submitting completed returns.
- 1.4.2 To complement the initial survey work, members of the parish council engaged with parish residents during the 2023, 2025 and 2025 village fetes, through facilitating neighbourhood plan related discussions with those visiting the parish council stall. Parishioner drop-in sessions, to specifically discuss the Neighbourhood Plan, were also held in February 2025 and during the Regulation 14 consultation in June 2025.
- 1.4.3 The Regulation 14 consultation was undertaken between 6 June and 15 August 2025. Feedback regarding the plan was received and evaluated. As a result of the consultation replies, changes to the plan were made. Where changes were not made justification was provided. Full details of all consultation undertaken are provided in the Alconbury Neighbourhood Plan Consultation Statement accompanying the plan which can be found on the Parish Council's website.

¹ This basic condition is subject to change through the Levelling Up and Regeneration Act 2023

² 644 households were recorded in the Census 2021

1.5 Evidence informing this plan

- 1.5.1 This neighbourhood plan is supported by a range of evidence that is available to view alongside this plan. See www.alconburyparishcouncil.gov.uk/neighbourhood-plan/
- 1.5.2 The evidence includes:
- Alconbury Demographic and Socio Economic Review, prepared for the Parish Council in August 2024 by Cambridgeshire ACRE. The work pulls together a range of published data to paint a picture of the parish in terms of its demography, housing profile, socio-economic characteristics and local labour market.
 - Alconbury Design Guidance and Codes, prepared for the Parish Council in February 2025 by AECOM. This document sets out design guidance and codes based on the existing characteristics of the parish. The document informs policies in this neighbourhood plan.

1.6 What happens next

- 1.6.1 This plan will be submitted to HDC for the next round of consultation (Regulation 16). This will give everyone a further opportunity to provide input, prior to the start of an independent examination into the plan.
- 1.6.2 The examiner will be tasked with testing the Alconbury Neighbourhood Plan against the 'basic conditions' (see above). Subject to our neighbourhood plan succeeding at examination, the plan will proceed to a parish-wide referendum where every member of the electorate in the parish will be invited to participate. The plan will need to be agreed by a majority vote in order for it to be formally adopted by HDC and become part of the statutory development plan for Alconbury Parish.

Chapter 2 The wider policy context to the Alconbury Neighbourhood Plan

2.1 Policy context

- 2.1.1 There is an existing planning policy context in place that sets a strategic policy framework within which the Alconbury Neighbourhood Plan (NP) will sit.
- 2.1.2 The role of the Alconbury NP is to provide parish-specific policies rather than duplicate policies that already exist at the district or national level.

2.2 National planning policy and advice

- 2.2.1 National planning policy is mainly set out in the National Planning Policy Framework (NPPF), which at the time of writing was last updated in December 2024. The NPPF provides important context to the emerging Alconbury NP. Of key importance it:
- states planning should contribute to the achievement of sustainable development where this is defined by three overarching economic, social and environmental objectives
 - establishes a presumption in favour of sustainable development and states that for plan-making this means “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;”³
 - states “Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”⁴

2.3 Huntingdonshire Local Plan to 2036

- 2.3.1 The Huntingdonshire Local Plan to 2036 was adopted in 2019 and is referred to, from this point onwards, as HDC’s 2019 Local Plan. Its overarching strategy can be summarised as:
- Planning for the delivery of at least 20,100 new homes and approximately 14,400 additional jobs during the period 2011 to 2036
 - Defining a hierarchy for the distribution of growth across the district comprising:

³ Paragraph 11a in NPPF 2024

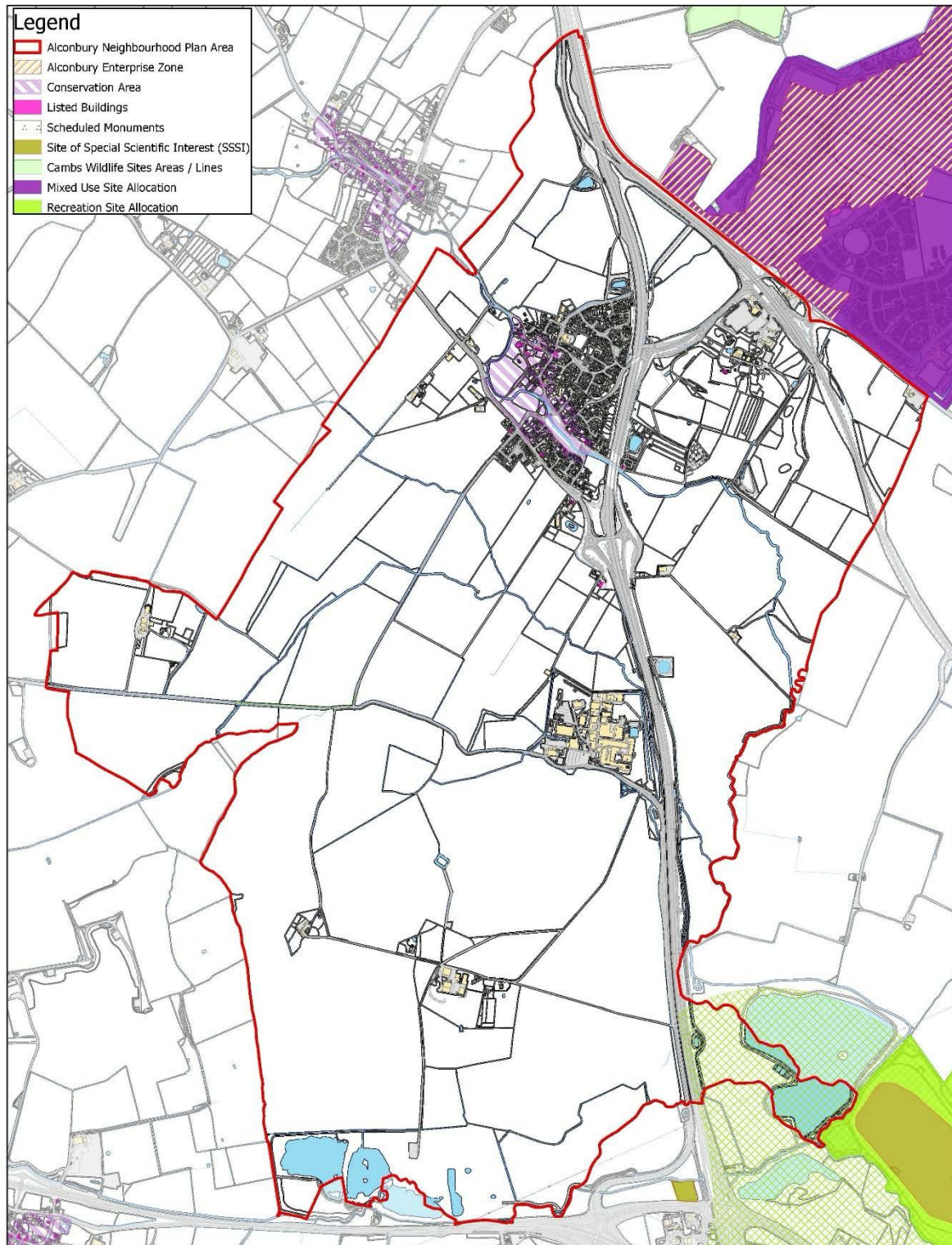
⁴ Paragraph 13 in NPPF 2024

- o four 'Spatial Planning Areas': Huntingdon (including Brampton and Godmanchester and the strategic expansion of Alconbury Weald), St. Neots (including part of Little Paxton) St Ives and, finally, Ramsey (including parts of Bury parish). Three quarters of the district's housing growth and the majority of its employment and retail growth is planned to come forward in these four spatial planning areas.
- o seven 'Key Service Centres' (Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley) which are recognised in the Local Plan as concentrations of services and facilities
- o 'Small Settlements' - This includes all other settlements with a single built up area of 30 dwellings or more (73, including Alconbury Parish, are listed in Policy LP 9).

2.3.2 Policy LP2 'Strategy for Development' in HDC's 2019 Local Plan plans for a quarter of the district's growth to be accommodated on sites dispersed across the key service centres and the small settlements. However, the Preferred Options Draft Local Plan to 2046 consultation which closed on Wednesday 17 December 2025 included two proposed sites one, south of Great North Road and another east of Glove Lane to accommodate about 90 homes.

2.3.3 Map 2 shows site specific designations from HDC's Local Plan that are applicable to Alconbury Parish. Map 1 provides a closer view of the same information but for the village only. These maps show that site specific designations applicable to the Plan area are few:

- a range of heritage assets comprising the Alconbury Conservation Area, one scheduled monument at Alconbury Bridge, one Grade I listed building (the Church of St. Peter and St. Paul), one Grade II* listed buildings and twenty-four Grade II listed buildings, mostly located in the village. Local Plan Policy LP 34 'Heritage Assets and their Settings' will apply to these assets.
- Woolley Leys roadside verge County Wildlife Site. Local Plan Policy LP 30 'Biodiversity and Geodiversity' will apply to this site
- south-eastern corner of the Plan area falls within the Green Infrastructure Priority Area for the Great Ouse Valley. Local Plan Policy LP 30 'Biodiversity and Geodiversity' will apply to this.



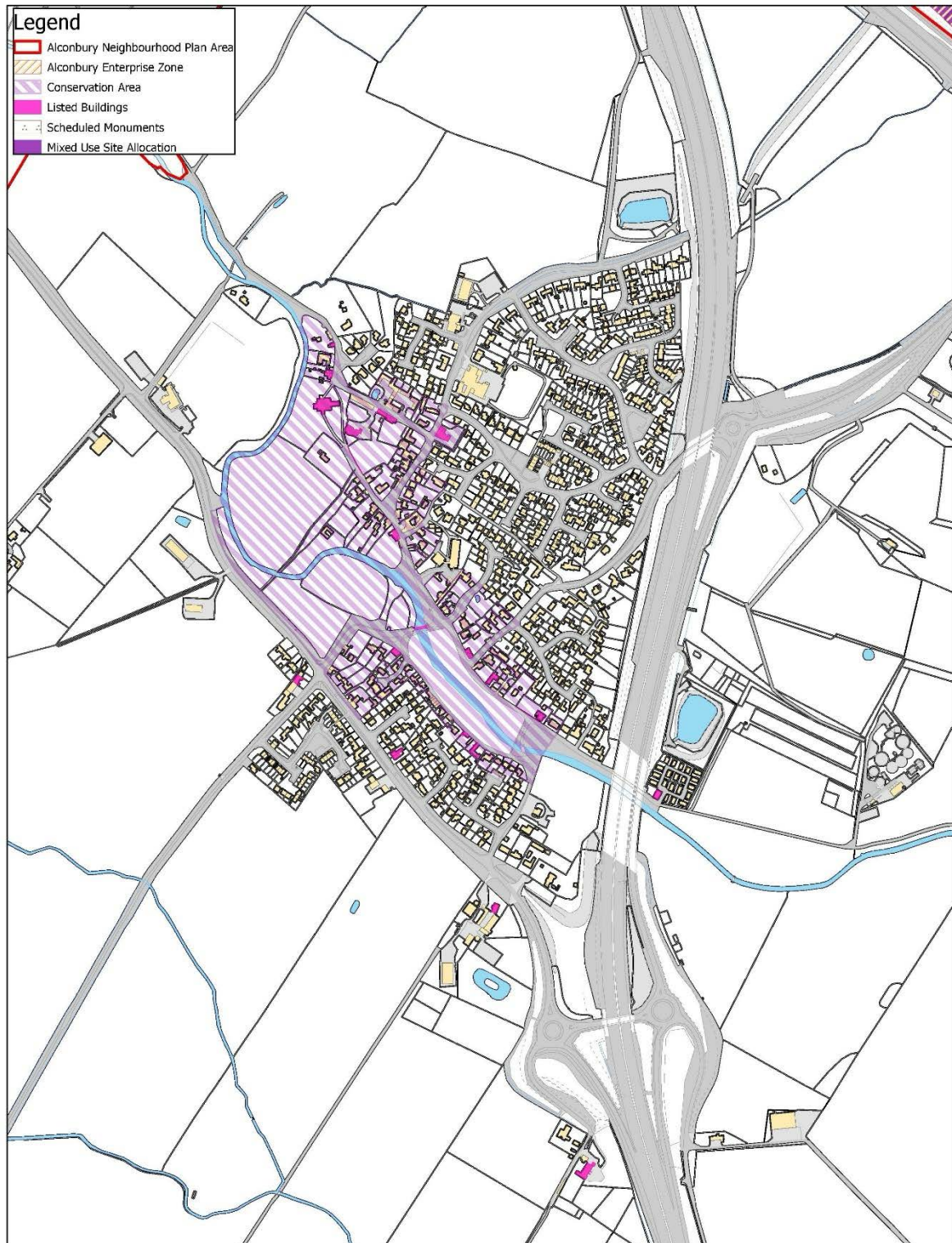
Map 2: Site specific designations in Alconbury Parish as per HDC's 2019 Local plan, parish wide

Description: Alconbury main village Local Plan Policies



Scale = 1: 5,000

Date Created: 06/09/2024



Map 3: Site specific designations applicable to the Alconbury Parish as per HDC's 2019 Local Plan, Village only

Chapter 3 About the neighbourhood plan area

3.1 An overview

- 3.1.1 The Plan area (also the area of the parish) covers an area of 1,242 hectares, mostly comprising agricultural land, five miles to the north west of Huntingdon and within Huntingdon district. Alconbury village is located in the north of the parish. Within the parish, to the south and some way from the centre of the village, there is located a large industrial site housing a lab diagnostics and drug development company, Labcorp. Other land uses include a service station and lorry park to the east of the village and strategic road infrastructure – see below.
- 3.1.2 The parish is home to 1,464 people (Census 2021), making it the 25th largest settlement of all 81 parishes in Huntingdonshire. 697 dwellings were recorded in the parish at the Census 2021, comprising 0.9% of all dwellings in the district.
- 3.1.3 Alconbury is an area of net in-commuting, with 717 employed people living in Alconbury in 2021, compared to 1,009 people working in Alconbury – with net in-commuting of 292 people. Of the 1,009 people working in Alconbury, 368 were Alconbury residents (including those working from home) and 641 commuted into Alconbury parish from elsewhere (representing 64% of Alconbury's workforce). Over a third of people who work in the parish also live in the parish, a good proportion of which work from home.

3.2 Alconbury village

- 3.2.1 The village is well placed on the strategic road network. The A1(M) runs through the parish, providing direct links to Peterborough and the north and to London. The A1307, formerly the A14, runs along a section of the parish's eastern boundary, linking it to the A1(M) to the north and to the A141 at Huntingdon in the south. Towards the south of the parish is the A14, providing a direct link to the east and the Midlands.
- 3.2.2 Running through the centre of the village is Alconbury Brook, a tributary of the River Great Ouse.
- 3.2.3 Alconbury benefits from a range of local services including a village shop (open daily), housing a post office (open six days a week) and a pharmacy (open weekdays), the Alconbury Church of England (CofE) Primary School and Pre-school, a GP surgery, a pub "The Manor", the Alconbury Sports and Social Club, the Parish Church of St. Peter and St. Paul and the Memorial Hall and public car park.
- 3.2.4 The Alconbury CofE Primary School has a catchment covering Alconbury, Alconbury Weston, Little and Great Stukeley and Upton. With regards to secondary education, the parish is in the catchment for Sawtry Village Academy.

- 3.2.5 Public transport is, at time of writing, limited to one bus service, the AW1 service that provides a regular weekday and weekend service to Huntingdon (a 30 minute journey). As recorded in the Demographic and Socio-Economic Review (DSER) supporting this plan 7.9% of households did not have a car or van at the time of the Census 2021, indicating a dependency on public transport provision in the parish.

3.3 Landscape

- 3.3.1 As with the majority of the district, Alconbury Parish is located within national landscape character area 88: Bedfordshire Cambridgeshire Claylands. Detail on this character area can be found here: www.nationalcharacterareas.co.uk/bedfordshire-and-cambridgeshire-claylands/
- 3.3.2 The Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022) provides an analysis of landscape character at a finer grain of detail. It divides the district into different landscape character areas. This finds that Alconbury Parish falls within the “Central Claylands” Landscape Character area with the exception of the very southern part of the parish that falls within the “Southern Wolds” Landscape Character area.
- 3.3.3 In terms of geology, the bedrock in Alconbury parish is ‘Kellaways Formation and Oxford Clay Formation – mudstone, siltstone and sandstone’⁵ and the superficial geology comprises sand and gravel.

3.4 Flood Risk

- 3.4.1 As well as being a distinctive and important feature in Alconbury, Alconbury Brook is also a source of flooding. The brook flows through the historic core of the village and continues in a south easterly direction before heading to the southern part of the parish. Significant flood events have occurred many times during this and last century, leading to significant harm and disruption to people’s lives.
- 3.4.2 The wider parish landscape is also at risk from both fluvial and surface water flooding.
- 3.4.3 Flood risk is covered in more detail under Chapter 4 ‘Key Issues’ and in Chapter 6 – see Policy AL 6.

3.5 Heritage & Character

- 3.5.1 Designated heritage assets in the parish include the Alconbury Conservation Area, one Grade I listed building (the Church of St. Peter and St. Paul), one Grade II* listed buildings (the Manor Farmhouse at the Maltings), twenty-four Grade II listed buildings and one scheduled monument (Alconbury Bridge).
- 3.5.2 The Alconbury Conservation Area was designated by HDC in 1995. HDC’s Conservation Character Area Statement, published in 1995 describes the

⁵ As per Huntingdonshire Integrated Water Management Strategy: Stage 1 Water Cycle Study March 2024

essential character of the conservation area as being formed by the inter-relationship of Alconbury Brook, the village green and the local vernacular architecture. It describes Alconbury Brook as “a distinctive, important physical feature of the village and its course runs through the whole Conservation Area, bordered by large meadows and the village green and the banks of the brook also contribute to the character”



Image 1: Alconbury Brook and village green looking in a north westerly direction towards the Church of St. Peter and St. Paul

- 3.5.3 HDC have also designated a number of Tree Preservation Orders in the parish. A TPO is registered wherever a tree or a group of trees are of such value that their removal would have a significant impact on the local environment and the enjoyment of this by the public. The TPOs include an area TPO in the grounds of Alconbury House, as well as trees that contribute to the quality of the public realm in other parts of the parish.

3.6 The Natural Environment

- 3.6.1 Priority habitats in the parish include areas of deciduous woodland, many of which are located along road corridors including the A1(M), the A1307 and the B1043. There are also two areas of traditional orchard in the parish, also a priority habitat.
- 3.6.2 Outside of the village to the south, along Woolley Road, there is a designated County Wildlife Site, “the Woolley Leys roadside verge”, qualifying because it supports frequent numbers of at least eight neutral grassland indicator species.
- 3.6.3 In addition, there are areas within the parish, including the north-west of the village that are identified through Natural England’s magic mapping (www.magic.gov.uk) as providing suitable habitat for great crested newts.



Image 2: Great crested newt found in garden in Alconbury.

Chapter 4 Key Issues

- 4.1.1 The identification of key issues presented in this chapter has been informed by community feedback from the Alconbury Neighbourhood Plan Residents' Survey, undertaken in 2023. The survey was undertaken in mid-2023 and closed on 21 July 2023. The survey included 73 questions around eight topics areas: households, built environment, business, vehicles, natural environment and flooding.
- 4.1.2 There was an impressive response rate from the survey with 212 households out of a total of 644 households (2021 Census) returning completed survey forms. It is noted that some parts of the community were under-represented in the survey return as follows:
- Of those responding, 89% owned their own homes whereas at the time of the 2021 Census 78 % were recorded as owning their own home, 10% were recorded to live in privately rented accommodation and 12% were recorded as living in affordable rented accommodation.
- 4.1.3 The identification of key issues has also been informed by feedback received from residents and stakeholders as part of ongoing community engagement activity including that received at the Parish Council stalls at the village fetes in 2023 and 2024.
- 4.1.4 All the issues listed below are important to residents. The Alconbury NP seeks to address those issues that are capable of being addressed via a planning policy in a neighbourhood plan. Alconbury Parish Council will seek to address other issues (those issues that fall outside the remit of a neighbourhood plan) through **community action points**. These are set out in Chapter 7 to this plan.

4.2 A desire to protect village and settlement character

- 4.2.1 The 2023 householder survey indicated a concern felt by some that additional housing in the village would undermine character or sense of place in Alconbury. Whilst very little development has occurred in the parish since 2011, this concern is likely a response to:
- A 6.3 hectares area of land being previously proposed for residential development (95 homes) on the edge of Alconbury Village (North of School Lane) by HDC in the past as part of the submission version of the Local Plan. The proposed allocation was removed following the examination by the Planning Inspectorate into the Local Plan.
 - A significant amount of development having come forward immediately adjacent to the parish as part of Alconbury Weald, allocated for the delivery of 4,225 within the current Local Plan period (up to 2036) with a further 2,455 to be delivered beyond the plan period.

- 4.2.2 The 2023 householder survey included, at question 9, a number of statements applicable to the quality of the built environment with respect to development. Residents were asked to indicate their support to each of the statements. Headline results from this are:
- 98% of respondents attach importance (either 'important' or 'very important') to ensuring any new development is sympathetic to existing character
 - 93% of respondents attach importance (either 'important' or 'very important') to ensuring building design is in keeping with the scale and appearance of existing buildings
 - 93% of respondents attach importance (either 'important' or 'very important') to defining and preserving the boundaries of the village
 - 74% of respondents attach importance (either 'important' or 'very important') to using traditional building materials.
- 4.2.3 Residents were given opportunities to provide free text responses to open questions under each topic. Common themes appeared in the 'Built Environment' topic; the predominant two expressing 'no more/too much development' and 'residential garden development'.

What the data tells us

- 4.2.4 As noted in Chapter 3, the parish, in particular the village has some distinctive characteristics including the Alconbury Brook and its medieval village green, the Conservation Area and the statutorily listed buildings and structures such as Alconbury Bridge.
- 4.2.5 The setting of Alconbury village within the wider landscape is also of key importance. The village is located within the valley of Alconbury Brook and with the help of vegetation comprising mature trees and established hedgerows, particularly lining the corridor of the brook, the built form of the village is mostly hidden from view in the surrounding landscape.
- 4.2.6 It is important the features that are distinctive to a settlement are maintained and that new development does not undermine or detract from what is special about Alconbury



Image 3: view to south from public footpath 7/6 towards wind turbines (to the southwest of the parish in the neighbouring Ellington Parish) with Alconbury's built form largely hidden from view. The church spire is a distinctive feature in the wider landscape.



Image 4: The church is a prominent feature from all directions. Here it can be seen from the southern approach into the village along Globe Lane.

4.3 Alconbury Weald and development pressure

- 4.3.1 The building out of a new community so close to the village at Alconbury Weald, comprising 6,500 homes in total and 150 hectares of employment land, inevitably impacts Alconbury residents, both directly and indirectly. In particular, it has an impact on how some residents feel about more development in their own parish. Because so much development is coming forward at Alconbury Weald including residential, employment uses, shops and services, many people feel there is less reason for it also to come forward so close by in Alconbury. Comments include:

“There are lots of opportunities and space for businesses at Alconbury Weald. It would be unnecessary to develop Alconbury when there is already space available.”

Resident comment, 2023 Householder Survey

“The village does not need to increase in size especially with so many unsold houses in Alconbury Weald. Neither the doctors nor the school/pre-school has the capacity”

Resident comment, 2023 Householder Survey

- 4.3.2 Alconbury village, whilst located on the other side of the A1(M) from Alconbury Weald is located to the west of the A1(M) corridor and the village shares the same link road off the A1 (the B1043) as Alconbury Weald itself. Unsurprisingly, the 2023 householder survey indicated that residents in Alconbury village feel impacted by the development at Alconbury Weald. Concerns relate to the heavier use of the B1043, including with HGV traffic leading to high levels of noise and tremors experienced by residents living at the eastern end of the village. Other concerns relate to the impact that residential development at Alconbury Weald may be having on services in Alconbury village.

4.4 Flooding

What people have told us

- 4.4.1 As highlighted in Chapter 3, Alconbury village and the wider parish is at risk from flooding. This is a key concern for people living and working in Alconbury. Flood risk issues are well documented and affects every day living in the village.
- 4.4.2 One of the statements included at Question 9 in the 2023 householder survey related to flooding. 97% of respondents considered it important ('important' or 'very important') that flood prevention measures in buildings and elsewhere were improved.

What the data tell us

- 4.4.3 **Historic flood events:** alongside its neighbouring parish at Alconbury Weston, Alconbury suffered significant flooding from the brook on over 20 occasions during the 20th Century, including 1987, 1998 (when more than 100

properties suffered internal flooding across both villages), November 2000, October 2004, January 2007, November 2012, March 2016 and winter 2020/2021 (when nearly 80 properties flooded internally). The Environment Agency also reports that records indicate that properties flooded in March 1947 and July 1968⁶.

- 4.4.4 **Sources of flooding:** The principal source of flooding in the village is from Alconbury Brook, but there is some risk arising from surface water flooding.
- 4.4.5 Fluvial flooding also arises from Cock Brook that runs to the south of the village. During flood events, this floods a large area of agricultural land in the parish, Labcorp laboratories and the A1(M) motorway.
- 4.4.6 Flood risk mapping data is available to view at: www.gov.uk/check-long-term-flood-risk.
- 4.4.7 HDC has also made flood risk mapping data available via its 2024 Strategic Flood Risk Assessment (prepared to inform its emerging Local Plan). Its mapping data is available to view <https://www.huntingdonshire.gov.uk/environmental-issues/flooding/strategic-flood-risk-assessment/>.
- 4.4.8 The Environment Agency carried out a new survey of Alconbury Brook in 2022 as part of work to determine the feasibility of a Flood Alleviation Scheme for the villages. New modelling of flood risk is currently underway and may result in further updates to the flood risk map.
- 4.4.9 Surface water flood risk maps show that areas at risk in the parish correlate with the river corridors with additional areas in the parish away from the river corridors including
- residential areas in the north of the village, such as land to the west of the A1(M) corridor and land around the Memorial Hall and abutting School Lane and Alconbury Surgery
 - land north and south of the Great North Road, affecting properties in the Bird's Estate.
- 4.4.10 Alconbury Brook runs through an 80km² heavy clay agricultural catchment⁷ before reaching the Alconbury villages. In the winter, run-off from the catchment is rapid and brook levels respond quickly. The brook rises by 1 to 2 metres in a few hours after 20mm of rain, and nearly 3m after 30mm of rain. This is illustrated in Figure 1. The floodplain is relatively narrow, and this contributes to the flashiness of the flood events.
- 4.4.11 Surface water run-off from higher land in and around Alconbury Village flows along overland flow paths that are located up to and along the village perimeter as well within the village. This, together with the extent of

⁶ <https://consult.environment-agency.gov.uk/east-anglia-c-e/alconbury-flood-scheme/>

⁷ A map of the entire catchment is available to view here: <https://environment.data.gov.uk/catchment-planning/WaterBody/GB105033042820>

impermeable surfaces in the village, then contributes to the rapid response and volume and depth of the water in the brook.

- 4.4.12 **Impact of flood events:** Flood events directly affect village life and infrastructure. In Alconbury Parish, this has very sadly led to loss of life. Other consequences are property damage and significant disruption to lives and businesses that in turn often lead to severe knock-on implications including financial loss, social and emotional distress and health disorders. In addition to those people with flooded properties, many others are affected by the lack of access to village services.
- 4.4.13 Properties and businesses in nearby Hamerton and Stukely are also affected by flood risk associated with the Alconbury Brook.
- 4.4.14 **Management of flood risk in the parish:** In response to the significant risk of flooding in the area, the community has set up a catchment-wide Flood Group⁸. The Flood Group has the support of the parish councils and includes parish council members. The Flood Group is an independent charity working on long term flood risk reduction. Its stated ambition is 'to store, slow and stretch the flow of the brook to reduce risk of flooding to homes in the Alconburys and Hamerton'. The group liaises with landowners and developers to explore and promote initiatives that can help alleviate current flood risk across the area such as:
- construction of ponds and other structures to store water upstream of the two Alconbury villages
 - work with landowners to reduce sediment run-off, and provide advice to developers and contractors to increase soil porosity (see Appendix 5)
 - construction of 'rainwater gardens' to reduce surface water flooding in key locations.
- 4.4.15 In addition, the Alconbury and Alconbury Weston Parish Councils have set up their own flood warden groups which respond to flood emergencies. The Alconbury group have produced the Alconbury Village Community Flood Plan.
- 4.4.16 The Environment Agency are working with the communities to develop a way forward through the Alconbury Brook Flood Alleviation Scheme⁹.

How can the Alconbury Neighbourhood plan help?

- 4.4.17 Whilst a key concern and priority, national and Local Plan policies will apply to all development proposals in the parish. The Alconbury NP can only set out additional policy requirements if these add to what is already existing when it comes to requirements of new development at the planning application stage. Please see Policy AL 6 in Chapter 6 for further detail.

⁸ <https://www.alconburybrookfloodgroup.uk/>

⁹ <https://consult.environment-agency.gov.uk/east-anglia-c-e/alconbury-flood-scheme/>



Figure 1: The speed at which Alconbury Brook river height (blue line) responds to rainfall (orange line) 2024/2025 data, taken from recording device in Alconbury Brook

4.5 Infrastructure

Infrastructure to help manage existing flood risk

- 4.5.1 There is an identified priority for additional infrastructure to be provided in the parish for the purpose managing flood risk in the parish. To date the measures delivered to help with management of water during periods of heavy rainfall include:
- Ponds and other storage structures at Alconbury Weston, Buckworth, Upton and Little Gidding
 - Rainwater gardens at the Memorial Hall, and the Sports and Social Club
 - Deep rooted amenity and agricultural planting in Alconbury, Alconbury Weston and Little Gidding.
- 4.5.2 The above initiatives have been funded by Anglian Water, FWAG, the Wildlife Trust, Cambridgeshire Community Foundation, the SHAWL fund, Cambridgeshire County Council, Huntingdonshire District Council, the Alconbury Villages Parish Councils, the Jockey Club and various private donors.
- 4.5.3 Further infrastructure is needed to manage flood risk in the future, especially as the risk of flooding increases with climate change leading to more frequent events of periods with heavy rainfall. This includes:
- including further storage facilities upstream of the two villages
 - possible channel improvements downstream of the two villages
 - a possible relief channel linking Alconbury Brook to Cock Brook via Globe Lane
 - infrastructure to help existing building stock manage surface water run-off closer to source.

Water treatment system is ageing and has limited capacity

- 4.5.4 There is a water recycling centre in Alconbury parish, located to the east of the A1(M) motorway. The facility has reached its capacity and its expected discharge rates from the facility into waterbodies is close to or exceeding the limit allowed via its environmental permit. One of the reasons for the Alconbury Brook not achieving a 'Good' status is the discharge of sewage into it¹⁰.

¹⁰ See Appendix C, HDC Integrated Water Management Strategy: Stage 1 Water Cycle Study, Final Report March 2024

Heritage at risk

- 4.5.5 There is concern that the Alconbury Bridge, locally referred to as the 'Heritage Bridge' and a scheduled monument and Grade II listed structure is vulnerable to damage caused by too much traffic passing over it and by vehicles which exceed its structural weight limit of 3 tonnes. This concern is shared by Historic England who have categorised Alconbury Bridge scheduled monument as being 'vulnerable' due to 'vehicle damage/erosion'¹¹.
- 4.5.6 Cambridgeshire County Council advise that vehicles carrying freight do not use or travel through Alconbury village¹². Nevertheless, it is not uncommon for heavy goods vehicles to use the Mill Road Bridge which is cause for concern considering its significance as a heritage asset.
- 4.5.7 Whilst it is not within the remit of a planning policy to address the issue of unauthorised use of the bridge by heavy vehicles, the vulnerability of the bridge to harm is an issue to be mindful of when considering land use planning matters, such as development proposals that could generate movement of heavy goods vehicles in and out of the village.

Primary school capacity

- 4.5.8 Alconbury Church of England Primary School has a catchment that covers the two villages of Alconbury and Alconbury Weston, Great Stukeley, Little Stukeley and Upton.
- 4.5.9 The school has a capacity of 210 pupils. According to government records¹³ During the academic year 2023/2024 it had 199 pupils attending.
- 4.5.10 In its role as education authority, Cambridgeshire County Council maintains forecasts of children living in the catchment area or expected to be living in the catchment area (e.g. due to new build development wherever applicable). The forecasts, last updated in December 2024 show that pupils within the catchment exceed capacity by 3 (213) and 15 (225) for the academic years 2025/2026 and 2026/2027 respectively but that following this, numbers are expected to decline. The capacity issues in 2025/2026 are specific to year group 5, which will then be an issue for year group 6 in 2026/2027.
- 4.5.11 The forecasts described above assume no additional new build housing in Alconbury village or within the catchment for the school. If new housing development is proposed within the catchment, capacity issues at Alconbury Primary School could arise in the future.

GP Surgery

- 4.5.12 Alconbury village has a popular and busy GP surgery that is part of a larger Alconbury and Brampton GP practice. This practice is due to expand to cover

¹¹ <https://www.myshinedata.org.uk/look-up-a-record>

¹² www.cambridgeshire.gov.uk/asset-library/cambridgeshire-advisory-freight-map.pdf

¹³ <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/110809>

three sites, with the third site due to open at Alconbury Weald.

4.5.13 Figures from 26 August 2022¹⁴ show the combined practice then had a patient population of 12,882. As at January 2025, the combined practice is reported by the practice to have 14,245 registered patients.

4.5.14 The Alconbury Surgery is located on School Lane, to the south of Memorial Hall. The surgery has off road car parking that is often full. This leads to surgery visitors parking along School Lane which exacerbates daily congestion issues during the morning and afternoon peak times (at school drop off/pick up times).

4.6 Housing

What people say

4.6.1 When asked what types of housing people would prefer to see built in the village, 52% of respondents stated they would prefer to see small family homes with 2-3 bedrooms, 46% stated they would like to see starter homes, 30% said they would like to see 'retirement homes' and 28% said they would like to see larger family homes of 4 and more bedrooms.

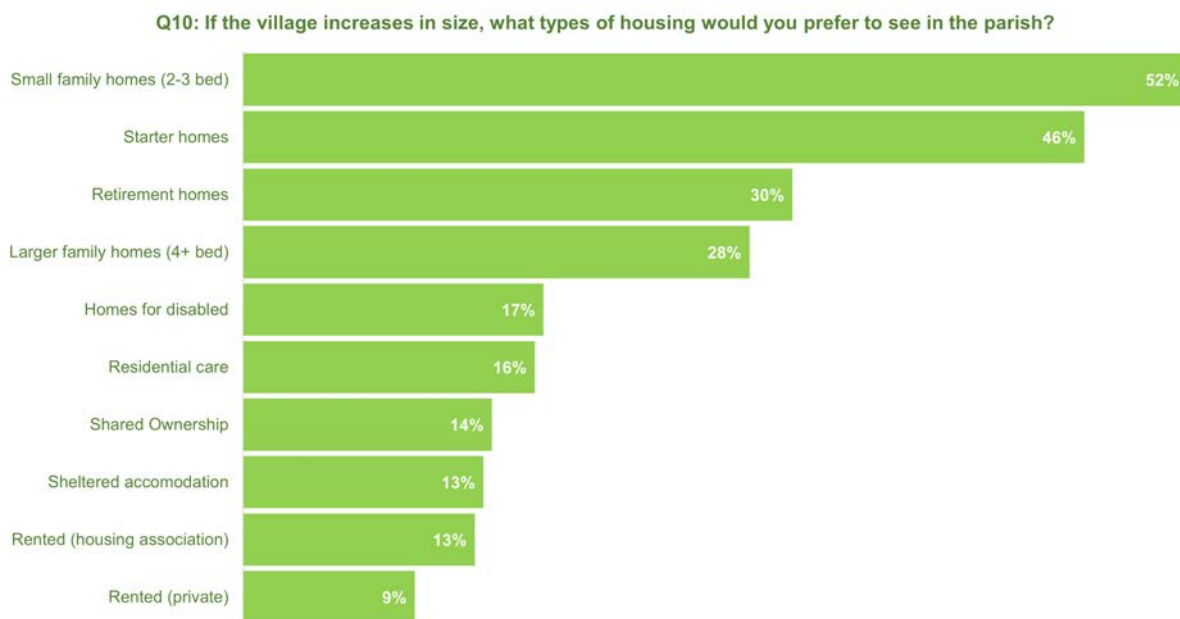


Figure 2: Preferred housing type, Alconbury NP survey 2023

What the data tells us

4.6.2 This preference expressed by the community is supported by demographic and socio-economic data. As at the 2021 Census, 80% of all of the housing stock were either 3 or 4-bedroom properties whereas average householder size is at 2.27 (decreased from 2.4 at the 2021 Census).

¹⁴ <https://www.cqc.org.uk/location/1-569340564/inspection-summary>

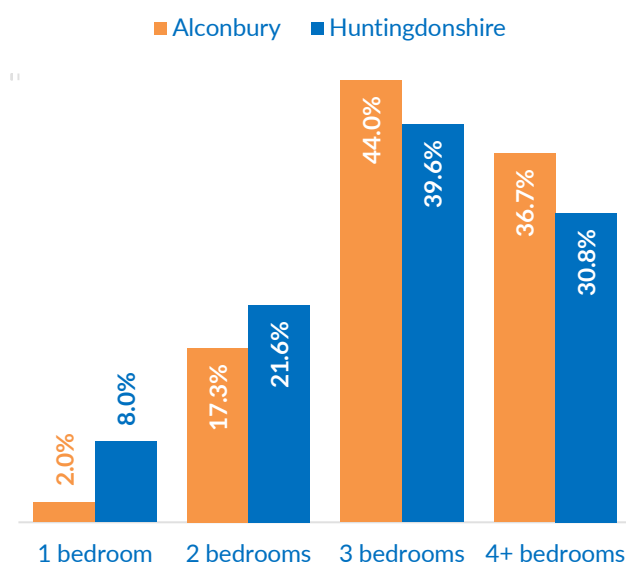


Figure 3: Chart 3.5 in Alconbury DSER - % of all occupied dwellings by number of bedrooms (Census 2021)

4.6.3 One-person households accounts for just over a quarter of all households. At just under 16% of all households, the parish also has an above average share of one-person households where the resident is aged 66 years or above.

4.6.4 The majority of households in Alconbury are single family households (69.4%). The largest share of all households is single family households aged under 66 years with no children (21.8% of all households), followed by 19.9% of all households being single-family households with dependent children. Compared to the district averages, Alconbury has a particularly high share of single family households with adult (non-dependent) children (13.5% vs 9.7% across Huntingdonshire) in 2021.

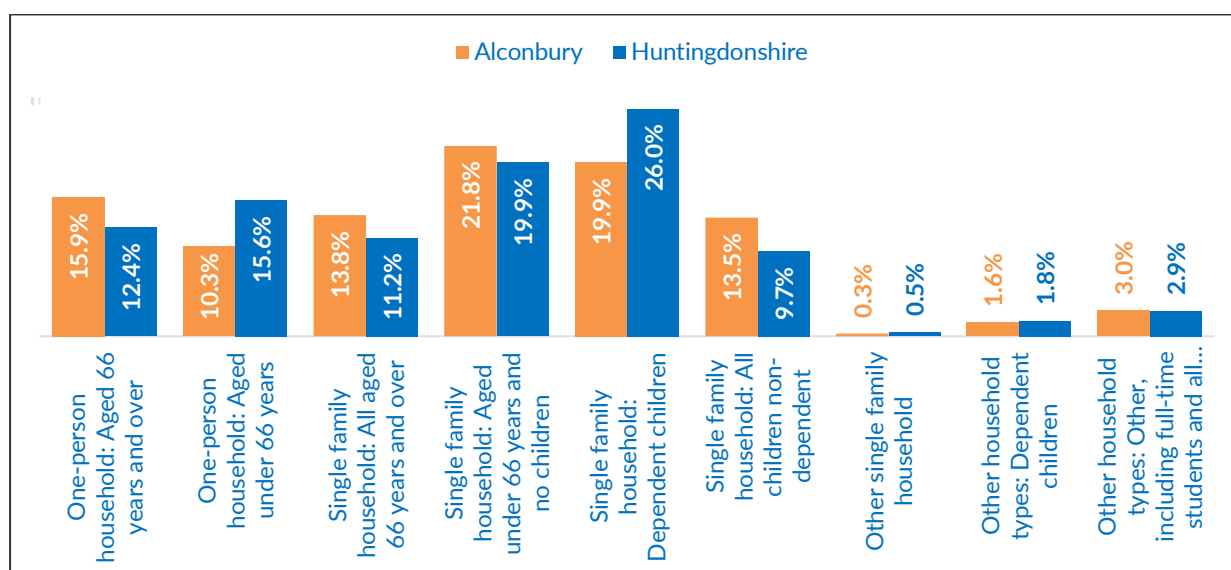


Figure 4: Chart 2.9 in DSER: household composition (% of all households) (Census 2021)

4.7 An overview of strengths, weaknesses, opportunities and threats

4.7.1 The NP working group have used the 2023 householder survey results to identify the strengths in the plan area that should be protected, the weaknesses that should be addressed, the opportunities that could be realised and the threats that needs to be managed, including threats to the strengths.

4.7.2 Key identified strengths are:

Community

- S1 - Good community spirit. A friendly and active community with many clubs. Good, free local magazine informing people of event and activities.
- S2 - A safe, calm and peaceful village.
- S3 - A cohesive village that is, in the main, easy and safe to walk around.

Village and settlement character

- S4 - A picturesque village with an historic core with large medieval village green and Alconbury Brook running through its centre.
- S5 - St Peter and St Paul Church (13th Century and grade I listed) is prominent visual landmark from all directions. Other key landmark is Alconbury bridge (15th Century), both a scheduled monument and listed structure. In addition, 24 grade II listed buildings in parish (mostly in village) and one grade II* listed building.

Infrastructure

- S6 - Well placed on road network (A1/A1307 (formally A14), A141 and A14).
- S7 - Active flood group in place trying to alleviate flood risk.
- S8 - Good local services – shop, post office, pharmacy, pre-school, primary school, doctors, pub/hotel, Sports and Social club, church, village hall (Memorial Hall) and allotments. GP surgery highly rated and school and pre-school both rated GOOD.
- S9 - Good dog walking opportunities both in the village and in the wider countryside.

Off road walking routes

- S10 - Good access to countryside, allotments and neighbouring settlements via off road routes.

Biodiversity

- S11 - Variety of wildlife and habitats; trees (some with TPOs), hedges and ponds (on farms) and brook. Species include egret, muntjac deer, roe deer, Chinese water deer, great crested newts, grass snakes, otters, water voles.

4.7.3 Key identified weaknesses are:

Flooding

- W1 – Extremely high and increasing risk of flooding
- W2 – Disruption to accessibility throughout the village and out of the village when flooding occurs

Infrastructure

- W3 - Lack of amenities for teenagers
- W4 - Poor mobile reception in parts of village and poor internet connectivity
- W5 – Water treatment system is ageing and has limited capacity
- W6 – Poor public transport and therefore difficult to work outside village without car – limited bus services in the evening

Housing

- W7 - High cost of housing and shortage of affordable housing
- W8 - Ageing population and lack of capacity for specialist homes for the elderly.

Motorised traffic

- W9 - Concerns regarding speeding and HGVs in the village using the village as a cut through using vulnerable, weight restricted bridge. Bridge is heritage asset that is vulnerable to damage
- W10 – Underneath the approach to Luton Airport – ‘Luton Stack’
- W11 – Noise from A1 (M) adversely affecting residential amenity – need to close windows and doors, spoils enjoyment of garden
- W12 - On street parking visually poor and creates congestion
- W13 - Great North Road is not pedestrian friendly
- W14 - Unsafe blind junction (Rusts Lane/High Street)



Image 5: The speed of traffic along the Great North Road combined with the wide junctions, create a considerable barrier to getting around the village

4.7.4 Identified opportunities are

Village and settlement character

- O1 - Protect rural nature of village.
- O2 - Define the settlement boundary.
- O3 - Designation of Local Green Spaces and other green spaces to recognise their importance to the community.
- O4 - Designate non designated heritage assets such as ridge and furrow fields.

Flooding

- O5 - Flood Group making progress in alleviating flood risk.

Infrastructure

- O6 - Improvements to school and pre-school to be rated as 'Outstanding'.
- O7 - Further public transport links.
- O8 - Improve facilities for teenagers.
- O9 - Internet and mobile home connectivity improvements possible.

Housing

- O10 - Limited housing development to provide affordable properties to meet local needs – e.g. 1 bed or smaller units.

Sustainable (active travel) routes to countryside and neighbouring settlements

- O11 - Opportunity to extend cycle path to Brampton Hut and Brampton.

Biodiversity

- O12 - Identify sites of biodiversity and wildlife value.

Local businesses

- O13 - Promote local businesses.

4.7.5 Identified threats are:

Village and settlement character

- T1 - Further development may cause loss of village identity:
 - o Erosion of gap between Alconbury Weston and Alconbury; and/or
 - o Expansion of Weald towards Alconbury
 - o Impact of new industry and infrastructure on noise, air pollution.

Flooding

- T2 - High risk of flooding from river flow and hard landscaping.

Infrastructure

- T3 - Damage/danger from HGVs in village.
- T4 - Impact of growth on surgery, primary school capacity.

Housing

- T5 – Indications that housing stock could be increasingly unsuitable for meeting needs
 - o high levels of under-occupation in dwellings
 - o relatively low proportion of 1 and 2 bed dwellings and high proportion of 3 and 4 bed dwellings
 - o small households (average is 2.27 persons per household)
 - o out-migration of certain age groups between 2011 and 2021 census, indicating families moving out of the parish.

Population

- T6 – Declining population, particularly among younger people and young families (under 20 and 35 – 49 year olds). Conversely an ageing population.
- T7 - Village events may no longer happen due to ageing population.

Other items

- T8 - Drugs and antisocial behaviour (location close to A1(M)).
- T9 – Dog poo not cleared.
- T10 - Overhanging trees and undergrowth obstruct some public footpaths.

4.7.6 The NP vision that is presented in the next chapter is the response to issues identified in this chapter.

4.7.7 Importantly, not all issues or concern to the community are addressed in this Plan. This is because planning policies in a neighbourhood plan:

- can only address issues that are applicable to land use planning
- only become relevant when a development that requires planning permission is proposed in the Plan area, which in our case is the area covered by Alconbury Parish
- should be specific to Alconbury Parish and not duplicate planning policies that exist in HDC's Local Plan or at the national level, in the National Planning Policy Framework. Not all issues are capable of being addressed through a planning policy in a neighbourhood plan

Chapter 5 Vision, themes and objectives

5.1 The vision for Alconbury Neighbourhood Plan is:

“To steadfastly preserve and enhance the distinctive rural character and unique identity of Alconbury Parish. We are committed to ensuring that every development aligns seamlessly with the village’s historical character, maintaining its size and amenities, while proactively advancing flood risk management to safeguard our community for future generations.”

5.1.1 The vision is underpinned by a nine objectives and eleven planning policies, organised under 6 broad themes as follows:

Theme 1: Village and Settlement Character
Objective 1: Alconbury to remain a village with an identity that is clearly distinct from nearby settlements Linked policy: • Policy AL 1: A spatial strategy for Alconbury
Objective 2: To safeguard Alconbury’s rural quality by preserving and enhancing the landscape characteristics that are considered to be distinctive and make it special Linked policy: • Policy AL 2: Protecting and enhancing Alconbury’s landscape and settlement character
Objective 3: Conserve and enhance Alconbury’s valued heritage assets and its historic environment Linked policy: • Policy AL 3: Conserving and enhancing Alconbury’s non-designated heritage assets
Objective 4: Maintain and enhance open, green spaces of particular significance to the community, identified in the Neighbourhood Plan Linked policy: • Policy AL 4: Local and ‘other’ Green Spaces Linked community action point: • 1. The Parish Council will seek the delivery of improved play equipment on village playgrounds, including at Bramble End
Theme 2: Built Environment
Objective 5: New development will be of a high quality design and contribute positively to village character Linked policy: • Policy AL 5: Delivering high quality design that is sensitive to Alconbury’s distinctive character

Theme 3: Flooding

Objective 6: New development will not exacerbate existing flood risk in the parish and all opportunities must be taken to reduce levels of risk

Linked policy:

- Policy AL 6: Addressing flood risk appropriately when development is proposed via a planning application

Linked community action point:

- **2. The PC will continue to support the work of the Alconbury Brook Flood Group**

Theme 4: Moving around the village and parish safely and through active travel modes

Objective 7: Our village streets will retain their rural character where it is enjoyable and safe to walk around, and opportunities will be taken to improve and expand:

- walkable routes between residential areas and village services
- the network of safe and attractive off-road routes that link Alconbury village with neighbouring settlements.

Linked policies:

- Policy AL 7 'Maintaining well connected neighbourhoods and addressing barriers to moving around the village more safely using active travel choices'
- Policy AL 8 'Protecting and improving Alconbury's network of rural routes'

Linked community action point:

- **3. The Parish Council will, through liaising and working with stakeholders (landowners, highways authority) seek the delivery of a safe crossing point on the Great North Road to enable safer travel via active travel choices (e.g., walking, cycling, mobility scooter) from residential areas to village community infrastructure (shop, play space, primary school, Memorial Hall, pub).**

Theme 5: Infrastructure

Objective 8: Ensure infrastructure is always capable of providing good provision for the village for both hard infrastructure such as roads and soft infrastructure such as services and facilities

Linked policy:

- Policy AL 9: Protecting and improving Alconbury's community facilities
- Policy AL 10 'Alconbury community infrastructure priorities'

Theme 6: Natural Environment

Objective 9: Biodiversity in the parish will be protected and enhanced. Its contribution to supporting key sites of ecological value in neighbouring parishes will be recognised and reinforced

Linked policy:

- Policy AL 11 'Protecting and enhancing the natural environment'

Chapter 6 The Planning Policies

This chapter contains the planning policies. Planning decisions made by the local planning authority (HDC) will be guided by these planning policies. The policies have been developed to reflect the priorities of residents and seek to influence development outcomes in order to achieve the vision underpinning this Plan.

Theme 1: Landscape and settlement character

There are four objectives sitting under this theme.

Objective 1: Alconbury to remain a village with an identity that is clearly distinct from nearby settlements

Objective 2: To safeguard Alconbury's rural quality by preserving and enhancing the landscape characteristics considered to be distinctive and make it special

Objective 3: Conserve and enhance Alconbury's heritage assets and its historic environment

Objective 4: Maintain and enhance open, green spaces of particular significance to the community, identified in the Neighbourhood Plan

Objective 1: Alconbury to remain a village with an identity that is clearly distinct from nearby settlements

6.1 Policy AL 1 'A spatial strategy for Alconbury'

Policy context and rationale

- 6.1.2 Alconbury village is described by its residents as a safe, calm and peaceful village. It has a friendly and active community. The village has a nucleated built form and has a good network of pedestrian routes, some of which provide off-road direct links from one part of the village to the other. This enables most residents to access core village services (shop, primary, school, church and Memorial Hall, sports and social club) via safe and accessible routes.
- 6.1.3 Alconbury village has a distinctive built form and landscape character that is described in more detail in Policies AL 2 and AL 5.
- 6.1.4 Whilst the village is located within walking distance (approximately 1km using the public rights of way network adjacent to the Maltings NP group to check they agree with this) to Alconbury Weston and located a 2 minute drive away from Alconbury Weald the village is very much a separate village, distinct from its neighbouring settlements. It is also located some distance away from Labcorp, the diagnostics and drug development company (located in the south of the parish) that employs circa 1,000 people.
- 6.1.5 This separate identity is of high importance and also one that is vulnerable to erosion if further development comes forward in inappropriate locations.
- 6.1.6 Similarly, whilst the A1(M) runs along the eastern boundary of the village, on

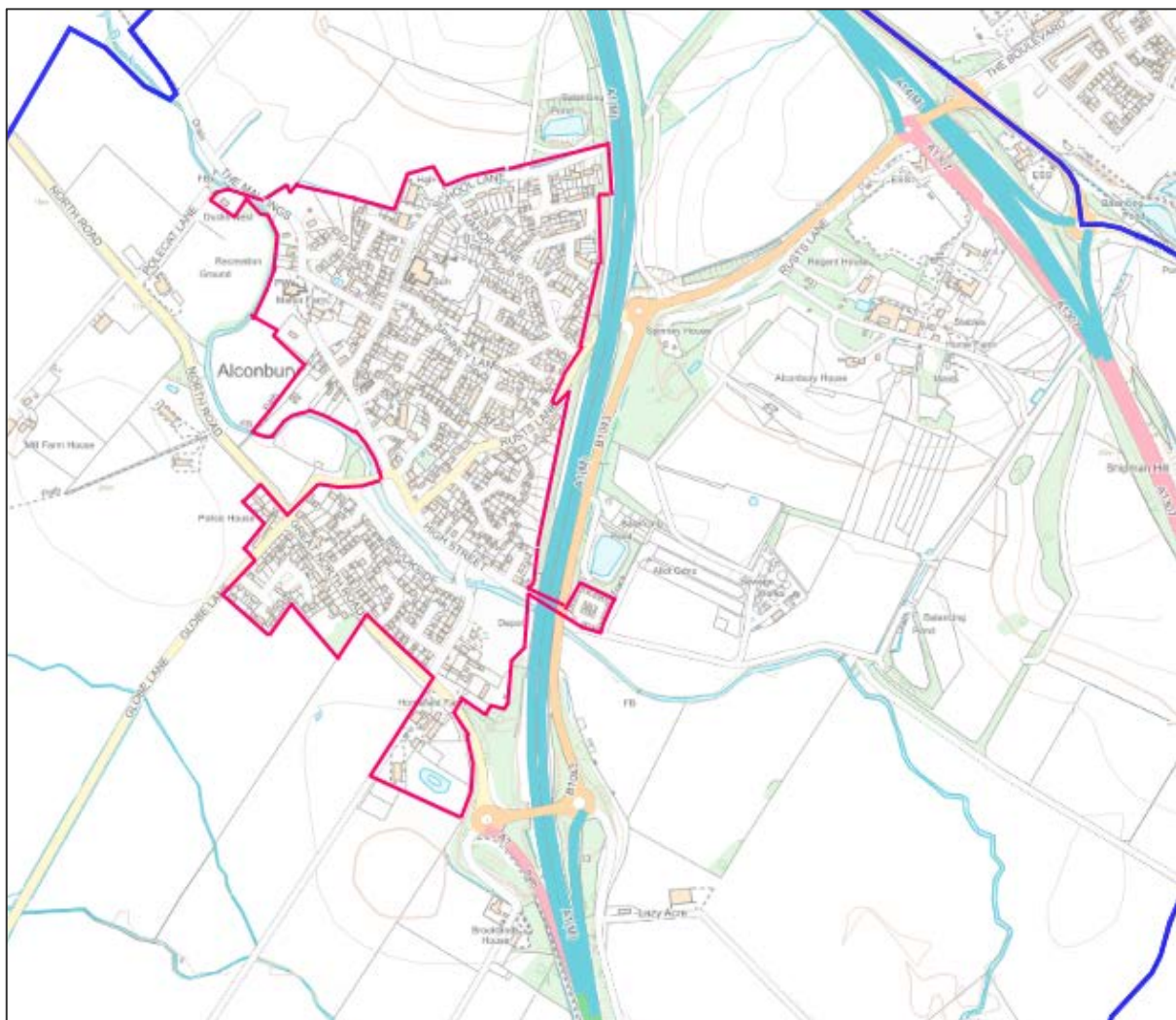
arrival into the village, whether this is off the A1 via the Great North Road to the south of the village or off the A1(M) via the B1043 before entering into the village via Rusts Lane (under the A1(M) underpass), the village itself has a strong rural character, a world away from the busyness of the A1(M).

6.1.7 Whilst in the eastern part of the village, traffic along the A1(M) can be heard, this busy strategic highway is not visually dominant or seen at all in many areas.

6.1.8 Policy AL 1 1. refers to the built up area of Alconbury Village. This is not currently defined on a map but HDC's 2019 Local Plan defines the built up area as:

“a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.”

6.1.9 In discussion with Huntingdonshire District Council and having regard to the Local Plan definition of built up areas, and pages 53 to 55 of the [Local Plan to 2036](#), Map 4 below shows the indicative built up area of Alconbury to provide certainty for the application of Policy AL 1 below.



Map 4: Indicative Built Up Area of Alconbury Village

- 6.1.10 Outside the built area of the village, affordable housing on a rural exception site could provide one bedroom homes for children of Alconbury residents, or single storey homes for older residents, as identified in the Alconbury Residents Survey 2023, or one bedroom homes for households on the Huntingdonshire Housing Register with a connection to Alconbury parish, as identified in the Alconbury Demographic and Socio-economic Review (Cambridgeshire ACRE August 2024).

Policy AL 1: A spatial strategy for Alconbury

1. Development proposals will in principle be supported within the built up area of Alconbury Village, provided they accord with policies in the statutory development plan¹⁵ and are sensitive to Alconbury's distinctive character (see Policy AL 2 and Policy AL 5).
2. Development proposals outside the built up area of Alconbury Village that are on land well related to the built up area or are acceptable in a countryside location will be supported where:
 - It provides affordable housing on a rural exception site which meets the requirements of village residents and is in accordance with identified housing needs and
 - Development respects and does not undermine Alconbury village's identity as a rural settlement that is visually and physically distinct and separate from Alconbury Weston and
 - Alconbury's defining characteristic as a rural village distinct from other settlements and development in the wider area including Alconbury Weald and employment uses remains intact.
3. Any development that results in a fragmentation of village connectivity either through locating residential development too remote from village services or through creating barriers or otherwise undermining active travel choices will not be supported.
4. Proposals for development on land well-related to the built-up area will be considered subject to the provisions of Huntingdonshire Local Plan Policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.

- 6.1.11 Relevant policies from HDC's adopted Local Plan:

- Policy LP 2 'Strategy for Development'
- Policy LP 8 'Key Service Centres'
- Policy LP 10 'The Countryside' and • Policy LP 19 'Rural Economy'
- Policy LP 22 'Local Services and Community Facilities'
- Policy LP 23 'Tourism and Recreation' and • Policy LP 33 'Rural Buildings'
- Policy LP 38 'Water Related Development'

¹⁵ The planning policies in this neighbourhood plan and HDC's Local Plan

Objective 2: To safeguard Alconbury's rural quality by preserving and enhancing the landscape characteristics that are considered to be distinctive and make it special

6.2 Policy AL 2 'Protecting and enhancing Alconbury's landscape and settlement character'

Policy context and rationale

- 6.2.2 Alconbury Parish takes in a large, mainly rural hinterland that extends to the south, and southeast (across the A1(M)) and to the west. Policy LP10 'The Countryside' in HDC's Local Plan restricts development in countryside locations to "limited and specific opportunities" set out in other policies in the plan. The policy requires that all development in the countryside:
- seeks to use land of lower agricultural value in preference to land of higher agricultural value
 - recognises the intrinsic character and beauty of the countryside and
 - does not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 6.2.3 Specific opportunities for development in countryside locations would apply to employment uses that are appropriate for supporting the rural economy (see Local Plan Policy LP 19 'Rural Economy'), dwellings that are essential for rural workers (see Local Plan Policy LP 20 'Homes for Rural Workers'), uses related to tourism and recreation (see Local Plan Policy LP 23 'Tourism and Recreation') and affordable housing to meet parish-specific needs under (see Local Plan Policy LP 28 'Rural Exceptions Housing').
- 6.2.4 Whether a development comes forward within Alconbury village, on the edge of the village or in the wider countryside (under circumstances allowed for in the Local Plan), it is important that development proposals are designed to recognise and maintain landscape character and wherever relevant and possible take opportunities to enhance it.

HDC's Landscape and Townscape Supplementary Planning Document (SPD)

- 6.2.5 HDC has identified nine landscape character areas in its 2022 Landscape and Townscape Supplementary Planning Document (SPD). Alconbury Parish falls within landscape character area 'Central Claylands'. This is a large character area covering the central part of the district and encompasses the airfields at Alconbury, Upwood, Warboys and Wyton and a total of 33 parishes (fully or partially). The identified key characteristics within the landscape character area that are applicable to Alconbury Parish are:
- gently undulating arable farmland
 - relatively large scale developments, including airfields at Alconbury and Wyton, the major transport corridors of the A1(M)/A14, and significant northern extensions to the towns of Huntingdon and St Ives, and

- regularly spaced traditional villages, often clustered around village greens.
- 6.2.6 Distinctive features described for this landscape character area are mostly relevant to land outside of Alconbury parish but includes:
- “A strong topographic feature is the plateau to the north west of Huntingdon formerly occupied by Alconbury Airfield and now being redeveloped as Alconbury Weald. Large field sizes create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area. Away from the main settlements the landscape is tranquil and there is a sense of remoteness within much of the open arable farmland.”
- “Several villages are located at crossing points of streams with some such as Alconbury Weston retaining their fords”
- “Village greens are common and vernacular buildings materials include brick, render, thatch, tile and timber”
- 6.2.7 The SPD includes recommendations for managing issues looking forwards. The recommendations relevant to Alconbury Parish are:
- plant new blocks of native woodland and hedgerows to provide a stronger sense of structure to the landscape
 - protect the remaining orchards and where appropriate extend them or establish new orchards
 - protect village greens and their immediate surrounding character
 - retain the built form of distinctive nucleated villages
 - sensitively redevelop redundant airfields reflecting their prominence in local and long distance views.
- 6.2.8 The SPD states that alongside other villages, Alconbury is influenced by the Northern Wolds landscape character area. This landscape character area forms a broad north-south strip on the western edge of the district extending to the south east with the Central Claylands to the east. The area contains the highest land in the district with a distinctive ridged topography formed by streams flowing from this higher land towards the Fen and Central Claylands.

Defining landscape character in Alconbury

- 6.2.9 HDC's SPD provides some useful context to help understand landscape and settlement character in Alconbury Parish.
- 6.2.10 Distinctive features in Alconbury's settlement and landscape character include:
- the Grade I listed Church of St. Peter and St. Paul that can be seen from all directions in the surrounding landscape and from many directions within the village itself
 - the picturesqueness of the historic core of the village
 - The Alconbury Brook, a key feature in the Conservation Area (see Map 5 below), its associated medieval green and banks. This important

landscape feature is interspersed with mature planting of Horse Chestnuts, Weeping Willows, Limes and Poplars and provides an attractive green swathe of open land through the heart of the village.

- the setting of the village within the valley of Alconbury Brook with the built form largely hidden from view in the wider landscape (ss seen in image 3 in Chapter 4)
- the extent of mature and established trees and hedgerows that lines the corridor of the brook as it snakes through the settlement and wider parish
- the rural routes (The Maltings, Globe Lane) and field boundaries which are lined with established hedgerows with mature trees, often with ditches. These provide structure to the landscape, visual amenity, habitat for wildlife and assist with surface water management.



Image 6: Village Green and Alconbury Bridge, looking west (view 28).



Image 7: established corridor of trees along the corridor of the Alconbury Brook, taken on a winter's day 2024

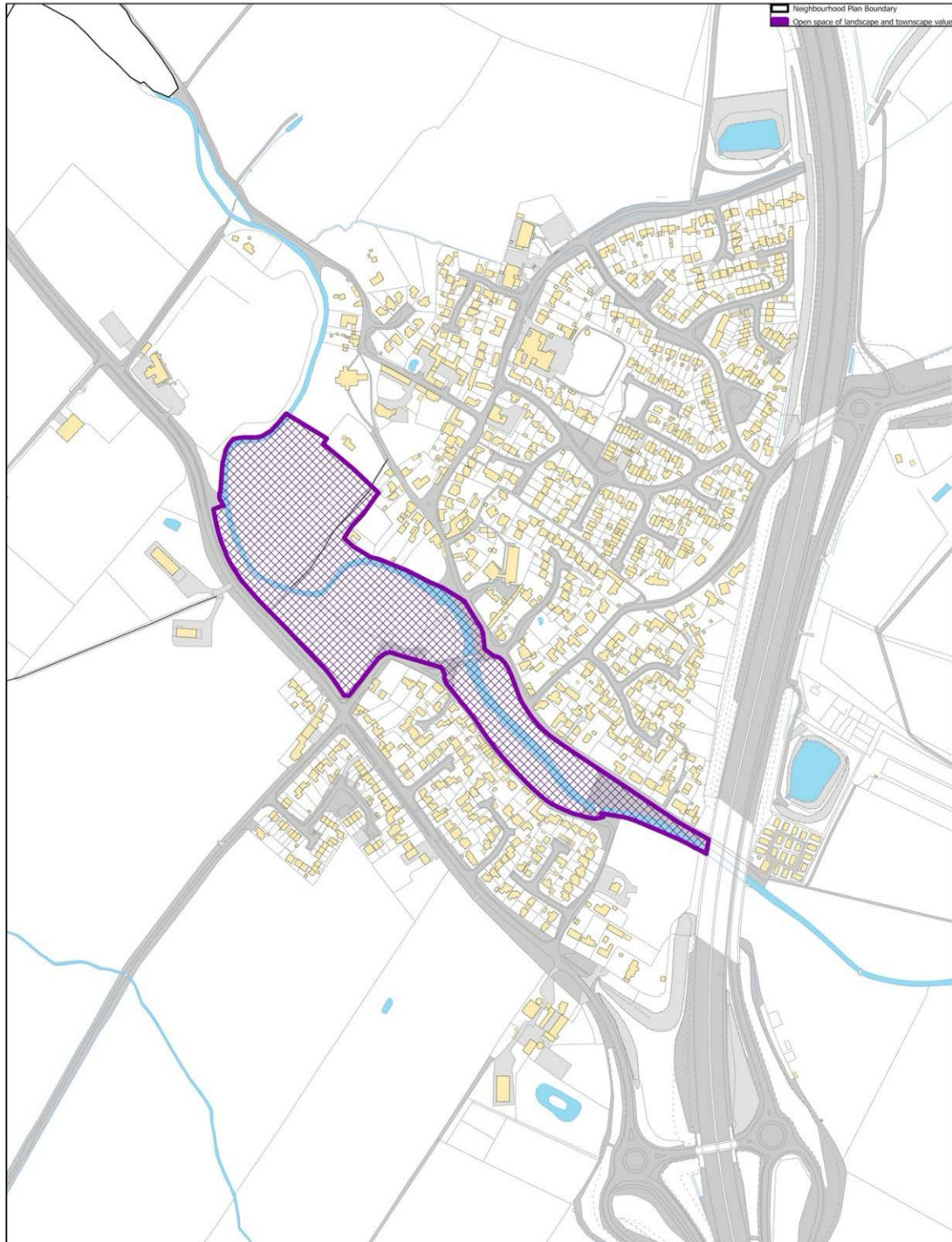
Description: Open space of landscape and townscape value



Scale = 1:4,000

Date Created: 10/04/2025

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Map 5: Open space of landscape and townscape value in Alconbury Brook corridor



Image 8: public footpath from the Maltings looking north east is lined with established hedgerow, ditch and mature trees creating distinctive features in the landscape even on a winter's day.



Image 9: The Maltings, providing both a rural route connecting Alconbury with Alconbury Weston and a landscape feature

- 6.2.11 Other distinctive landscape features in Alconbury Parish include the grounds around Alconbury House and relatively extensive network of off-road pedestrian routes.
- 6.2.12 The parkland grounds at Alconbury House, separated from the village by the A1(M), was the first area to be protected by a Tree Preservation Order in 1951. They are noted as an important element of the local landscape in the Alconbury Conservation Area Character Statement, published by HDC in 1995¹⁶.

¹⁶ <https://www.huntingdonshire.gov.uk/planning/conservation-areas/conservation-area-documents/>

Locally important views

- 6.2.13 The Church of St. Peter and St. Paul is located to the north west of the village and on an elevated position on the eastern bank of the brook. Views of the church spire can be seen from all directions both within the wider landscape and within the built form of the village.
- 6.2.14 Extensive views are also enjoyed from within the settlement and the settlement edges looking out towards the wider countryside such as those shown in Image 10 from Globe Lane to the south towards the wind turbines in to the south west of the parish, in Ellington Parish.
- 6.2.15 Twenty-nine locally important views have been identified as part of preparing this NP. The location of these views is shown on maps and described in detail in Appendix 1.



Image 10: view 11 towards the church from the recreation fields, Alconbury Sports and Social Club

Sensitive settlement edges and village gateway points

- 6.2.16 Settlement edges including village gateway points are particularly sensitive when it comes to protecting or enhancing settlement character. These locations are a key component of the experience when arriving and leaving the settlement.
- 6.2.17 One 'Sensitive Settlement Edges' and four 'Important Village Gateways' have been identified.
- 6.2.18 **School Lane Sensitive Settlement Edge.** When entering the village from the A1(M) to the north of the village and when wishing to access the Primary School or the Memorial Hall, the route taken would be along the residential road Manor Lane up to School Lane. The northern edge of the village is reached on arriving at this junction. School Lane was the northern gateway point into the village prior to the building of the A1(M).
- 6.2.19 Land to the north of School Lane rises up the valley and the field immediately adjacent to School Lane, known locally as 'the Cow Field' contributes greatly:
- to the rural character and setting experience in this part of the village:
 - by providing an appropriate setting to the Conservation Area to the south including its Grade I listed church
 - by providing a rural backdrop to the Conservation Area.

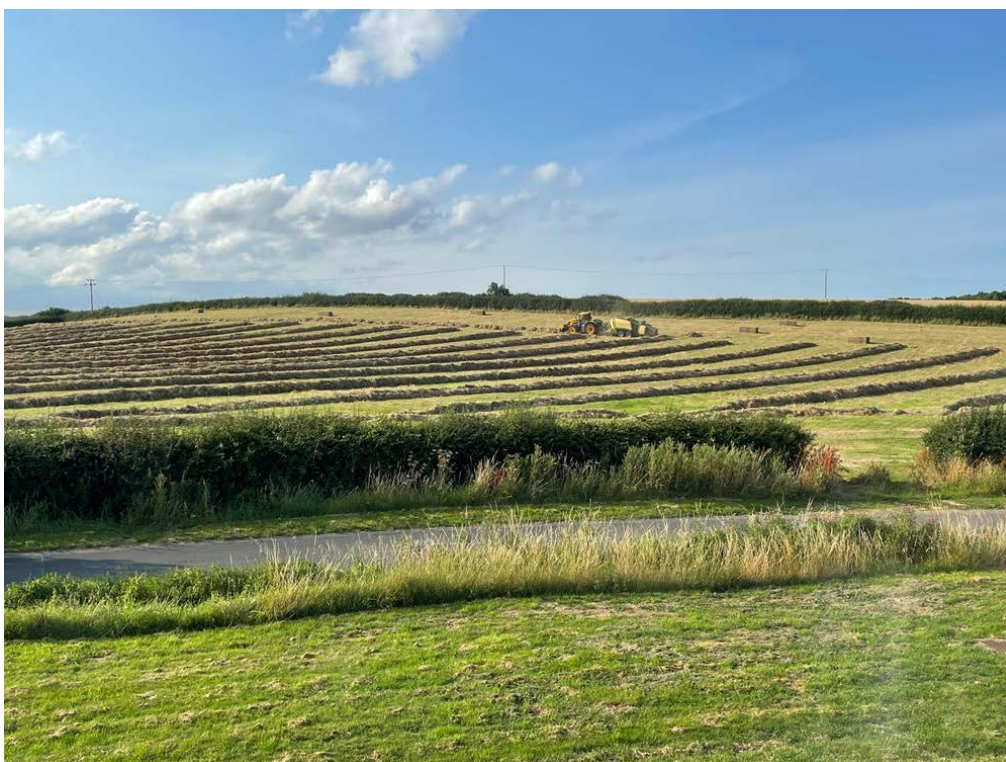


Image 11: The 'Cow Field' viewed from School Lane verge

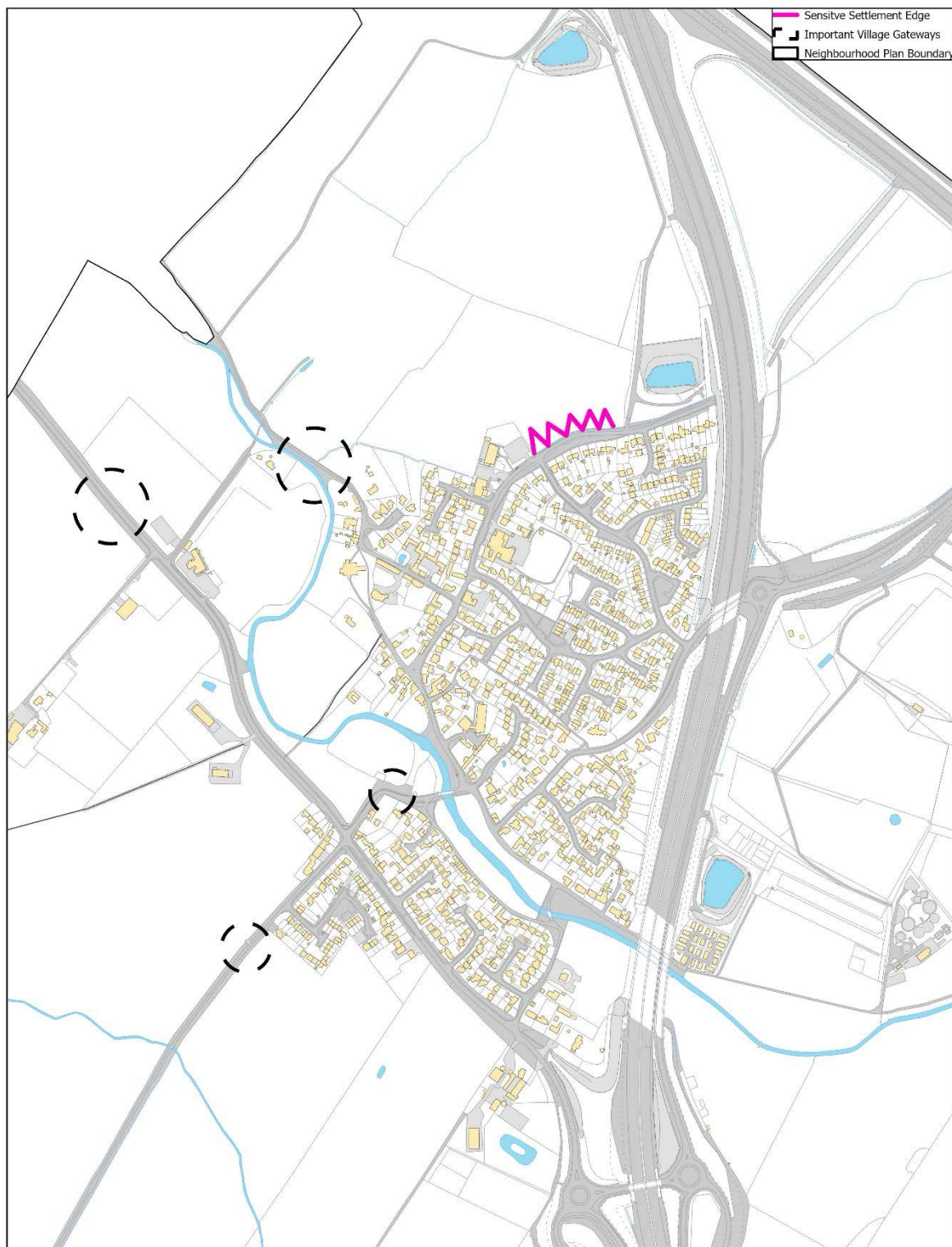
Description: Alconbury's sensitive settlement edge and important village gateways



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Map 6: Alconbury's Sensitive Settlement Edge sites and Important Village Gateway Points



Image 12: Land rises up the valley from School Lane



Image 13: The 'Cow Field' is currently (2024) used as a paddock



Image 14: The School Lane sensitive settlement edge (on right) provides important setting to the entrance into the village, and the Grade I listed church located in the Alconbury Conservation Area



Image 15: The 'Cow Field' provides a rural backdrop to Alconbury's historic core

Important Village Gateways

Maltings Village Gateway

- 6.2.20 The Maltings Village Gateway is an important arrival and departure point when travelling between the two villages of Alconbury Weston and Alconbury. The Maltings is part of National Cycle Route 12. As well as a popular route for walkers and cyclists, this is a key walking to school route for children and carers living in Alconbury Weston.
- 6.2.21 This gateway is located in the heart of Alconbury Conservation Area and is located alongside Alconbury Brook. The sense of arrival and departure is strong, as is the sense of tranquillity.



Image 16: arriving at Alconbury from Alconbury Weston, looking towards the southeast



Image 17: the anticipation of arriving at Alconbury starts some distance away along the Maltings



Image 18: Maltings village gateway, departing Alconbury towards Alconbury Weston

Globe Lane Village Gateway

- 6.2.22 A route into Alconbury village is via Globe Lane travelling from the south. This route is taken by employees travelling by car from Labcorp. It is also a popular rural route taken by non-motorists such as cyclists and pedestrians.



Image 19: Arriving at Alconbury from the south along Globe Lane

- 6.2.23 This settlement edge has a strong rural character, provided by landscape features comprising open fields, hedgerows and ditches lining the single track road, together with trees and hedges aligning the settlement edge which partly screening the dwellings from view. Towards the north, the Church of St. Peter and St Paul is clearly visible, dominating the skyline and indicating the point of arrival into Alconbury.

Mill Road Village Gateway

- 6.2.24 Located close to the Globe Lane village gateway, and looking in the same direction, the Mill Road Village Gateway has a distinctly different feel. Here the sense of arrival into the historic village core is strong once the turning into Mill Road has been taken from the Great North Road. There is soon a sharp right hand bend at which point the Church can be clearly seen to the left and the Village Green and Alconbury Brook can be glimpsed straight ahead. A shorter distance ahead is the 15th Century Alconbury Bridge and at this point, the attractive swathe of open land running through the heart of the historic open has a strong presence on both sides of the bridge.



Image 20: Mill Road Village Gateway, looking north towards the church



Image 21: Village Sign on Mill Road/Brookside junction, looking south east across the Village Green.

North Road Village Gateway at point of social club

6.2.25 A key feature at this arrival point into Alconbury is the green infrastructure provided by areas of woodland, hedgerows with trees and the expanse of open space in the grounds of the sports and social club.



Image 22: Great north road arrival point into the village

Other village gateways

6.2.26 The gateways described above have important characteristics that contribute positively to sense of place and distinctiveness in Alconbury. There are other arrival points into the village where character is less distinctive:

- northern village entrance along Rusts Lane after passing under the A1(M). The most noticeable experience when arriving in the village at this point is the sudden change of street scene, with the A1(M) and the B1043 left behind, helped by the wooded landscape buffer that lines the A1(M) corridor, to enter a village street scene.
- eastern village entrance along the High Street by foot, using the byway from the east. Here the countryside to the east of the A1(M) corridor with far reaching views is left behind to enter the historic core of the village with the Alconbury Brook on the southern side and the medieval village green ahead to the west. A most unusual feature here is passing under the A1(M) at this arrival point into the village (see image below).
- south-eastern village entrance along the Great North Road, arriving from the Brookland's Lane/A1(M) link road roundabout. Unlike Rusts Lane, the Great North Road feels like a road travelling through the settlements rather than village street. The change of scene when departing the A1(M) or the B1043 is therefore more gradual than at the northern village gateway and arrival into the village does not occur immediately.



Image 23: View to east from Byway at eastern village gateway



Image 24: A most unusual village entrance, Eastern village gateway on the edge of the historic core looking towards the medieval village green

Policy AL 2: Protecting and enhancing Alconbury's landscape and settlement character

1. Development proposals will be supported where they recognise, maintain and where possible enhance landscape and settlement character in Alconbury Parish. This means proposals should, where relevant:
 - Protect or reinforce the character of the swathe of open land that runs through the heart of the village comprising the meadows, the greens and fields along the Alconbury Brook corridor (see Map 5).
 - Development at Sensitive Settlement Edges and Important Village Gateways (see Map 6) must demonstrate how they do not adversely impact and where possible enhance their contribution to rural character and Alconbury's distinctive landscape and settlement character.
 - Take opportunities to enhance landscape character wherever relevant to a proposal, having regard to recommendations identified in the supporting text to this policy including the recommendations set out in HDC's Landscape and Townscape Supplementary Planning Document 2022, or successor documents. Suitable landscape enhancements include additional buffering of native trees and hedgerows between Alconbury village and the A1(M) corridor.
2. Within a development site, proposals will be expected to retain or enhance features of landscape value including trees, hedgerows and water features.
3. Where development proposals are otherwise acceptable in locations on the edge of Alconbury's built up area they will be expected to produce a Landscape and Townscape Assessment in accordance with HDC's Landscape and Townscape SPD 2022, as part of a Design and Access Statement (or a separate document) This should identify local landscape character and incorporate substantial landscape buffering so as to avoid harsh settlement edges and ensure development can be successfully and sensitively assimilated into its surroundings.
4. Development proposals should respect the Locally Important Views as shown on the Maps and detailed in Appendix 1. This means ensuring any development proposal does not detract from the significant features identified in each view and wherever relevant and practicable enhance the key features in the view.

Relevant policies from HDC's Local Plan:

- Policy LP 11 'Design Context'
- Policy LP 12 'Design Implementation'
- Policy LP 31 'Trees, Woodland, Hedges and Hedgerows'

Objective 3: Conserve and enhance Alconbury's valued heritage assets and its historic environment.

6.3 Policy AL 3 'Conserving and enhancing Alconbury's non designated heritage assets'

Policy context and rationale

- 6.3.1 The NPPF 2024, defines a heritage asset as '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'
- 6.3.2 As set out in Chapter 3, Alconbury Parish has a number of nationally recognised designated heritage assets:
- Alconbury village Conservation Area (see Map 2 and Map 3)
 - 1 Grade I listed building (the Church of St. Peter and St. Paul)
 - 1 Grade II* listed building (Manor Farmhouse along the Maltings)
 - 24 Grade II listed buildings and structures
- 6.3.3 Development proposals that affect a designated heritage assets will be managed in line with policies contained in HDC's Local Plan and at the national level, in the NPPF.
- 6.3.4 Through its work, the NP group has identified a number of other buildings and structures that are of local historic importance, and their preservation or enhancement is important to maintaining settlement character. These buildings or structures are referred to as non-designated heritage assets. The location of these assets is shown on Map 7 and the process of assessing the assets is described in detail in Appendix 2.

Policy AL 3: Conserving and enhancing Alconbury's non-designated heritage assets

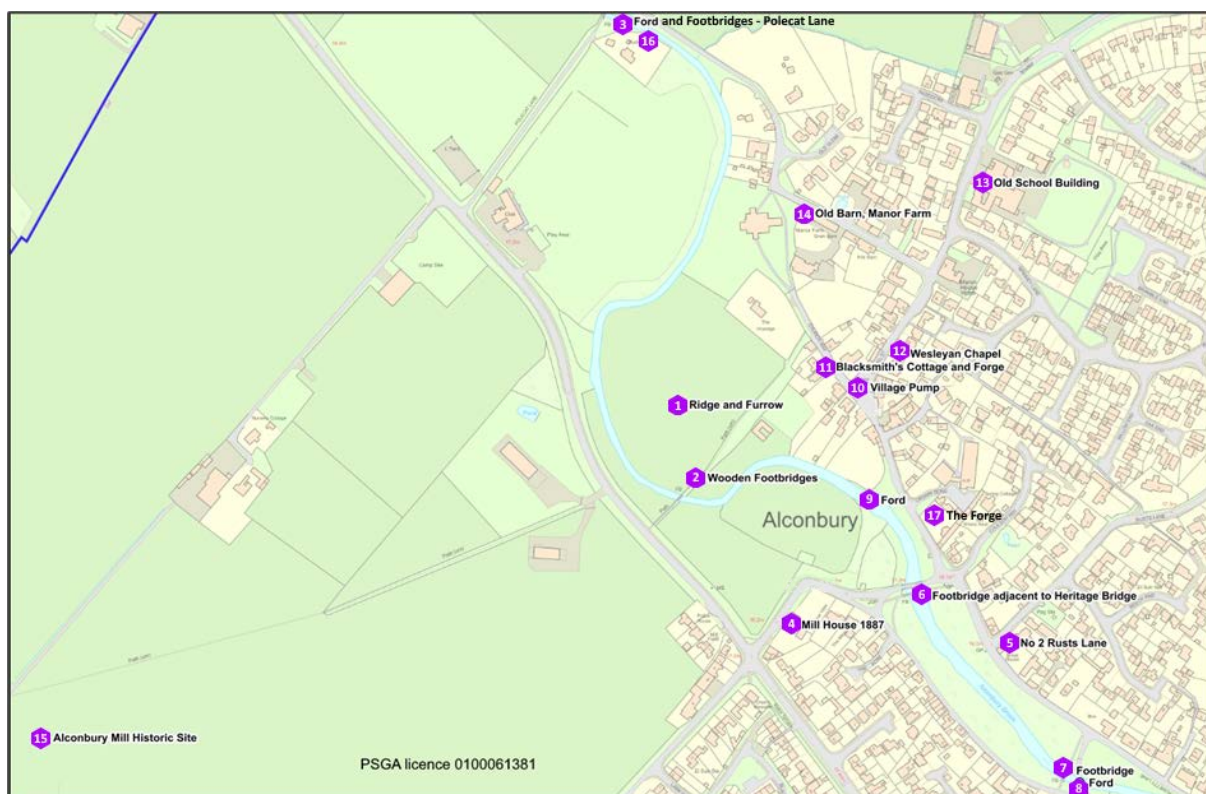
- 1. Non-designated Heritage Assets have been identified on Map 7 as:**
 - Ridge and Furrow
 - Wooden Footbridges
 - Wooden Footbridges Polecat Lane
 - Corn Mill House
 - No. 2 Rusts Lane
 - Footbridge adjacent to Heritage Bridge
 - Footbridge Sharps Lane
 - Ford
 - Ford adjacent to 8 High Street
 - Village Pump
 - Blacksmith's Cottage and Forge
 - Wesleyan Chapel
 - Old School Building

Policy AL 3: Conserving and enhancing Alconbury's non-designated heritage assets

- Old Barn, Manor Farm
 - Alconbury Mill Historic Site
 - Ford at Polecat Lane
 - The Forge.
2. Where proposals affect a non-designated heritage asset or its setting, a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset.
 3. Where a development proposal affects a non-designated heritage asset, the applicant should prepare a statement (proportionate to the asset's importance and so that the potential impact of a proposal on the significance of the asset can be understood), which describes the significance of the asset affected, including any contribution made by its setting.

6.3.5 Relevant policies from HDC's Local Plan:

- Policy LP 34 'Heritage Assets and their Setting'



Map 7: Alconbury's non designated heritage assets

Objective 4: Maintain and enhance open, green spaces of particular significance to the community, identified in the Neighbourhood Plan Policy AL 4 'Local and 'Other' Green Spaces'

Policy context and rationale

- 6.3.6 The criteria for Local Green Space designation are set out in paragraph 107 of the NPPF 2024. This states that Local Green Spaces should be:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
- 6.3.7 An assessment of Alconbury's open spaces against the criteria for Local Green Spaces has been undertaken and is available to view alongside this plan.
- 6.3.8 Two of the spaces assessed for Local Green Space were categorised as 'Other' Green Spaces. These areas represent areas that are important to the character of the village, or important for children to play away from traffic, and it is expected that they be preserved as green spaces.

Village Green

- 6.3.9 The Village Green, which extends along the length of the village from the shop to the A1, is a vital green space with many mature trees and wide green spaces. It is used by the residents of the village for socialising, dog walking and the Village Show.
- 6.3.10 It is in the heart of the conservation area of the village and provides a delightful, peaceful aspect to the village

Churchyard at Church of St Peter and St Paul.

- 6.3.11 This is an essential space for the village, both in terms of the location and nature of use, but for the solace it provides people who spend time there next to the Brook.

Manor Lane Green

- 6.3.12 Manor Lane Green affords the residents in this neighbourhood with a precious open space providing both access and visual amenity. The space is particularly valued due to the proximity of the A1 (M) in this part of the village.
- Manor Lane/Field Close Green

Bramble End Green and Spinney Lane Green

- 6.3.13 This is an area of green amenity land with an associated play park that extends to the Spinney Lane area. The space is popular with children and adults who use it for recreation and exercising.

Community Orchard at the Sports and Social Club

- 6.3.14 The Village has held many Apple Days in the Orchard since its planting. The area borders the Brook and provides a border for the Playing field at the Alconbury Sports and Social Club.

Recreation fields at Alconbury Sports and Social Club

- 6.3.15 The recreation fields are used by various sporting teams for cricket and football, with an outdoor gym and children's play area. The field is used throughout the year for special events, such as children's holiday activities and the annual fireworks display.

Alconbury Memorial Green

- 6.3.16 This is an area of outdoor amenity land adjacent to Memorial Hall, School Lane.

Old Cow Field

- 6.3.17 Also known as the School Lane Field, this area of land is located at the northern edge of the main village. The elevation and sloped nature of the land ensure it is dominant over the rest of the village, contributing to its rural setting and contributing to the setting of the Alconbury Conservation Area and Grade I listed Church of St. Peter and St. Paul. The field is also a site of archaeological interest due to presence of ridge and furrow. This space has been categorised a 'Other' Green Space.



Image 25 The Old Cow Field

Sparrow Drive/Blackbird Way Green

6.3.18 This is a small but precious publicly accessible area of open green space for children in particular to enjoy. Mature trees surround the green and provide bird and insect life with a habitat and shade, while the green is large enough for children to play away from local traffic. This space has been categorised as 'Other' Green Space.

Community Action Point 1: The Parish Council will seek the delivery of improved play equipment on village playgrounds, including at Bramble End.

Policy AL 4: Alconbury's Local Green Spaces

1. The following sites, as shown on Map 8 are designated as Local Green Spaces:
 - LGS 1 Village Green
 - LGS 2 Church yard
 - LGS 3 Manor Lane Green
 - LGS 4 Bramble End Green and Spinney Lane Green area
 - LGS 5 Community Orchard, at Alconbury Sports and Social Club
 - LGS 6 Recreation Fields at Alconbury Sports and Social Club
 - LGS 7 Alconbury Memorial Hall Green.
2. They will be protected from development in line with national policy.
3. The map also shows those areas classed as 'Other' Green Spaces which represent areas that are important to the character of the village, or as informal space for children to play away from traffic, and it is expected that they be preserved as green spaces:
 - OGS 1 Old Cow Field
 - OGS 2 Sparrow Drive/Blackbird Way Green.

6.3.19 Relevant policies from HDC's Local Plan

- Policy LP 32 'Protection of Open Space'

Description: Local and Other Green Spaces



Scale = 1:3,500

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Map 8: Designated Local Green Spaces and Other Green Spaces.

Theme 2: Built Environment

There is one objective sitting under this theme:

Objective 5: New development to be of a high quality design and will fit comfortably with the existing village character

6.4 Policy AL 5 ‘Delivering high quality design sensitive to Alconbury’s distinctive character’

Policy context and rationale

6.4.2 As noted in Chapter 3 to this plan, residents attach importance to ensuring development is in sympathy with the area and that building design is in keeping with the scale and appearance of existing buildings.

Alconbury Design Guide, 2025

6.4.3 This Plan is informed by the Alconbury Design Guide, prepared by AECOM in 2025 for the parish. The Parish Council had received direct support for the undertaking of the work via the government’s neighbourhood planning support programme.

6.4.4 The Design Guidance and Codes document provides an analysis of the village and parish in terms of build layout, history, heritage assets, access and movement, green and blue infrastructure, assets and challenges. In doing this, three ‘settlement focus areas’ are identified:

- The Conservation Area
- Linear development. This character area runs along School Lane starting at the edge of the Conservation Area and runs up to the northeastern edge of the village.
- Mid/late 20th century residential areas. This refers to three areas comprising residential streets and cul-de-sacs.

6.4.5 The work identifies three overriding design objectives: ‘rural character’, ‘healthy street design’ and ‘sustainability’, under which topic specific design guidance sits.

A: Rural character
A1: Countryside views and vistas
A2: Tree planting and green infrastructure
A3: Rural streets
A4: Landscape setting and settlement edge
A5: Housing variety
A6: Architectural materials and details
A7: Parking
A8: Repurposing agricultural buildings
B: Healthy street design
B1: Enclosure
B2: Plot layout

B3: Feeling of safety and surveillance
B4: Boundary treatments
B5: Traffic calming
C: Sustainability
C1: Permeable paving
C2: SuDs
C3: Water and slow release
C4: Eco-friendly features for dwellings

Alconbury Conservation Area Character Statement

- 6.4.6 The Alconbury Conservation Area Character Statement was published in 1995 when the Conservation Area itself was designated. The document describes its character. Key findings include:
- 6.4.7 The essential character of the Conservation Area is formed by the inter-relationship of Alconbury Brook, the village green and the local vernacular architecture.
- 6.4.8 The most important grouping of buildings within the Conservation Area is in the northern end, containing the Church of St. Peter and St. Paul, Manor Farm and The Manor public house.
- 6.4.9 The church occupies a slightly elevated position on the eastern bank of Alconbury Brook, and its spire is a prominent visual landmark from all directions, but especially from Alconbury Weston.
- 6.4.10 Whilst there is no predominant architectural style in the Conservation Area, the southern end of the village along High Street and Brookside is mainly characterised by rendered, timber-framed cottages, but infilling and replacements are interspersed with the remaining traditional buildings.
- 6.4.11 Because of the problem with flooding in the village, several cottages are set gable end on to the road frontage.

Policy AL 5: Delivering high quality design sensitive to Alconbury's distinctive character

1. A design-led approach should be taken for all proposals. In doing so, applicants should be:
 - guided by the Alconbury Design Guide 2025
 - informed by the design principles set out in Appendix 3, using wherever applicable the Alconbury Design checklist as provided in Appendix 4, and
 - accord with the design principles set out in this policy.
2. Descriptions as to how a development complies with this policy should be provided in the Design and Access Statement or Planning Statement, as applicable.

Policy AL 5: Delivering high quality design sensitive to Alconbury's distinctive character

Design Principles:

Preserving Rural character - Proposals must preserve the strong rural character within the village, characterised by the verdant street scene, front gardens, hedgerows, street trees, and interrelationship between settlement and surrounding countryside by:

- maintaining the leafy village streetscape and incorporating new landscape features where appropriate
- maintaining visual connections to surrounding countryside and village historical landmarks including the Church of St Peter and St Paul, the Village Green and Alconbury Brook
- ensuring building and street layouts result in active frontages and slow traffic – this means prioritising the movement of pedestrians and other non-motorised users over the movement of motorised vehicles.

Built Form:

- proposals should respond positively to the prevailing character in the pattern of buildings found in the vicinity of the development site (e.g., informal arrangement of buildings, variety or uniformity of building types)
- new dwellings should conform to the front and back garden dimensions typical of the neighbourhood in which a proposal is located
- proposals should follow any consistent building line and set back distances and new buildings should front onto the street
- the height of buildings should accord with the settlement character of one and two storey dwellings and must not overwhelm the existing massing and scale of neighbouring buildings or undermine the visual dominance of the Church in the village streetscape and on the village skyline
- new roof types and pitch should reflect characteristics in the vicinity and the scale of the roof should be in proportion to the dimensions of the buildings
- choice of buildings materials should be informed by existing materials in the vicinity of the development site, unless those materials are not sympathetic to the character and distinctiveness of the village as a whole. Suitable materials could be:
 - Wall materials: red brick, yellow brick, render, tile hanging, weather boarding.
 - Roof materials: clay tiles, grey slate tiles.
 - Boundary treatments: low stone/brick wall boundary, hedgerows.

6.4.12 Relevant policies from HDC's Local Plan

- Policy LP 11 'Design Context'
- Policy LP 12 'Design Implementation'
- Policy LP 14 'Amenity'
- Policy LP 17 'Parking Provision and Vehicle Movement'

Theme 3: Flooding

There is one objective sitting under this Theme:

Objective 6: New development will not exacerbate existing flood risk in the parish and opportunities must be taken to reduce levels of risk.

6.5 Policy AL 6 ‘Addressing flood risk appropriately when development is proposed via a planning application’

Policy context and rationale

- 6.5.2 HDC’s 2019 Local Plan includes Policy LP 5 ‘Flood Risk’. This states that a proposal will only be supported where all forms of flood risk including breaches of flood defences or other defence failures have been addressed as detailed in national policy and guidance and with reference to the [Cambridgeshire Flood and Water Supplementary Planning Document](#) ¹⁷ (SPD). The policy also sets out what will be expected where a proposal is considered acceptable within the 1% annual probability flood extent.
- 6.5.3 Local Plan Policy LP 15 ‘Surface Water’ sets out the Council’s approach in relation to the management of surface water. This policy is clear that a proposal will only be supported where surface water has been considered from the outset as an integral part of the design process and the proposal meets specific requirements to manage surface water.
- 6.5.4 Chapter 6 in the Cambridgeshire Flood and Water SPD focuses on surface water and sustainable drainage systems. In its capacity as lead local flood authority covering the area, the County Council has also updated and published its [Surface Water Planning Guidance](#) ¹⁸, this is a guidance for developers that sets out requirements for surface water management and drainage strategies for new development.
- 6.5.5 The Local Plan is supported by the Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2017.
- 6.5.6 More recently, in 2024, HDC published its updated Strategic Flood Risk Assessment, and it is the 2024 document that is being used to inform the direction of the update to HDC’s Local Plan. The 2024 SFRA and the Integrated Water Management Strategy Stage 1 Water Cycle Study 2024 are available to view here:

www.huntingdonshire.gov.uk/planning/local-plan-update/evidence-library-for-local-plan-update/

¹⁷ www.cambridgeshire.gov.uk/asset-library/Cambridgeshire-Flood-and-Water-Supplementary-Planning-Document.pdf

¹⁸ www.cambridgeshire.gov.uk/asset-library/Surface-Water-Planning-Guidance.pdf

- 6.5.7 The Environment Agency maintains flood risk mapping data and in early 2025 updated all maps. For up to date flood risk extents, the maps maintained by the Environment Agency should therefore also be consulted. These are available to view here: www.gov.uk/check-long-term-flood-risk
- 6.5.8 Figures 5 to 8 below show the EA's mapping data associated with long term flood risk, as accessed in March 2025.
- 6.5.9 The maps show that the main areas at risk from fluvial flooding in the village include the High Street, Brookside, Mill Road, Rusts Lane, Maple End, Frumetty Lane, Ford End, Coulson Way, Sharps Lane, Great North Road and The Maltings. It also shows that land at Labcorp is also at risk from fluvial flooding.
- 6.5.10 The maps also show that the village is at risk from surface water flooding. Areas at risk include a broad area focused around the Alconbury Brook corridor, taking in:
- residential streets at the Leys Estate
 - the Great North Road
 - the residential area between the Great North Road and the brook follows the path of the Alconbury Brook as well as ponding and flowing along roads and
 - the residential area to the north of Alconbury Brook including the High Street, Rusts Lane, Maple End and Beech End.
- 6.5.11 It also covers residential areas away from the Alconbury Brook corridor, reflecting the topography of the village as land slopes downwards towards the brook:
- residential area to the west of the A1(M) corridor
 - land around Memorial Hall and abutting the northern fringes of the village on land to the north of School Lane and abutting the surgery, and
 - Chapel Street.

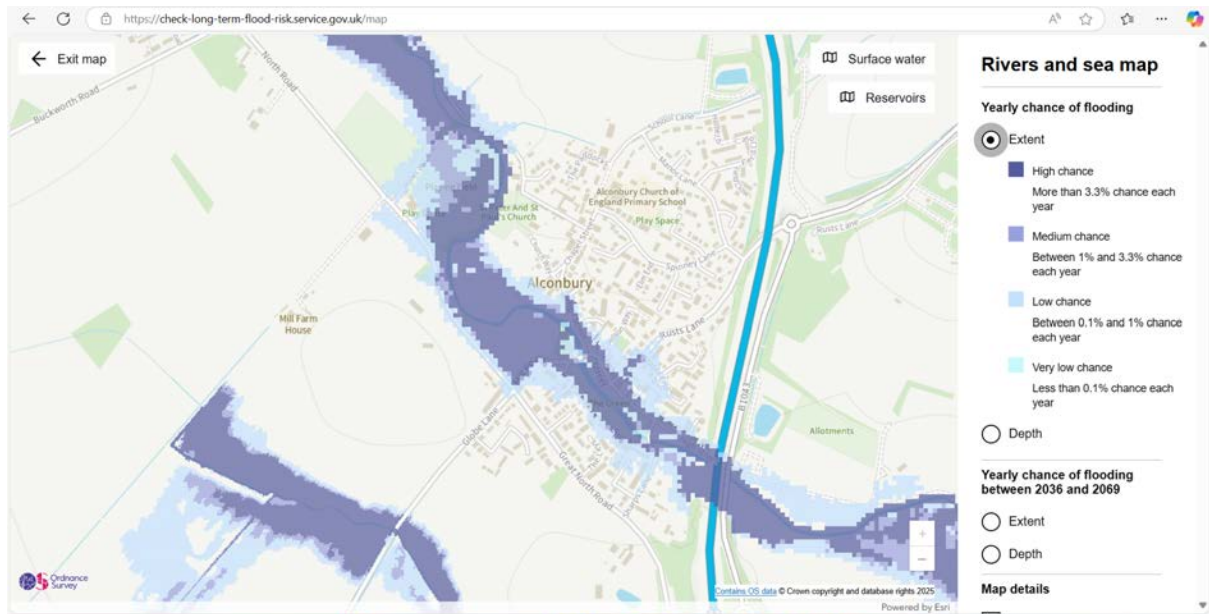


Figure 5: Long Term risk of fluvial Flooding Alconbury Village (accessed 26 March 2025 www.gov.uk/check-long-term-flood-risk)



Figure 6: Long term risk of flooding from surface water, accessed 26 March 2025 www.gov.uk/check-long-term-flood-risk

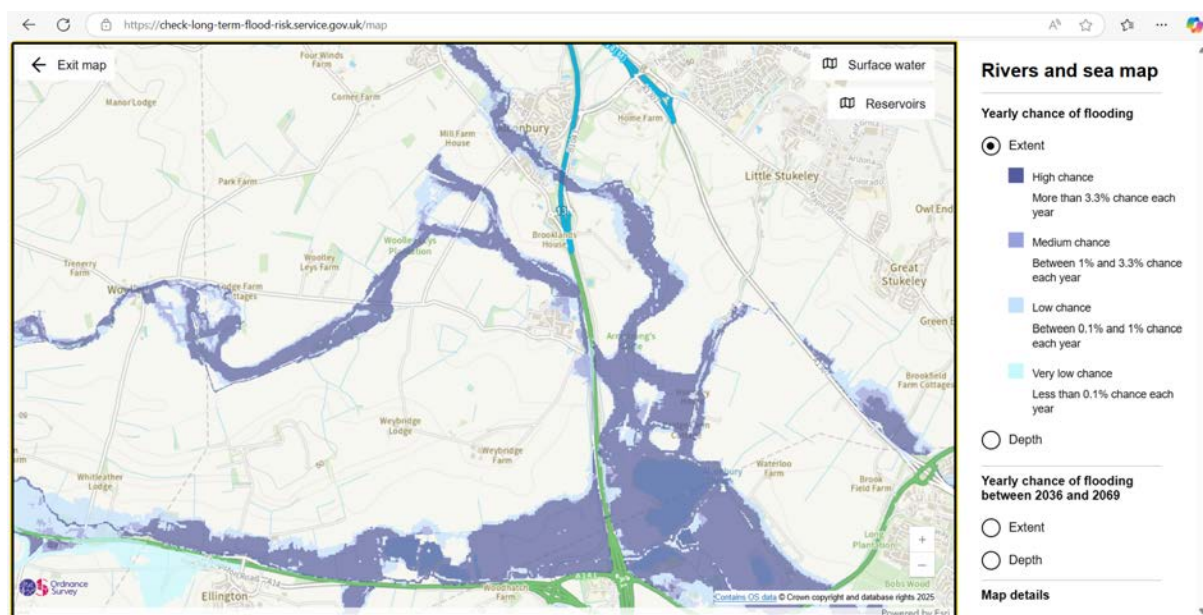


Figure 7: Long term risk of fluvial flooding parish wide, data accessed 26 March 2025 from www.gov.uk/check-long-term-flood-risk



Figure 8: Parish-wide Long term risk of flooding from surface water. Data accessed 26 March 2025 from www.gov.uk/check-long-term-flood-risk

- 6.5.12 Alconbury village is located within a wider Flood Alert Area identified by the Environment Agency (EA). The EA issues 'Flood Alerts' earlier than 'Flood Warnings' to provide people with advance notice of the possibility of flooding.
- 6.5.13 As recently as 5 January 2025, a flood alert was issued for the area by the Environment Agency. This followed a previous flood alert issued 28 November 2024. See Figure 9.

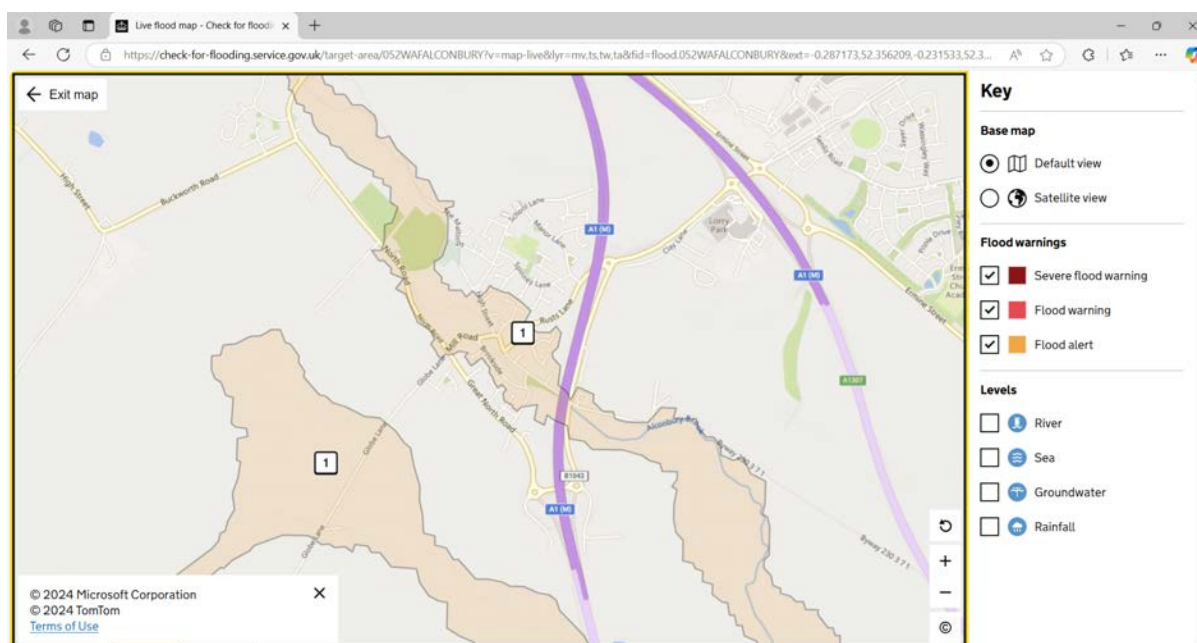


Figure 9: Flood Alert issued by The Environment Agency 28 November 2024

Proposals within the Alconbury Brook corridor

- 6.5.14 Land that is at risk of flooding due to the Alconbury Brook is shown on 10, below. As can be seen there are a significant number of properties that are located along this corridor.
- 6.5.15 During the plan period, planning applications may come forward involving minor development such as householder extensions and alterations. Policy AL 6 seeks to ensure firstly that flood risk is not exacerbated by such proposals, secondly that opportunities are taken to improve the management of flood risk in the corridor and thirdly opportunities are taken to improve the resilience of properties during flood events. The approach is similar to the approach taken in Local Plan Policy LP5. A key difference is that the Local Plan only takes this approach to land falling within the functional flood plan (flood zone 3b) whereas the Alconbury Brook corridor defined in Map 9 shows all the land at risk within the corridor. Given the historical flood events in the parish and the way fluvial flooding combines with surface water flooding in Alconbury, this approach is considered to be an appropriate response.

Local Plan Policy LP5 Includes the statement:

Where a proposal would occupy functional flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to provide floodplain betterment. Development will only be support where it results in no loss of floodplain performance within the undefended floodplain.'

- 6.5.16 Opportunities for reducing flood risk via individual development proposals may be limited when it comes to minor applications e.g., residential alterations but nonetheless may exist. Opportunities to manage flood risk include:
- measures to divert or slow run-off from roofs, especially where this is currently being directed into combined sewers (which may be the case on older properties) through strengthening the contribution to be made through green infrastructure (green roofs, trees and hedgerows) and increasing water storage capacity.
- 6.5.17 Opportunities to improve the resilience of properties include measures designed to reduce the damage caused by floodwater entering a property such as raised electricity sockets, tiled floors at ground floor and high level wall fixings for electrical equipment (televisions, computers). Helpful resources are available at www.floodmary.com and include a 'Householders Guide to Property Flood Resilience' and a 'Householders Guide to Flood Recovery'

All proposals

- 6.5.18 Clause 3 in Policy AL 6 would apply to proposals in any location in the parish. Areas of land at risk of surface water flooding affects a considerable proportion of the building stock. The rate at which surface water flooding can impact village buildings and infrastructure including the Alconbury Brook itself is of key relevance and is linked to the topography of the land where water will flow downwards including from higher land outside the parish, e.g. from Alconbury Weald down into the Alconbury Village and down towards Alconbury Brook.
- 6.5.19 Surface water flooding in the parish could be better managed if the built form had increased capacity to absorb rainfall (again through green infrastructure, increasing permeable surfaces and minimising run-off from roofs) and if development were designed to accommodate and better manage the overland flow paths that will always exist, thus allowing water to be channelled slowly and safely through the village during periods of heavy rainfall.
- 6.5.20 Given the level of risk in the parish, it is only common sense that all development in all locations in the parish incorporate appropriate measures that contribute to improving the management of surface water in the village. Likewise, it is only common sense that proposals should be refused where

they would result in an increase in surface water flooding.

Community Action Point 2: The PC will continue to support the work of the Alconbury Brook Flood Group.

6.5.21 The Alconbury Brook Flood Group will work with existing landowners in the parish to improve flood management infrastructure, and the planning and implementation of natural flood management initiatives that are designed to reduce flood risk in the Alconbury Brook catchment area¹⁹. More information on work undertaken by the Alconbury Flood Group is provided in Chapter 4.

Policy AL 6: Addressing flood risk appropriately when development is proposed via a planning application

1. Land falling within the Alconbury and Cock Brook corridors on land at risk from flooding, as shown on Map 9 and Map 10, will be kept free from further development other than:
 - a) essential infrastructure and water compatible development (e.g. flood control infrastructure) listed in Annex 3 to the NPPF 2024
 - b) development which would satisfy the tests of Huntingdonshire Local Plan Policy LP 5.
2. For such development, proposals will be expected to maintain or enhance the functionality of the open land within the Alconbury Brook corridor as an essential flood management asset. This means:
 - ensuring development doesn't undermine the capacity of the open land from managing water during times of high river levels or rainfall levels
 - taking opportunities to improve the capacity of the open land to manage flood water
 - liaising with relevant stakeholders such as affected neighbours, the Internal Drainage Board, the Alconbury Flood Group, the lead local flood authority, Anglian Water, and the Environment Agency.
3. For all new build development proposals, regardless of scale or location:
 - The incorporation of appropriate sustainable drainage systems will be required in line with current guidance²⁰ unless it is demonstrated that drainage on or around the site will not be affected by the proposal.
 - Full account must be taken of any existing features that assist with storing water (e.g. ponds) as well as overland flow paths on or within the vicinity of the site.

¹⁹ A map of the entire catchment is available to view here:

<https://environment.data.gov.uk/catchment-planning/WaterBody/GB105033042820>

²⁰ [National Standards for Sustainable Drainage Systems \(SuDS\) July 2025](#)

Policy AL 6: Addressing flood risk appropriately when development is proposed via a planning application

This means assessing:

- o whether the function of existing flood management assets including ponds and ditches is at risk of being undermined as a result of the proposed development
- o risk of flooding arising from overland flow paths during periods of heavy rainfall and identifying the additional impact of the proposed development; as well as identifying
- o any positive contribution the proposed development could have in terms of leading to an overall reduction to flood risk.

4. Development proposals must not lead to existing emergency escape routes being blocked through food events:

- Flood Risk Assessments should ensure all routes remain viable in a flood emergency, across the village
- Vulnerable points on primary escape routes are via the northern end of Rusts Lane before it meets the A1(M) underpass and Great North Road where it meets Sharps Lane (see Map 11) Escape routes out of the village during flood events)
- Flood Risk Assessments should identify the emergency escape route for each development site i.e.:
 - o [Huntingdon Level 2 Strategic Flood Risk Assessment Site CfS:164](#) – Great North Road
 - o [Huntingdon Level 2 Strategic Flood Risk Assessment Site CfS:359](#) – Globe Lane.

NOTE 1: The incorporation of sustainable drainage systems is required at the national level (see NPPF 2024) for all major and larger development.

6.5.22 Relevant policies from HDC's adopted Local Plan:

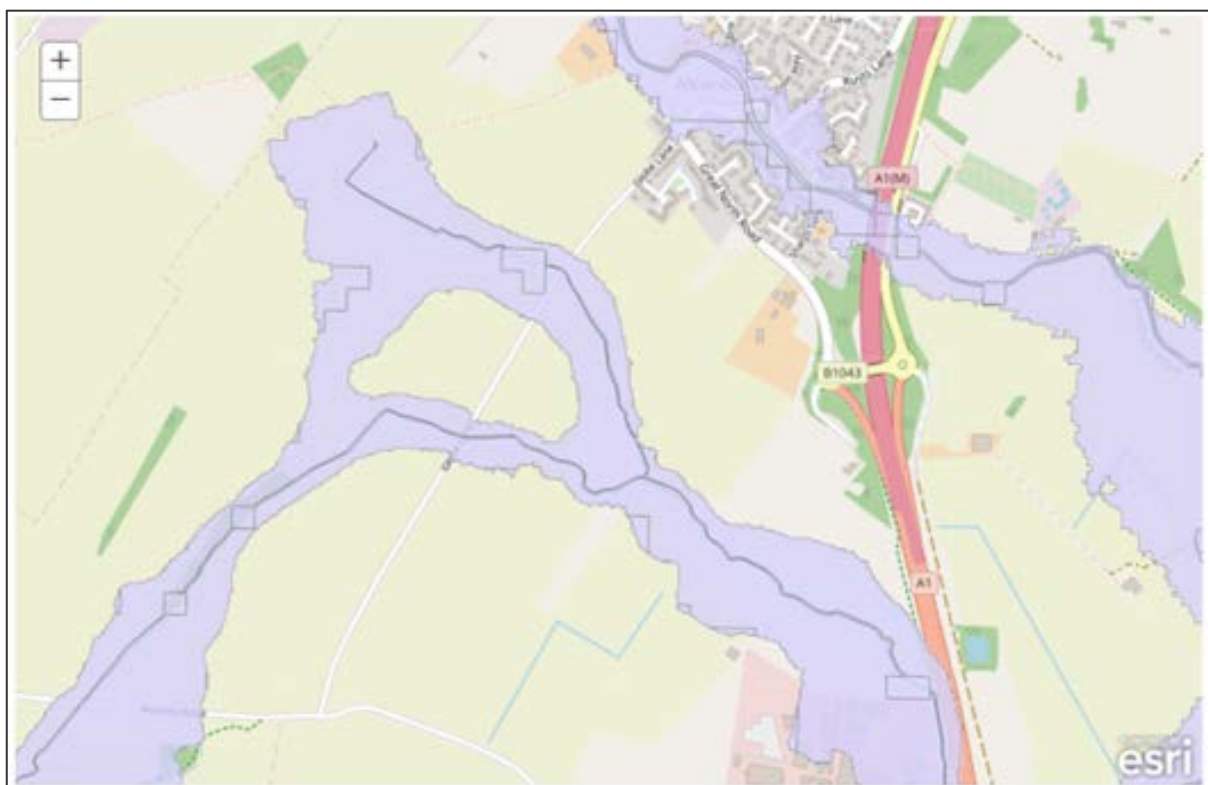
- Policy LP 5 'Flood Risk'
- Policy LP 6 'Waste Water Management'
- Policy LP 15 'Surface Water'

6.5.23 Also relevant:

- Cambridgeshire Flood and Water Supplementary Planning Document, adopted by HDC
- Cambridgeshire County Council Surface Water Planning Guidance, updated March 2025



Map 9: Alconbury Brook corridor to be kept free from further development (overall risk area of flooding from rivers as per the 2024 SFRA)



Map 10: Cock Brook corridor to be kept free from development (overall risk area of flooding from rivers as per the 2024 SFRA)

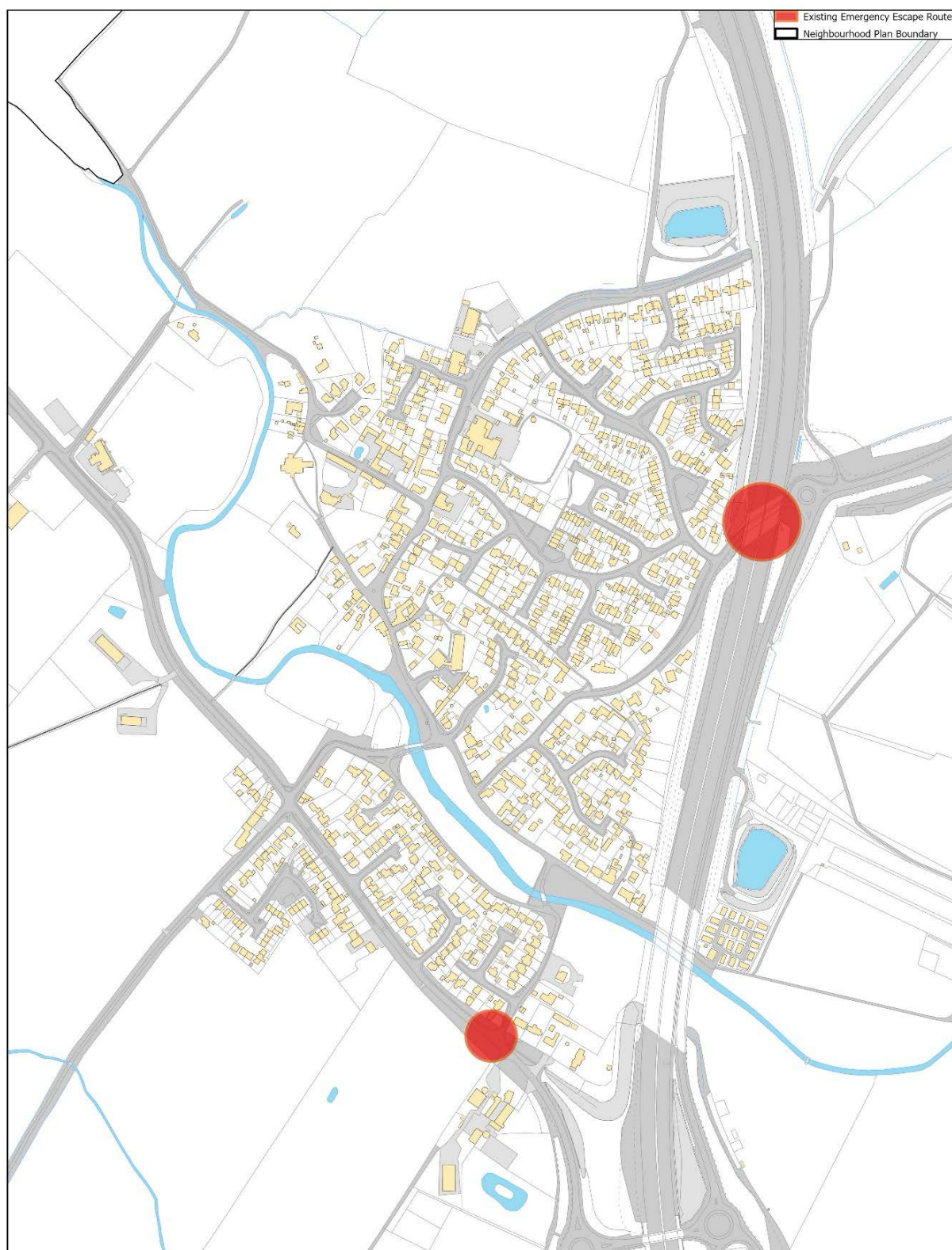
Description: Existing emergency escape routes



Scale = 1:4,000

Date Created: 10/04/2025

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Map 11: Escape routes out of the village during flood events.

Theme 4: Moving around the village and parish safely and through active travel modes

There is one objective sitting under this theme.

Objective 7: Our village streets will retain their rural character where it is enjoyable and safe to walk around and opportunities will be taken to improve and expand:

- walkable routes between residential areas and village services
- the network of safe and attractive off-road routes that link Alconbury village with neighbouring settlements

6.6 Policy AL 7 'Maintaining well connected neighbourhoods and addressing barriers to moving around the village more safely using active travel choices

Context and rationale:

6.6.2 Other than during flood events, it is relatively easy to and safe to move around the village and parish through active travel methods (walking, cycling, with mobility scooter etc). This is due to the design and layout of buildings and the presence of a good network of off-road walking routes including pavements throughout the village. In the event of new development coming forward, it is important proposals are designed so as enable safe and easy movement for pedestrians and other non-motorised users.

6.6.3 Whilst on the whole Alconbury is generally well-connected there are some issues that create particular issues for pedestrians and other non-motorised users:

- a) The Great North Road that runs from the southwest of the village, linking the A1(M) with Alconbury Weston can be a difficult road to cross, particularly during busy times of the day. Junctions are very wide which encourages motorised vehicles to turn in and out of junctions quickly but creating problems for those who need to cross the road. A safe crossing point is needed along the Great North Road to ensure safe and convenient access via non-motorised forms of transport for residents needing to access village shops and services from the residential area located along Globe Lane.
- b) Further north along North Road, and close to the parish boundary, residents using the pavement to walk into Alconbury, need to cross the North Road just south of Polecat Lane since the pavement stops on the western side to continue on the eastern side.
- c) Mill Lane at the junction with Brookside. To continue a route along the pavement there is a need to cross the road close between a blind corner and Alconbury Bridge.
- d) Another barrier to getting around the village safely and easily is the route of footpath number 2 where it crosses Rusts Lane on a blind bend. The footpath is a key route for residents as it links the Spinney Lane Estate

where the primary school is located with Maple End and Beech End.

Community Action Point 3 The Parish Council will seek the delivery of a safe crossing point on the Great North Road to enable safer travel via active travel choices (e.g., walking, cycling, mobility scooter) from residential areas to village community infrastructure (shop, play space, primary school, Memorial Hall, pub).

Policy AL 7: Maintaining well connected neighbourhoods and addressing barriers to moving around the village more safely using active travel choices

1. The design and layout of development proposals should incorporate direct, safe, and attractive walking and cycling routes (including adequate pavement or footpath provision) within the scheme and utilise opportunities to link directly with neighbouring areas and village shops and services.
2. A Road Safety Audit should be submitted with planning applications for development proposals which are likely to impact adversely on pedestrian safety or the safety of other road users. They will be expected to mitigate their impact by providing or contributing to road safety measures. All impacts should be capable of being mitigated, particularly if they are likely to occur at the known road safety hotspots listed below:
 - a) Great North Road/Globe Lane/Mill Road junction
 - b) North Road crossing point near Polecat Lane
 - c) Mill Road/Brookside junction
 - d) Rusts Lane, Footpath 2 crossing point.
3. Proposals that have an unacceptable impact on road safety after considering mitigation will be refused and proposals that lead to an overall improvement in road safety in the village will, in principle, be supported.
4. To improve road safety in Alconbury's active travel network, the following optional initiatives are sought:
 - The creation of a conveniently located and safe pedestrian crossing along the Great North Road in order to facilitate a safe active travel route from the Globe Lane residential area to the shop and services located in Alconbury village.
 - Measures that facilitate a safer use of the key active travel route currently linking the primary school with residential area, including facilitating a safer crossing point at Rusts Lane.
5. Where necessary to deliver sustainable development and where directly, fairly and reasonably related in scale, location and kind to the proposed development, off-site contributions will be secured to achieve required improvements (such as those listed in clause 4) to road safety in Alconbury's active travel network.

6.6.4 Relevant policies from HDC's Local Plan

- Policy LP 12 'Design Implementation'
- Policy LP 16 'Sustainable Travel'

6.7 **Policy AL 8: protecting and improving our valued network of rural routes.**

6.7.1 Alconbury is fortunate to have a good network of public rights of way that allows residents to access and enjoy the wider countryside.

6.7.2 As well as providing opportunities for outdoor recreation, the public rights of way network provides direct links between the village and neighbouring settlements. This includes:

- a direct off-road and tranquil route, along Maltings Lane, to Alconbury Weston
- a direct off-road route linking the eastern end of Alconbury village (at the High Street) with the village of Little Stukeley
- a rural route leaving the village at the west of the Great North Road, heading across agricultural land towards Buckworth Road where a wider network of rural routes linking further villages can be accessed.

6.7.3 In addition to the network of public rights of way, national cycle route number 12 runs to the middle of Alconbury village (from Alconbury Weston along the Maltings) although it does not continue beyond the High Street.

6.7.4 There is also an off-road cycleway that links a location to the south of Alconbury Village (just off the Great North Road) with Brampton Hut to the south. This runs parallel to the A1 and is accessed from the roundabout that links Brooklands Lane and the Great North Road with the link road to the A1(M).

Existing barriers and opportunities for enhancements

6.7.5 **Alconbury to Brampton Cycleway:** Whilst a valued asset to Alconbury residents who enjoy being able to access Brampton without using a car, there is currently no safe way to access the cycleway without the use of a motorised vehicle. The start of the cycleway is located off the Brooklands Lane access road that can only be accessed if using the roundabout and there is pedestrian access at the roundabout. The provision of a route, segregated from road traffic and suitable for use by both pedestrians and cyclists, that links the cycleway with Alconbury village would address this barrier. There could also then be scope to link this up with the National Cycle Network Route 12.

6.7.6 **Linking the north of the village with the public rights of way network via an existing farm track at School Lane.** Providing a direct off-road route for pedestrians and cyclists from School Lane, via an existing farm track, to the public rights of way further to the north would provide a circular route for all to enjoy and, if opened up and made suitable for cyclists (the existing routes

to the north are currently footpaths) could provide an off-road route for cyclists too.

Policy AL 8: Protecting and enhancing the provision of rural routes for non-motorised users in the parish

- 1. The network of rural routes shown on Map 12 is valued in providing both important outdoor recreational opportunities and choice in terms of active travel routes to neighbouring settlements. Where appropriate, development proposals should safeguard this network and where possible enhance it. Where opportunities arise, development proposals should:**
 - create links into the existing PROW network or
 - help to deliver quantitative and qualitative improvements to the network having regard to the community-shared aspirations identified in the supporting text to this policy and as shown on Map 13.

6.7.7 Relevant policies from HDC's Local Plan:

- Policy LP 16 'Sustainable Travel'

Description: Alconbury Village - Public Rights of Way



Scale = 1: 4,000

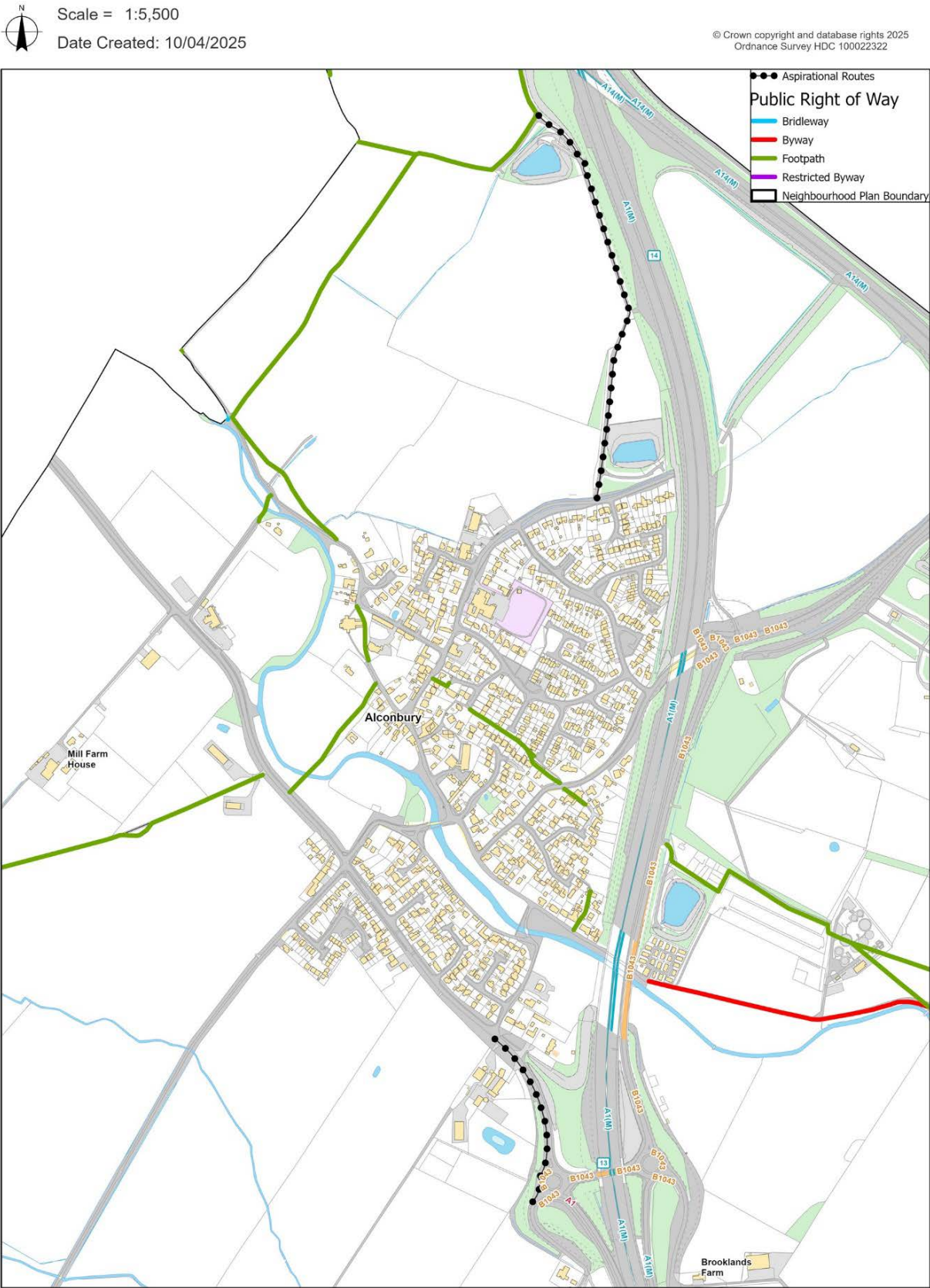
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Map 12: Existing public rights of way network

Description: Aspirational routes to connect to existing PROW and cycleway



Theme 5: Infrastructure

One Objective and two planning policies sit under this theme:

Objective 7: Ensure Infrastructure is always capable of providing good provision for the village for both hard infrastructure such as roads and soft infrastructure such as services and facilities

Policy AL 9 ‘Protecting and improving Alconbury’s community facilities’ This policy is specific to existing local services and community facilities in the parish

Policy AL 10 ‘Alconbury community infrastructure priorities’ This policy identifies the existing priorities for improvements for the purposes of influencing development that delivers infrastructure via S106 contributions or through on-site measures.

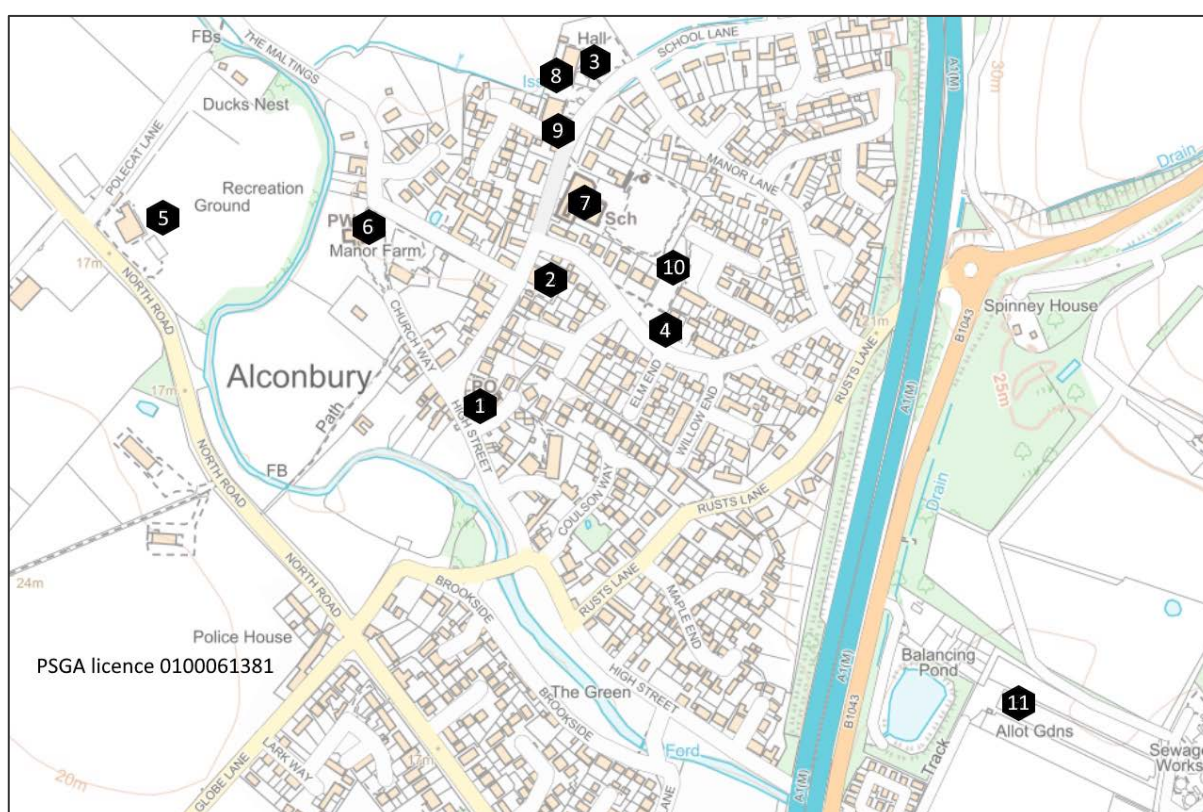
6.8 Policy AL 9 ‘Protecting and improving Alconbury’s community facilities’

- 6.8.1 Policy LP 22 ‘Local Services and Community Facilities’ in HDC’s Local Plan supports, subject to criteria, the development of new local services or community facilities (e.g. shops, public houses, places of worship, cemeteries, health centres, libraries, fuel filling stations and public halls) within or immediately adjacent to a built-up area of a settlement. The policy also resists the loss of a local service or community facility stating such as loss would only be supported where either ‘an equivalent service or facility is provided in a location with equal or better level of accessibility’ or where it can be demonstrated ‘there is no reasonable prospect of that service or facility being retained or restored...’
- 6.8.2 Local services and community facilities in Alconbury Parish include the following:
- Shop including post office and chemist. The shop is open daily, the post office six days a week and the chemist is open weekdays.
 - Manor House Hotel and Pub
 - Hair salon
 - Church of St. Peter and St. Paul. This serves the parishes of Alconbury and Alconbury Weston
 - Alconbury Sports and Social Club
 - Memorial Hall
 - Alconbury Surgery and Dispensary. This is rated strongly by its patients, with 93% describing their overall experience as ‘good’ in 2024 – well above the Cambridgeshire and Peterborough integrated care system area average of 72% and the national average of 74%²¹ The surgery was also rated ‘Good’ in the Care Quality Commission’s latest inspection.

²¹ <https://www.gp-patient.co.uk/>

Alconbury and Brampton surgeries combined have a wide catchment area, with a patient population of almost 13,000 in 2022²².

- 6.8.3 Changes took place to the Uses Classes Order, the national system of categorising different types of land uses, following amendments made by the government in 2020. A new Class E was created to cover the wide range of use to be found in town centres (shops, financial services and businesses). However, Class E does not include the full range of town centre uses. It does not include pubs or hot food takeaways both of which fall within a sui generis use.
- 6.8.4 Also in 2020, the Government relaxed the permitted development regime allowing a change of use from Class E to residential uses, subject to certain criteria including the need to seek a prior approval from the local planning authority. As with all planning policies in this Plan, Policy AL 9 only applies where a development proposal requires planning consent before it can take place.
- 6.8.5 The purpose of Policy AL 9 is to complement the approach taken in the Local Plan and ensure that the importance of Alconbury's shops, services and facilities are considered as part of all development proposals.



Map 14: Local Services and Community Facilities

²² <https://www.cqc.org.uk/>

Policy AL 9: Alconbury's local services and community facilities

1. The following local services and community facilities have been identified on Map 14 as:
 - 1 The shop, post office and chemist
 - 2 The Manor House Hotel and Pub
 - 3 Memorial Hall
 - 4 Hair salon
 - 5 Alconbury Sports and Social Club, play area and outdoor gym, including the community orchard
 - 6 Church of St. Peter and St. Paul
 - 7 Alconbury Church of England Primary School
 - 8 Alconbury Pre-School
 - 9 GP surgery
 - 10 Bramble End play area including adult outdoor gym
 - 11 Allotments
2. Proposals for improvements and additions which will help sustain these key community facilities will in principle be supported.
3. Development proposals requiring planning permission and resulting in the loss of the pub (Use Class Sui Generis), or the shop, the Memorial Hall (Use Class F.2) will only be supported where the criteria within Huntingdonshire Local Plan Policy LP22 are met.
4. Development proposals that result in the provision of new or enhanced community assets will be supported subject to their compliance with other development plan policies.

6.8.6 Relevant policies from HDC's Local Plan:

- Policy LP 22 'Local Services and Community Facilities'

6.9 Policy AL 10 Alconbury Community Infrastructure Priorities

- 6.9.1 It is important that any increase in the number of dwellings in Alconbury should be accompanied by improvements in community facilities and infrastructure (such as open spaces, play spaces etc). The types of improvements being provided for should be appropriate reflecting existing identified shortfalls in the parish as well as the nature of the development proposal itself.
- 6.9.2 How improvements are delivered via a development proposal will vary from case to case. For some proposals, there will be a need for a Section 106 agreement to be tied to a planning consent to ensure necessary improvements e.g. highway safety measures take place to make a development proposal acceptable in planning terms. In other cases, a development proposal could be designed in a particular way so that an existing shortfall in a community is addressed. An example could be where the development of a site provides a much needed public footpath allowing

for better 'active travel' connections in a settlement.

- 6.9.3 HDC have adopted a Community Infrastructure Levy (CIL). This is separate to S106 contributions. The CIL is a charge levied on most new buildings that people use. It is chargeable in pounds per square metre on the net additional floorspace if that floorspace is more than 100 square metres, or if a new dwelling is created. Different charges are applied for different development types (i.e. residential, retail etc). For further detail see www.huntingdonshire.gov.uk/media/1048/cil-charging-schedule.pdf
- 6.9.4 For the purpose of funding locally specific community priorities, the Parish Council receives 15% of any CIL raised from development coming forwards in the parish. This is increased to 25% on the adoption of this neighbourhood plan.
- 6.9.5 The purpose of Policy AL 10 is to set out Alconbury specific community infrastructure priorities when it comes to the delivery of infrastructure through development proposals. Planning policy is capable of influencing infrastructure improvements being delivered as part of S106 contributions and as part of the scheme itself.
- 6.9.6 Planning Policy is not directly relevant to the spending on CIL. Any CIL funds that Alconbury Parish Council receive can be spent in line with Parish Council priorities at the time. Notwithstanding this, the priorities set out in Policy AL 8 will be a key consideration in any future CIL monies that the Parish Council receives.
- 6.9.7 Other funding opportunities will be actively pursued such as lottery funding and make the best use of funding from local businesses such as Woolley Hill Wind Farm, and the Mick George Community Fund.
- 6.9.8 Projects will include providing a crossing for between Alconbury Primary School and housing areas beyond the Great North Road. This could be funded through the Local Highways Initiative. A 20 mph zone is also being progressed through this initiative. Linkages between cyclepaths and bridleways and the village will be pursued using S106/CIL.

Policy AL 10: Alconbury Community Infrastructure Priorities

1. Provision of new and improved infrastructure coming forward as part of new development in the parish should be informed by the following identified priorities:
 - a) a need to strengthen the resilience of the village during flood events and a need to implement measures that minimise the risk of flooding in the village
 - b) improving the pedestrian environment, in particular key walking to school routes, within the village so that residents find it easier to access village services
 - c) improving the network of rural routes so that residents have more choice when it comes to accessing neighbouring settlements via active travel modes, and
 - d) strengthening valuable habitats in the parish including deciduous woodland, the community orchard, the Alconbury Brook corridor and our network of hedgerows and trees.
2. All development proposals should contribute towards infrastructure priorities, where they are necessary to make the development acceptable and where they are directly, fairly and reasonably related in scale and kind to the development in compliance with Huntingdonshire Local Plan Policy LP4 Contributing to Infrastructure Delivery and the Developer Contributions SPD (or successor documents).

6.9.9 Relevant policies from HDC's Local Plan:

- Policy LP 4 'Contributing to Infrastructure Delivery'

Theme 6: Natural Environment

The objective sitting under this theme is:

Objective 9: Biodiversity in the parish will be protected and enhanced. Its contribution to supporting key sites of ecological value in neighbouring parishes will be recognised and reinforced.

6.10 Policy AL 11 'Protecting and enhancing the natural environment'

6.10.1 Locally important habitats in the parish include:

- Alconbury Brook, and its associated green corridor that meanders from the parish boundary with Alconbury Weston in a south easterly direction from the parish boundary with Alconbury Weston alongside 'the Maltings', through the heart of Alconbury's historic core, under the A1(M) and towards the parish boundary with the Stukeleys.
- Areas of deciduous woodland – see Map 15, a priority habitat, in the northern half of the parish including along the A1(M) and A14 corridors and in the grounds of Alconbury House (to the east of the A1(M)), comprising wooded parkland.
- A small area of traditional orchard – see Map 15 (also a priority habitat) located to the north west of the village.
- Wildlife corridors provided by numerous established tree-lined hedgerows along field boundaries and rural routes such as the Maltings and Globe Lane
- There is a County Wildlife Site located along Woolley Road.

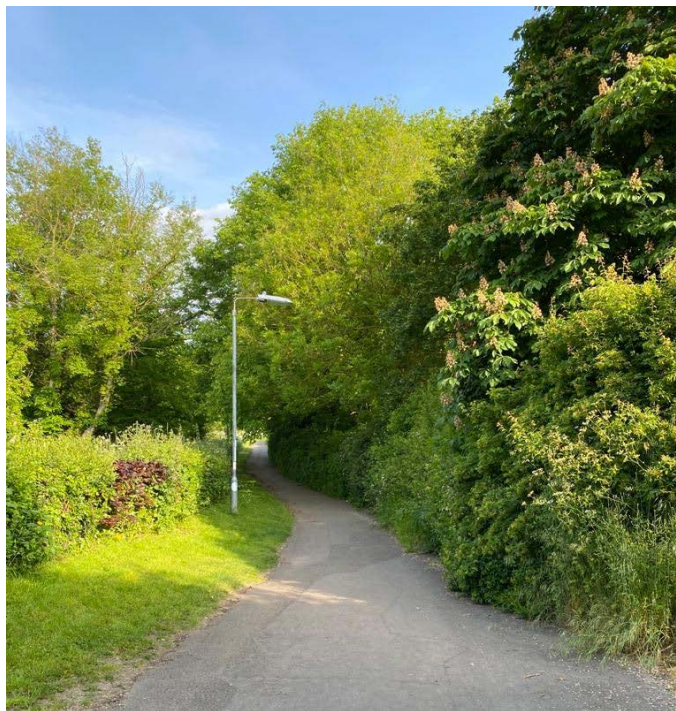


Image 26: The tree-lined hedgerow along the Maltings

6.10.2 The parish is home to a number of species including great crested newts. A number of areas in the parish provide suitable habitat for newts as can be seen from the great crested newts strategic opportunity area as identified by Natural England - see Map 16.

6.10.3 Other species known to be present in the parish:

- **Birds:** Red Kites, Skylarks, Swifts, Little and Barn Owls and Sparrowhawks. A breeding colony of Red Kites are regularly observed above the School Lane Cow Field, with Skylarks in the fields to the North)
- **Mammals:** Water voles are prevalent around the entire Alconbury Brook catchment and signs of Otters have been seen in Cock Brook. Foxes, Badgers and Hedgehog populations are present in and around the village. Many species of deer roam the surrounding fields. Muntjac and Chinese Water and Roe have been seen. There are large bat populations throughout the village, including sightings of Barbastelle, Pipistrelle (Common, Soprano and Nathusius'), Brandt's, Brown long-eared, Daubenton's, Leisler's, Natterer, Noctune and Serotine.
- **Amphibians:** Common Frogs and Great Crested Newts are to be found in and around the Brook and village ponds.
- **Reptiles:** Adders are found in the local fields.
- **Invertebrates:** Many species of butterfly are found all along the Alconbury and Cock Brooks and in the villages.

6.10.4 There is a network of ancient woodland, a rare and precious habitat, on land outside and to the north of the parish (Hermitage Wood, Hill Wood, Little Less Wood, Bevill's Wood, Monks Wood, Upton Wood, Coppingford Wood) as well as to the south (Brampton Wood, West Wood).

Strategic Green Infrastructure initiatives

6.10.5 The Cambridgeshire Green Infrastructure Strategy 2011 provides a county-wide framework upon which to provide or enhance green infrastructure across the county up to and beyond 2031. It is informed by spatial information, expressed through a series of mapping layers, that illustrates the range of characteristics (or themes) relevant to green infrastructure covering biodiversity; climate change; green infrastructure gateways; heritage; landscape; publicly accessible open space and finally, rights of way. At the heart of the strategy are four objectives:

- Reverse the decline in biodiversity
- Mitigate and adapt to climate change
- Promote sustainable growth and economic development
- Support health living and well-being.

- 6.10.6 The report defines a geographical area, that covers about 50% of the county, including the parish of Alconbury, as the 'Strategic Green Infrastructure Network'. Within this, the strategy defines six priority areas under which target areas and target area projects are defined, as follows:
- River Nene
 - Huntingdonshire Fens and Woods
 - Great Ouse
 - Eastern Fens and Towns
 - Chippenham Fen
 - Cambridge and surroundings areas.
- 6.10.7 Alconbury Parish falls within the strategic area defined as the 'Huntingdonshire Fens and Woods', under which three target areas sit, the relevant one being 'Huntingdonshire Ancient Woodlands'. As Alconbury Parish is surrounded by parishes where ancient woodland is located, rather than having ancient woodland of its own, Alconbury's role in this aspect of the strategic green infrastructure network is likely to be through providing important links between areas of rare and precious habitat located outside the parish. Cambridgeshire's Green Infrastructure Strategy does not specify a specific role to Alconbury Parish but it is assumed, its own network of deciduous woodland habitat, together with the Alconbury Brook itself must themselves be important local habitats that support the network of green infrastructure beyond.
- 6.10.8 HDC's 2019 Local Plan identifies four green infrastructure priority areas for the district:
- Nene Valley
 - Great Fen
 - Grafham Water
 - Great Ouse Valley
- 6.10.9 The Local Plan states that these have the potential to consolidate and link important habitats and facilitate access improvements and that a proposal within a priority area will be supported where the requirements for that areas will be achieved.
- 6.10.10 These priority areas are all located outside the neighbourhood plan area. However, HDC's Local Plan Policy LP 3 'Green Infrastructure' expects development proposals to support green infrastructure and states it will support proposals where they are consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy 2011 or its successor documents.

Cambridgeshire and Peterborough Local Nature Recovery Strategy

- 6.10.11 The Local Nature Recovery Strategy programme is a national government initiative designed to set priorities for nature recovery across England and is a key component of the Environment Act 2021. The Cambridgeshire and Peterborough Combined Authority is the responsible body for the Local Nature Recovery Strategy (LNRS) and has contracted the responsibility to

Cambridgeshire County Council who is collaborating with Natural Cambridgeshire in the production of the strategy.

- 6.10.12 The LNRS was published on 17th December 2025. Two of the priorities for this Neighbourhood Plan, flood risk and alleviation, and increasing local biodiversity, are recognised in the LNRS. The strategy promotes ecosystem habitat restoration and natural flood management such as woodland planting, to reduce the impact of flooding.

Opportunities to improve biodiversity

- 6.10.13 The Alconbury Brook and Alconbury's network of deciduous woodland (including the community orchard) are key local biodiversity assets in the parish, and as such, the improvement or strengthening of these habitats present good opportunities for improving biodiversity across the parish.
- 6.10.14 With regards to the deciduous woodland, increased planting and management could help deliver biodiversity improvements.
- 6.10.15 With regards to improving the Alconbury Brook corridor as a habitat, less frequent flooding events would help as would a reduction in the number of times that sewage is discharged into the brook. From this perspective, an upgrade to the infrastructure capacity will help as would better management of surface water run-off (i.e. at source) throughout the village so that there is less volume of water that finds its way into the foul drainage systems.
- 6.10.16 HDC's Local Plan Policy LP 30 'Biodiversity and Geodiversity' requires of all development proposals that they demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. The policy also states that where a proposal is likely to have an impact, either direct or indirect, on biodiversity or geodiversity, it will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal. The policy also applies the mitigation hierarchy to be applied to development proposals whereby consideration should first be given to avoiding impacts and only where impacts are unavoidable consideration should then be given to minimising impacts and mitigating impacts. Only where the process of avoidance, minimising and then mitigation has been followed and still found to be insufficient should compensation measures come in.
- 6.10.17 As an example of mitigation, integrated living, brown or green roofs are considered particularly suitable for slowing water run-off from buildings and on brownfield sites to accommodate invertebrates that are displaced through the development.
- 6.10.18 HDC's Local Plan Policy LP 31 'Trees, Woodland, Hedges and Hedgerows' requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and stipulates how decisions affecting these important assets will be taken.
- 6.10.19 The Alconbury Neighbourhood Plan supports the policy approaches set out in Local Plan. The intention of Policy AL 11 is to ensure the biodiversity value of assets at the neighbourhood plan level are given due regard in the application of Local Plan policies.

Policy AL 11 'Protecting and enhancing Alconbury's natural environment'

Recognising and protecting existing features:

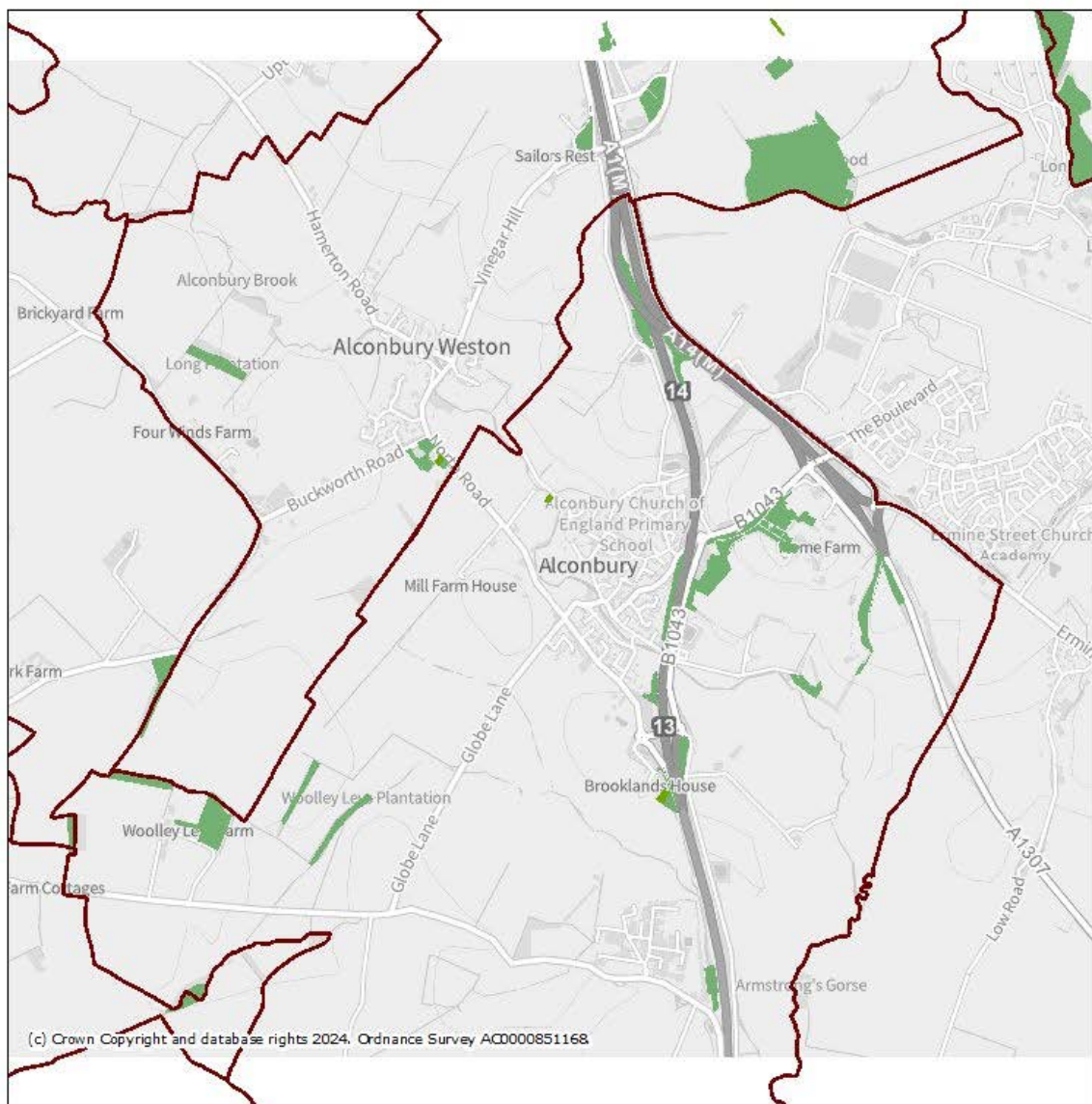
1. Development proposals coming forward adjacent or otherwise being assessed as having the potential to impact an identified site or feature of biodiversity value (in accordance with Local Plan Policy LP30), should respond positively to its value. The plan identifies the following sites of local importance:
 - The Alconbury Brook corridor
 - Areas of deciduous woodland
 - Areas of traditional orchard
 - Woolley Road Roadside Verge County Wildlife Site (a Protected Road Verge)
 - Protected Road Verge Alconbury ID – W2 on unclassified road TL182742/TL184742
 - Water features and habitat likely to be suitable for great crested newts
 - Existing natural wildlife corridors provided by hedgerows along field boundaries and rural roads.

Delivering biodiversity enhancements:

2. Appropriate measures for delivering biodiversity enhancements (including achieving more than the national requirement for Biodiversity Net Gain (BNG), where applicable) include:
 - interventions that result in less surface water finding its way into the foul water system and Alconbury Brook itself
 - delivering habitat enhancements in the environs of Alconbury Brook
 - restoration of the existing network of hedgerows
 - additional tree planting, especially in locations that expand or join parts of the existing network or creating buffer zones around ancient woodland
 - on-site planting of drought and flood-resistant trees and plants (native where possible) which supports pollinators
 - off-site interventions or contributions toward strengthening existing areas of ancient woodland to the north and south of the parish.
3. Where appropriate, proposals should take opportunities to integrate biodiversity measures within a building through the provision of integrated bird and bat or insect boxes to be targeted at protected species known to be in the parish.

6.10.20 Relevant policies from HDC's Local Plan

- Policy LP 3 'Green Infrastructure'
- Policy LP 30 'Biodiversity and Geodiversity'
- Policy LP 31 'Trees, Woodland, Hedges and Hedgerows'



Legend

- Parishes (GB)
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)

0 0.75 1.5
km

Projection = OSGB36

xmin = 513400

ymin = 273700

xmax = 523400

ymax = 278200

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Map 15: Priority habitats in Alconbury Parish identified by MAGiC, July 2024



Green Infrastructure

Geography in Government Award 2022 Excellence in Geo-visualisation winner

Home Green Infrastructure Map Mapping Guide Resources Contact Us

Layers

Info

All Layers

Reset Layers

1. Green and Blue Infrastructure Asset Maps

- ☒ All Green and Blue Infrastructure
- ☐ All GI assets that are thought to be Publicly Accessible
- ☒ Land with Permissive Access
- ☒ Area of Accessible Green
- ☒ Infrastructure per Thousand People
- ☒ Local Authority Area of AGI as LNR per Thousand People
- ☒ Woodlands and Access

Opacity



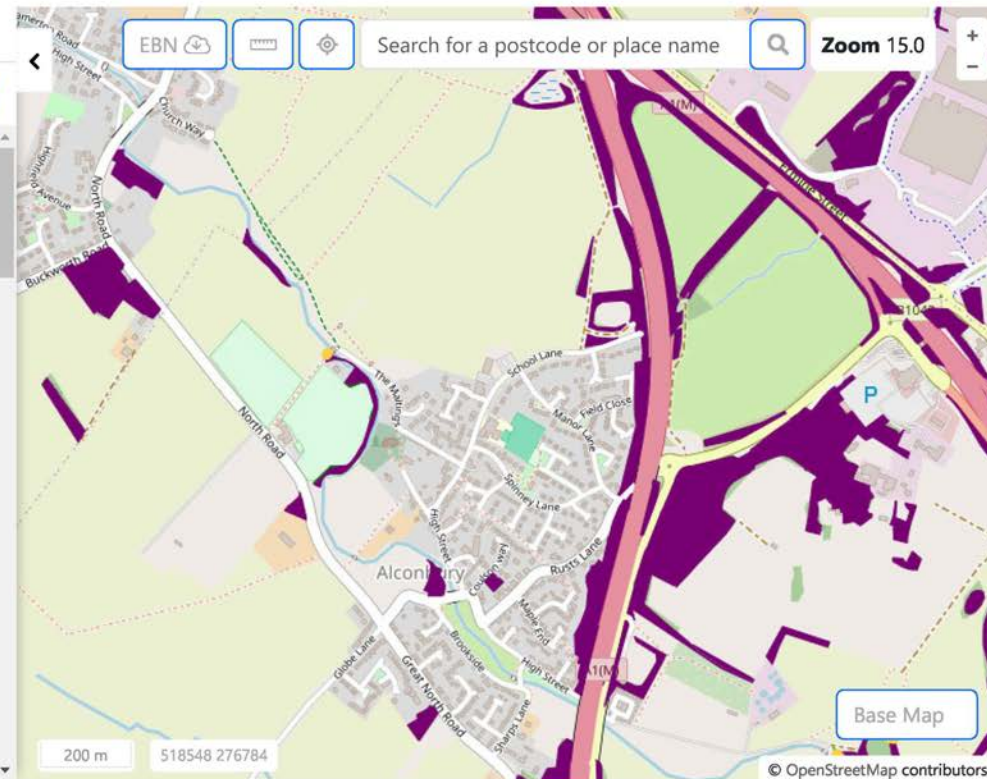
Access Level

- ☒ Accessible
- ☐ Non Accessible
- ☐ Linear Access

☒ Greenness Grid

☒ Private Gardens per Thousand People

☐ Access Points



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Map colors based on [ColorBrewer](#) by Cynthia A. Brewer, Penn State

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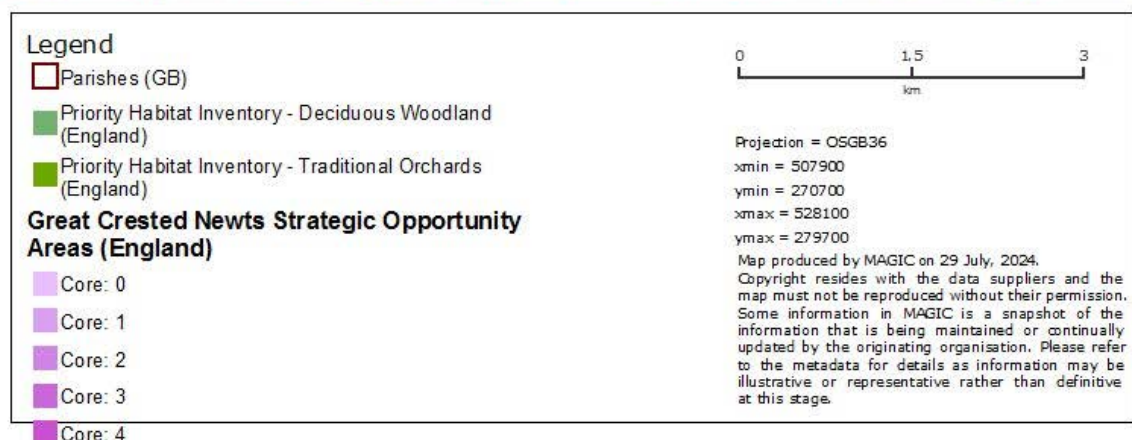
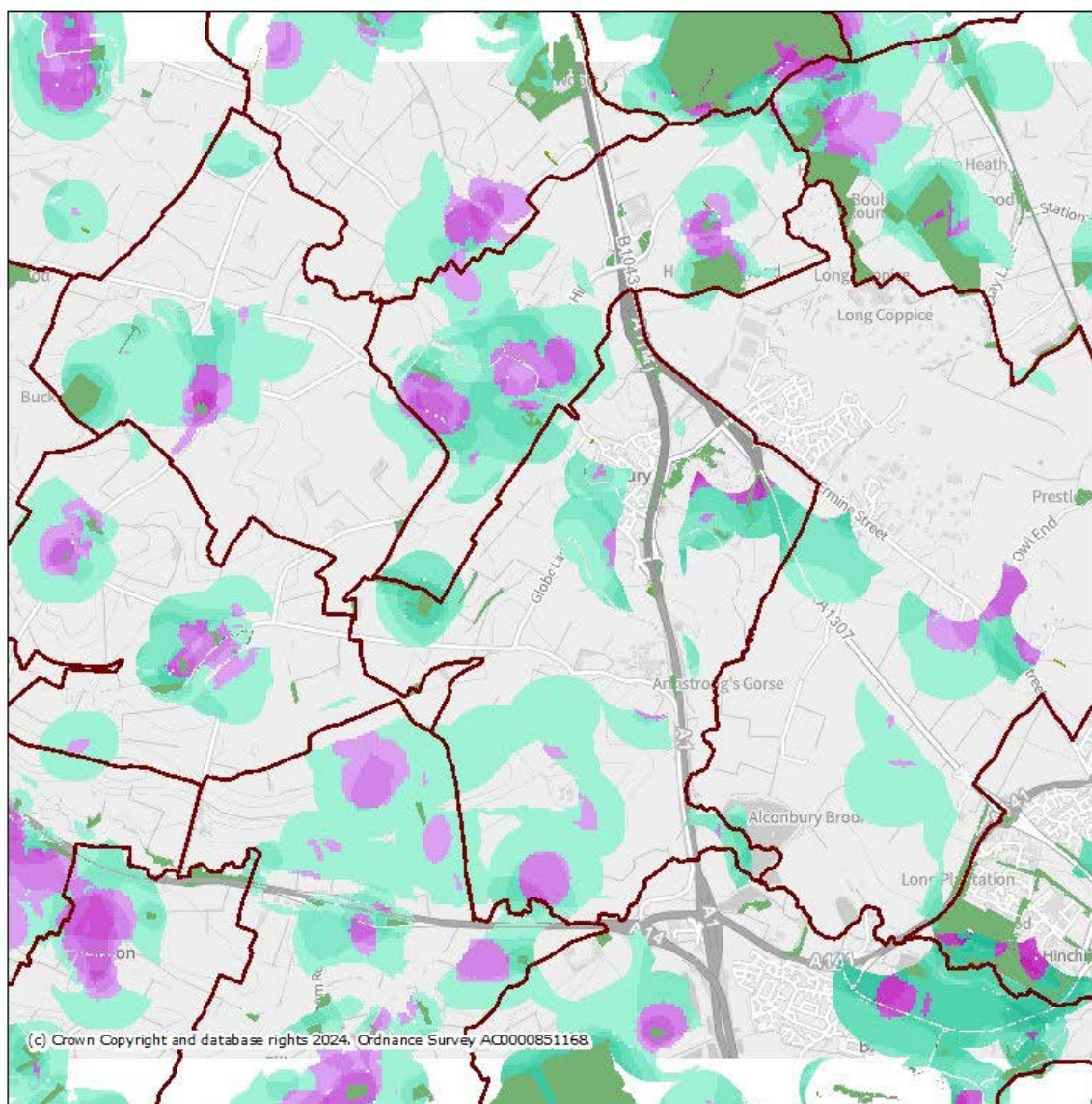
© OpenStreetMap contributors.



<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>

1/1

Image 27: Whilst much of it is inaccessible, Alconbury village has an extensive network of woodland as illustrated in Natural England's Green Infrastructure mapping tool



Map 16: Great crested Newts Strategic opportunity Area, as identified by MAGIC July 2024

Chapter 7 Community Action Points

7.1 Introduction

- 7.1.1 In the process of preparing this neighbourhood plan, a number of action points have been identified that the Parish Council is keen to commit to as a way of complementing the planning policies set out in Chapter 6. The **community action points** share similar desired outcomes to the planning policies but are not capable of being brought forward via a planning policy.
- 7.1.2 The community actions points are summarised in Chapter 5 and set out in more detail below:

Improving play equipment in the Plan area – **Community Action Point 1**

- 7.1.3 To complement Policy AL 4, 'Alconbury's Green Spaces' the Parish Council will seek the delivery of improved play equipment on existing play areas including at the Bramble End play area.

Managing flood risk in Alconbury – **Community Action Point 2**

- 7.1.4 To complement Policy AL 6 'Addressing flood risk appropriately when development is proposed via a planning application' the Parish Council will continue to support the work of the Alconbury Brook Flood Group.

Promoting walkable routes between residential areas and village services - **Community Action Point 3**

- 7.1.5 To complement Policy AL 7 'Maintaining well connected neighbourhoods and addressing barriers to moving around the village more safely using active travel choices', the Parish Council will through liaising and working with stakeholders (landowners, highways authority) seek the delivery of a safe crossing point on the Great North Road to enable safer travel via active travel choices (e.g., walking, cycling, mobility scooter) from residential areas to village community infrastructure (shop, play space, primary school, Memorial Hall, pub).

Chapter 8 Monitoring the implementation of the NP policies.

8.1 Introduction

- 8.1.1 The parish council acknowledge that circumstances and local priorities may change during the Plan period. In addition, some policies will be more effective than others in addressing the vision and objectives set out in Chapter 5.
- 8.1.2 The parish council will therefore commit to reviewing the effectiveness of the NP's policies and the appropriateness of its vision and objectives on a regular basis, and at the very least once annually as part of the Annual Parish Council Meeting.

8.2 Mechanisms for reviewing planning applications and monitoring planning decisions

- 8.2.1 The parish council will maintain a record of the recommendations it makes to the local planning authority with respect to planning applications in its parish, including the extent to which the policies in the NP are relevant.
- 8.2.2 The parish council will also monitor planning decisions made by the local planning authority, recording:
 - whether relevant policies in the NP are being appropriately cited in planning decisions, and
 - whether decisions by the local planning authority are compatible with the policies in the NP.
- 8.2.3 These processes will provide a record of the role made by the NP in decision making by the local planning authority.
- 8.2.4 In the event of there being concerns that the local planning authority has not used applicable NP planning policies in its decision making, these will be raised directly with the local planning authority.

8.3 Indicators to monitor the effectiveness of this Plan

- 8.3.1 Periodic reviews will be made of the effectiveness of the Plan based on the following indicators:
 - Are the Vision and Objectives are being achieved
 - Have any policies had unintended consequences (positive or negative)
 - Have changes to national (NPPF) or local policy made parts of the Plan redundant
 - Have there been significant changes in the local area (e.g. large developments) or unprecedented events (e.g. severe flooding).

8.4 Delivering aspirations set out in this Plan

8.4.1 Over time, the parish council will also monitor and reflect on:

- the success of the NP in achieving the objectives set out in Chapter 5 of the neighbourhood plan
- the success of the NP in delivering the **community action points** set out in Chapter 7.

8.5 Summary

8.5.1 If, over time, it becomes evident the NP is either no longer effective at influencing planning decisions or no longer appropriate given community aspirations and priorities, a full or partial review of the NP will be considered.

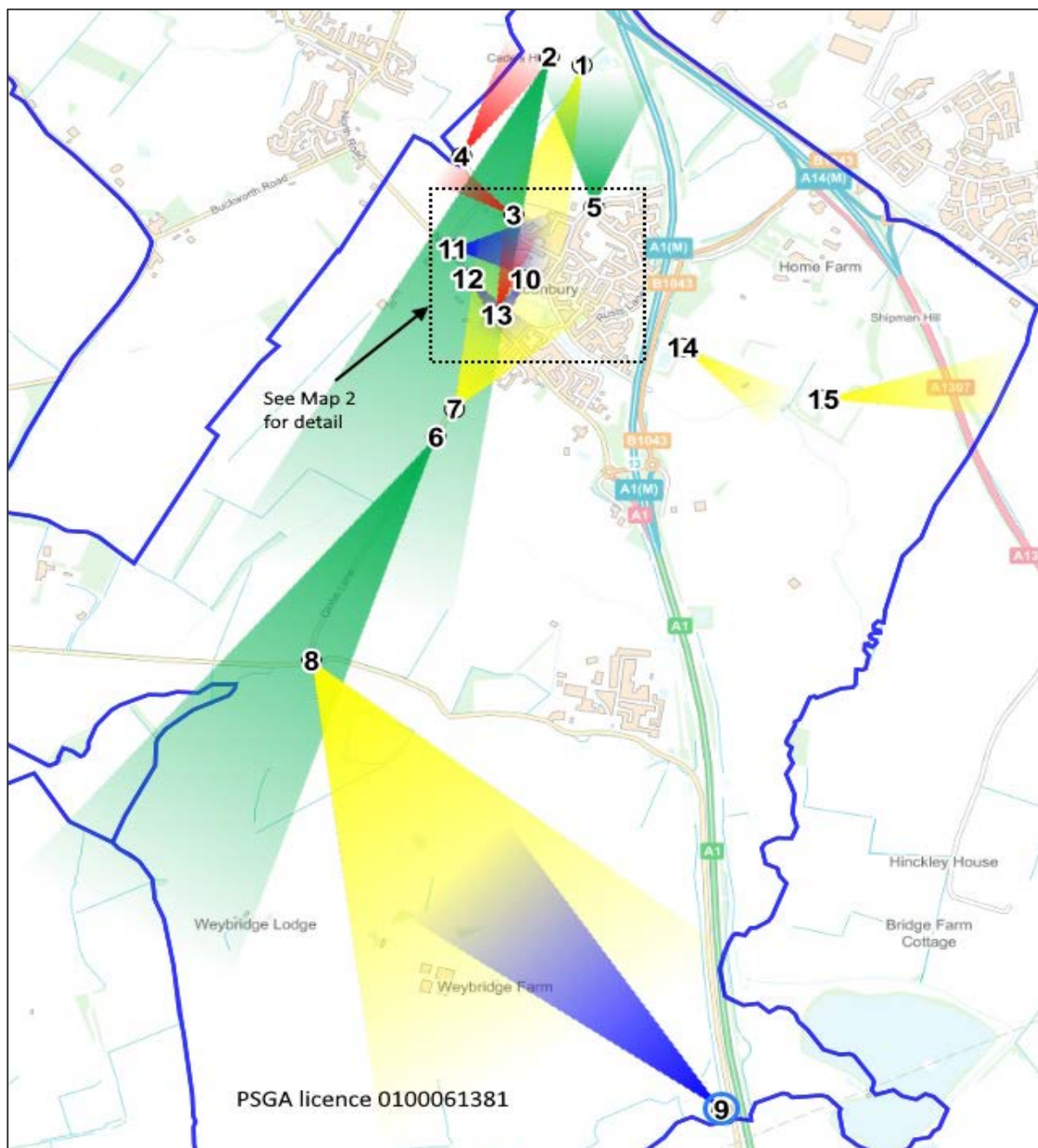
Appendix 1: Locally Important Views

This Appendix contains a series of maps with a photo and description of each of the 29 Locally Important Views.

These are by no means all the important views and when proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape.

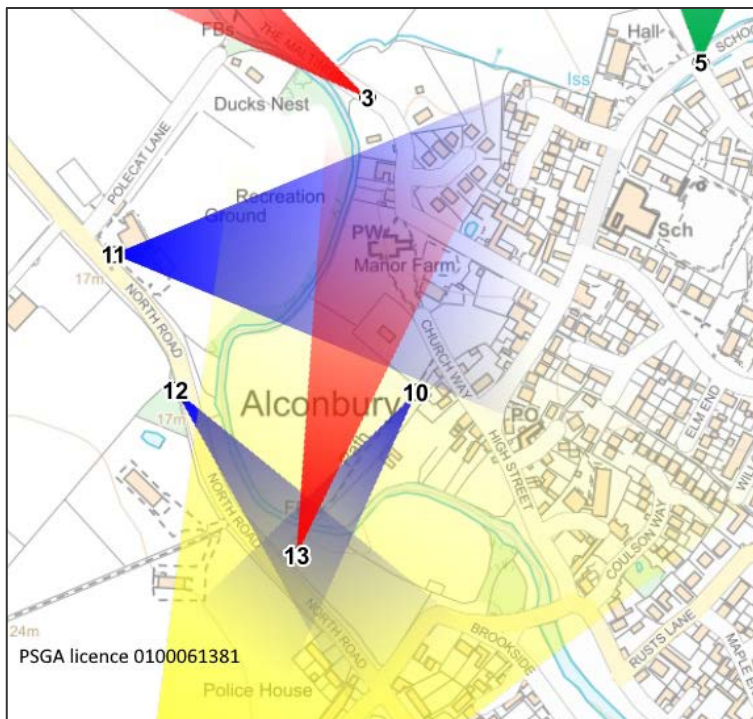
Views are from publicly accessible land including public footpaths.

LANDSCAPE – views of the wider Parish and around the Village perimeter



Landscape Map 1

LANDSCAPE – views of the inner village perimeter



Landscape Map 2

	View 1 This view is taken from the Public Right of Way to the north of the Village. Although Alconbury is bounded by the A1 down the eastern side, the main view to the west is open countryside, with Alconbury down in the valley giving beautiful views of the Church and the village at sunset. It illustrates the patchwork of arable fields defined by woodland and hedgerows, and the deeply rural landscape which surrounds the west side of Alconbury.
	View 2 This view is taken from the Public Right of Way looking southwest across the rural landscape with Church Way being to the left of the image. The topography demonstrates the descent down to the valley with Alconbury Brook meandering through arable fields and areas of woodland and pasture before rising back up towards Woolley Hill and the wind farm on the horizon.



View 3

This view is the northeast Public Right of Way from The Maltings running towards Alconbury Weston and following the Alconbury Brook. It is a wonderful, heavily used footpath between the two villages, avoiding the main road and traffic, with small footbridges giving access to both Polecat Lane and the Alconbury Sports & Social Club.



View 4

This view is taken further along The Maltings which progresses onto Church Way in the direction of Alconbury Weston, with the path wending through fields following Alconbury Brook. The topography rises to the north-east with the A1 beyond and provides beautiful views, especially early mornings and evenings.



View 5

This view is taken from the bottom of Manor Lane at the junction with School Lane at the Village edge looking northeast. Affectionately known as the “old cow field” it is located beside the Memorial Hall and is ridge and furrow, a diminishing resource in this area. The view rises gently away from the road on the edge of the village and is part of the rural character. Noted in the Cambridgeshire County Council Historic Environment Record number HER 10503 as a ridge and furrow monument appearing as crop marks running SSW-NNE, directly north of School Lane. Also identified as a Non-designated Heritage Asset in the NP.

	View 6 This view is taken on the south edge of the Village at Globe Lane, which is down in the valley, looking back up towards Woolley Hill. During misty mornings, sunny afternoons or dusky sunsets, many people enjoy walking along Globe Lane and looking at the Wind Turbines, which are an extra special hit with young children.
	View 7 This view is taken from the middle point of Globe Lane, looking north back towards the Village entrance. The topography is another example of the arable fields surrounding the Village defined by hedgerows and pockets of woodland, with the Church within the Conservation Area to the left of the view. This view shows the gateway into the village from the south.
	View 8 This view is taken from the bottom of Globe Lane looking south up towards Weybridge Farm on the hill. The topography shows that the arable fields is a theme of the surrounding countryside to the south and west of Alconbury. To the left of this image is the Labcorp site located beside the A1 and the wind turbines at Woolley Hill are to the right, as seen in View 6.



View 9

This viewpoint is the opposite side of Weybridge Farm as seen in View 8 above. It is taken from Woolley Road looking northwest beside the junction of the A1 and A14 crossing at Brampton Hut roundabout. This is the southern boundary of the Parish which is bounded by the A14 and A1. The well-managed arable land on the southern side of the Parish is a major flood mitigation resource of the Alconbury Brook, which frequently floods Alconbury village, through to Brampton and further on to the Ouse Valley.



View 10

This beautiful viewpoint is taken from the Public Right of Way on the edge of the Conservation Area on Church Way looking towards the Great North Road, with a footbridge in the distance to cross the Alconbury Brook. This Public Right of Way serves as a very popular and well used link from the village core.



View 11

This view is taken from the boundary line of the cricket field at the Alconbury Sports & Social Club located on Great North Road. Key features important to maintaining this sense of place are the open, unrestricted view of the Church, with the tree-lined Alconbury Brook passing along the eastern edge of the sports field.



View 12

This view is taken from the Great North Road, looking south and reflects the approach into the Village from the west and illustrates the visual importance of the areas of woodland and open green areas on the western side of the Village where the Alconbury Sports & Social Club is located.



View 13

This view is taken from a field gate along the Great North Road, looking north towards the Church on the edge of the Conservation Area on the west side of the Village. A Public Right of Way on the far side of the hedge leads to the village core.



View 14

This (top) view from the allotments is taken from the Public Right of Way beside the eastern side of the A1. The location shows a northeastern viewpoint of Alconbury House which is a distinguishing feature at the top of Rusts Lane, down towards the Alconbury Brook to the south. The Brook continues downstream in the direction of Huntingdon racecourse and Brampton.



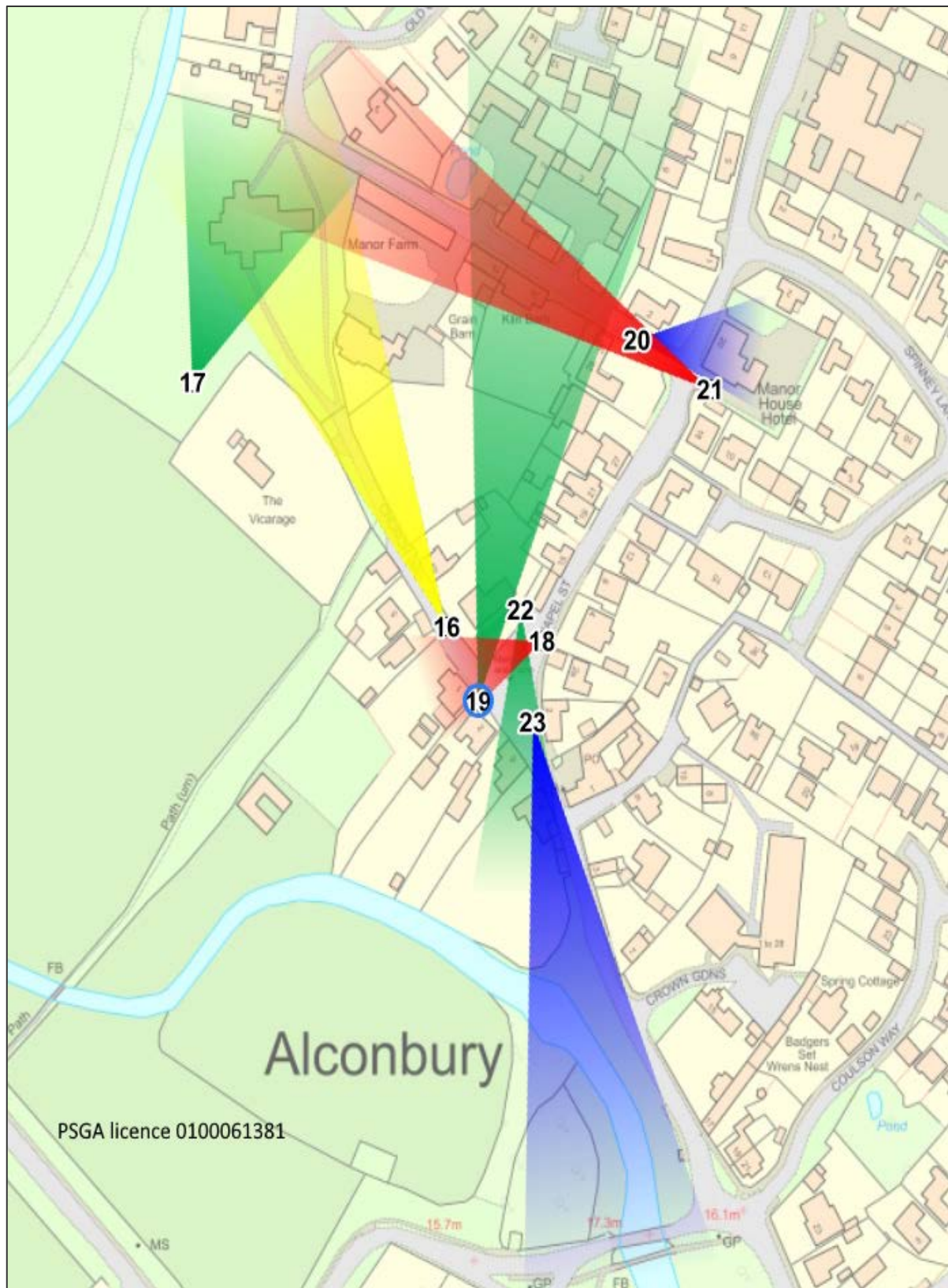
This lower view shows the allotments where many residents hold plots to grow produce.



View 15

This view is taken from the Public Right of Way just on the eastern boundary of the Parish. Affectionately known locally as the Sheep Field, located beside Alconbury Brook, this illustrates the continuation of the arable fields that have been dissected by the A1 dual carriageway on the eastern side of the village. On the horizon, the village of Little Stukeley can be seen. This land to the east of the Parish forms part of the flood plain of the Alconbury Brook, which frequently floods downstream of the Parish. In the distance to the right of this image is Huntingdon Racecourse and Hinchbrooke Park at Brampton, which frequently floods during peak events and the floodwater can take several days to recede.

VILLAGE CORE – core features of the Village



Village Core Map 3



View 16

View of Church Way (taken from Maypole Square), Alconbury

This lane from Maypole Square going up towards the Church has a number of Grade II Listed Building assets within the Conservation Area. Of particular note is the boundary wall to Manor Farmhouse to the right of Church in this image. These structures are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interests.



View 17

Church of St Peter and St Paul, Alconbury

The Parish Church mostly dates from the 13th and 14th centuries although some elements originate from as early as the 12th century. This structure is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under number 1330549.



View 18

Village Pump, Maypole Square, Alconbury

This view is taken at the heart of the village, at the junction of High Street and Chapel Street. Maypole Square was the site of a 14th century market. Today it hosts maypole and morris dancing with pupils from the Primary School during May. It is also where the village Christmas Tree is displayed by Neighbourhood Watch and the Parish Council.



View 19

Chapel Street, Alconbury looking up towards The Manor Pub and School Lane

There are a number of feature buildings within this viewpoint, namely the Wesleyan Chapel that has been converted to a domestic dwelling, as well as mixture of terraced cottages and more modern dwellings.



View 20

The Manor Public House, Church Way, Alconbury

Originally the manor house to the village of Alconbury, this 16th century building features original timber frame and other period features including exposed oak beams.

This structure is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under number 1130241.



View 21

View of The Maltings from The Manor Pub, looking towards the Church, Alconbury

This lane runs parallel to Church Way and is the main entry to Manor Farmhouse which is situated adjacent to the Church.

The original red brick barns that were part of Manor Farm have now been converted to domestic accommodation and are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The dwellings along The Maltings are a mix of historic barn conversions on the left hand side of this viewpoint, with modern barn style dwellings on the right in keeping with the listed buildings.



View 22

Maypole Square looking towards High Street, Alconbury

This view is taken at the heart of the village with dwellings a mix of brick and coloured render. Feature buildings with brick wall and hedge boundaries and five bar gates are key elements of this local vernacular.



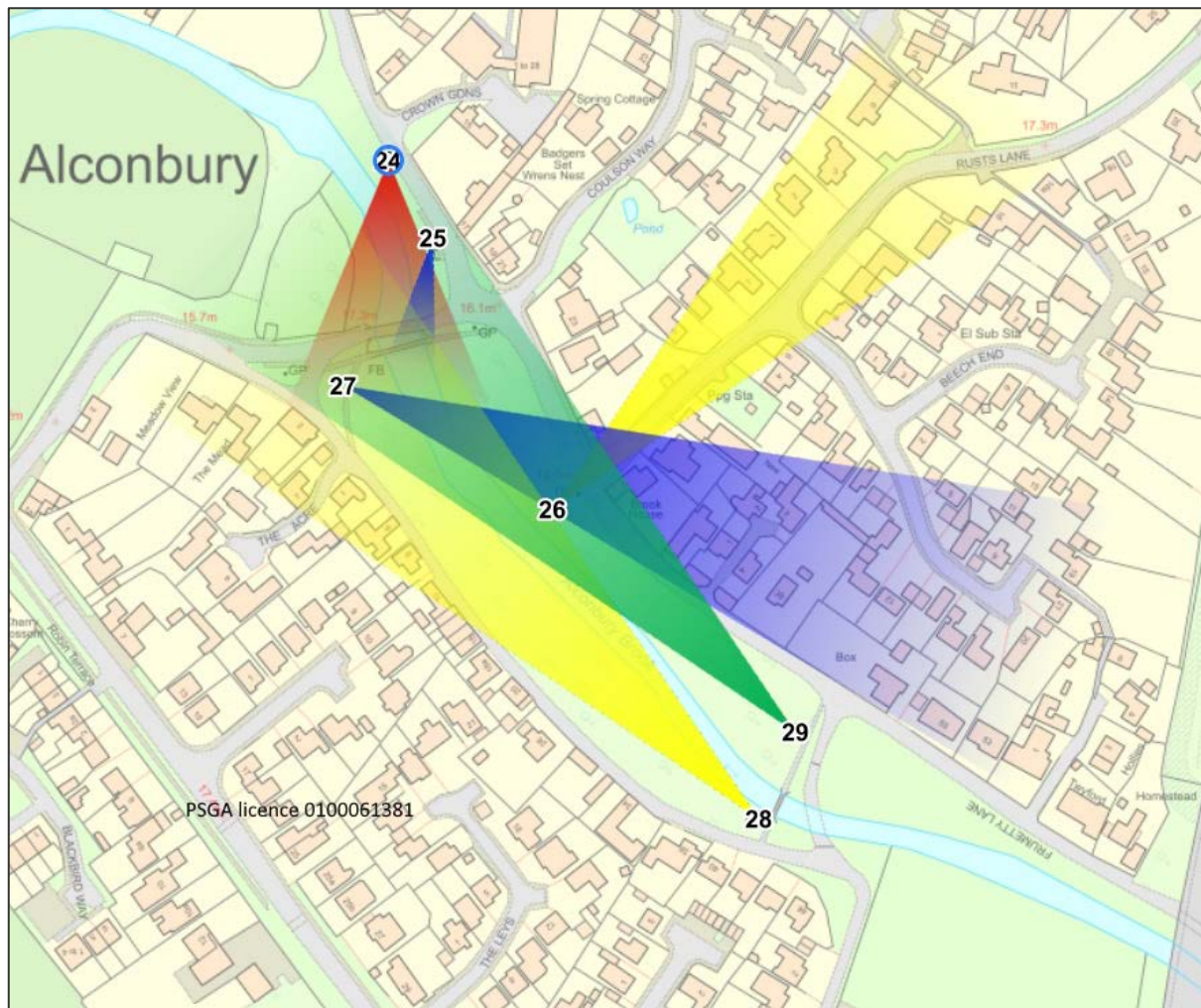
View 23

High Street, Alconbury looking towards the Heritage Bridge

This view shows the Grade II Listed building known as Bell House which was formally the Bell Inn and of late 16th century construction with timber frame and thatched roofs.

This structure is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under number 1130247.

VILLAGE CORE – the village green



Village Core Map 4



View 24

Heritage Bridge and Village Green, Alconbury

Continuing along High Street and beyond Bell House, this view shows the Heritage Bridge dating from the 15th century and spanning Alconbury Brook from east to west. This important feature is constructed of limestone ashlar with brick parapets, four pointed segmental arches.

This structure is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under number 1317661.



View 25

Heritage Bridge, Alconbury

Local farmer with his steam engine, who regularly visits the Village during the summer months.



View 26

Village Green, High Street, Alconbury looking towards Rusts Lane

This view taken from the Village Green east of the Alconbury Brook shows the Grade II Listed cottage at the bottom of Rusts Lane on the left. This building was originally The Crown Inn dating from the 17th century. Beyond this historic building, housing from the mid 20th century are evident on the gentle incline of Rusts Lane which eventually leads out of the eastern side of the village. This structure is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under number 1164691.

	View 27 <u>Village Green along Brookside, Alconbury looking towards the Ford</u> On the western side of the Alconbury Brook, this lane has a mixture of brick terraced cottages, Grade II Listed buildings and housing from the mid 20th century running adjacent to the Village Green. A number of these structures are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interests.
	View 28 <u>Heritage Bridge and Village Green, Alconbury</u> This image of Alconbury Bridge offers a beautiful view of the medieval construction and demonstrates why it has been a constant feature throughout Alconbury's history. It stands at the western end of the Village Green, spanning the Alconbury Brook.
	View 29 <u>Alconbury Brook and Village Green, Alconbury looking from the Bord</u> Alconbury was given a charter for markets and fairs in 1304, which led to the expansion of the Village. To this day, there is the Annual Village Fete held on the Green every July.

Appendix 2: Non-Designated Heritage Assets

The NP group identified a number of buildings and structures that are of local historic importance, and their preservation or enhancement is important to maintaining settlement character. This appendix relates directly to Policy AL 3: Conserving and enhancing Alconbury's non-designated heritage assets. Details of these buildings and structures referred to as non-designated heritage assets are described below, along with a description of the assessment process followed to assess the assets for inclusion and a map showing their location.

Assessment of Assets

All items have been assessed in terms of their significance in relation to archaeological interest, architectural and artistic interest, group value, historic interest, rarity and landmark status (see detailed criteria below). All identified assets meet one or more of the criteria, consistent with the advice provided by Cambridgeshire County Council at <https://local-heritage-list.org.uk/cambridgeshire>

A variety of asset types have been considered including:

- Landscape features e.g. medieval ridge and furrow
- Buildings
- Built structures

Criteria

Archaeological interest: Provides evidence about human activity in the locality, which may be in the form of buried remains, crop marks or earth works, but may also be revealed in the structure of assets or in a designed landscape. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places and of the people and cultures that made them.

Architectural and artistic interest: Demonstrates some of the following attributes: local and/or national styles, materials, plan form, construction (including traditional, innovative or modern) and craft techniques, or any other distinctive characteristics. An asset with striking aesthetic value, may be singled out as a landmark within the local scene.

Group value: Contributes to the architectural or historic interest of any group of assets of which it forms part, particularly where assets comprise an important architectural or historic unity or a fine example of planning, where they make a significant contribution to the streetscape or where there is a historic functional relationship between the assets.

Historic interest: Significant historic association of local or national note, including links to acknowledged important figures or events, for example landowner, commemorative event, charity, ecclesiastical or other community group or former

resident. Social and communal interest has special value in local listing as it provides meaning for communities derived from collective experience of a place and can symbolize wider values such as faith and cultural identity. It therefore relates to places perceived as a source of local identity distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Rarity: Rare to Alconbury parish or rare to the district or region.

Landmark status: Landmark status within the local scene where it has a strong communal or historical association, or because it has especially striking aesthetic value.



1. Ridge and Furrow

Location Church Close Ridge and Furrow grass field. Between Great North Road and Church Way alongside Church Way Footpath No 4.

///spring.lays.tacky

Description: Medieval and later ploughing technique - the land was divided into narrow strips and the ridges were formed by ploughing the soil repeatedly. Size approx 4 acres. Used for livestock grazing and hay and as a flood meadow during flooding.

Significance: Historic. Archaeological interest. Landscape.



2. Wooden Footbridges

Location: Church Close Footpath No 4 includes 3 bridges on this stretch - one crossing the Alconbury brook close to Great North Road and two smaller bridges.

///situates.supposes.bikers

Description: Mainly to be used in times of flooding to provide access/egress for residents. This footpath and the small bridges will have been in place in one form or another for hundreds of years, and link to Footpath No 10 on the other side of the Great North Road up to the mill on the hill, south west of the village.

Significance: Historic. Group value. Rarity - local.



3. Wooden Footbridges – Polecat Lane

Location: Polecat Lane Bridges. 2 white bridges for villagers to access Polecat Lane and Great North Road from Ducks Nest and The Maltings. On Footpath No 17.

///undertone.major.index

Description: Approx 1900 or older. Cannot be accessed during a flood but add to the many village walks in dry times and access to the Sports and Social Club clubhouse and playing fields.

Significance: Historic. Group value. Architectural interest. Rarity – local.



4. Corn Mill House

Location: Corn Mill House, Mill Road Alconbury, PE28 4BN.

///cuddled.typically.recorded

Description: Dated 1887. Walking distance from the Mill on the hill. Landmill for villagers to acquire flour.

Significance: Historic. On 1842 OS map as Corn Mill.

Architectural interest. Rarity – local to Alconbury.



5. No 2 Rusts Lane

Location: 2 Rusts Lane, Alconbury, PE28 4DN. On the corner of Rust Lane and High Street on the east side of the village green facing the Heritage Bridge.

///seabirds.another.simulator

Description: Built approx 1790 as two cottages, one being a village Cobblers cottage/shop at some point. 1924 the two cottages became one house. 1970 the property was saved from demolition and stands proud today.

Significance: Historic. Landmark status. Architectural interest.



6. Footbridge adjacent to Heritage Bridge

Location: White Foot bridge beside the Heritage "hump back bridge" Located in the centre of the village crossing Alconbury Brook.

///filled.royal.intricate

Description: No historic photos pre 1900 - probably built for pedestrians once motor vehicles started using the road bridge.

Significance: Historic. Group value. Landmark status. Rarity – important architectural development as horse and cart moved aside for the motor car.



7. Footbridge Sharps Lane

Location: Located over Alconbury Brook next to Brookside/Sharps Lane with access to the High Street. [///steady.whistling.marmalade](#)

Description: Iron Foot bridge. In a historic village photo 1923. Enables crossing of the brook and the village green. High usage.

Significance: Historic. Group value. Landmark status. Rarity – local.



8. Ford

Location: Located between the High Street and Sharps Lane /Brookside. [///turkeys.harnessed.gather](#)

Description: Originally used as a safe crossing place to herd livestock between pastures or herded to market. Now used by vehicles when the brook is low.

Significance: Historic. Group Value. Rarity - local. On 1842 OS map.



9. Ford adjacent to 8 High Street

Location: Alconbury Village brook ford crossing point from Mill Road to the High Street, next to Bell House. PE28 4DU

///cement.decorator.harmony

Description: Historically used as a livestock crossing point to move pastures or going to market and as the route for access to the local smithy. Now a little over grown.

Significance: Historic association with the smithy. On 1842 OS map.



10. Village Pump

Location: Maypole Square, Alconbury, PE28 4DS.

<http://headboard.commoners.perplexed>

Description: Hand water pump. Was once used as a water pump possibly by villagers and their livestock. Dated Victorian or older. Traditionally now danced around on May Day with a maypole by children from the village school and serves as the location for the village Christmas tree and community carol singing event.

Significance: A significant and prominent landmark in the street scene and reference point for the community. Also supports a positive local identity.

Rarity - local, group value, historic.



11. Blacksmith's Barn

Location: on Church Way between Maypole Square and the Church.

[///outhouse.outlast.grips](http://outhouse.outlast.grips)

Description: The barn was a carpenter's shop and a forge, one of the 3 forges marked on a historic OS map dated 1865. This forge specialised in making and fixing cartwheels and carts and, fittingly with its close proximity to the church, coffins were made here. Many years ago, the tools and benches found in the barn indicated what it was used for and it's said to have been the last resting place for a few bodies before entering the church for their funeral.

Significance: Historic. Rarity - local. Artistic interest. Group historic interest to the village



12. Former Wesleyan Chapel

Location: Chapel street. Alconbury, PE28 4DY.

[///call.fluid.pokes](http://call.fluid.pokes)

Description: Former Wesleyan Methodist Chapel dated 1867 with modillioned gable pediment and pilasters dividing the façade into bays.

The Chapel had a healthy congregation up to the late 20th century when the building was sold and the congregation moved to St Peters and St Pauls church. Became a private residence approximately 2010.

Significance: Historic. Architectural interest. Rarity.



13. Old School Building

Location: School Lane, Alconbury, PE28 4EQ.

///lemons.ringers.dress

Description: A Victorian building in the centre of the modern school buildings making up Alconbury Church of England Primary School. Built in the Victorian era, this building holds many memories from the countless village children who have passed through it and is also home to "The School Bell". The large brass bell is more than 100 years old. The School Bell was originally rung at the beginning of the school day. Now it's a tradition to be rung by year 6 on the day they leave school and move on to secondary school. Located at the back of the school in a wooden box for protection.

Significance: Old School Building, Historic. Group Value.

Significance: The School Bell, Historic. Group Value. Rarity – local. Architectural interest.



14. Old Barn, Manor Farm

Location: The Maltings, Alconbury, PE28 4DZ.

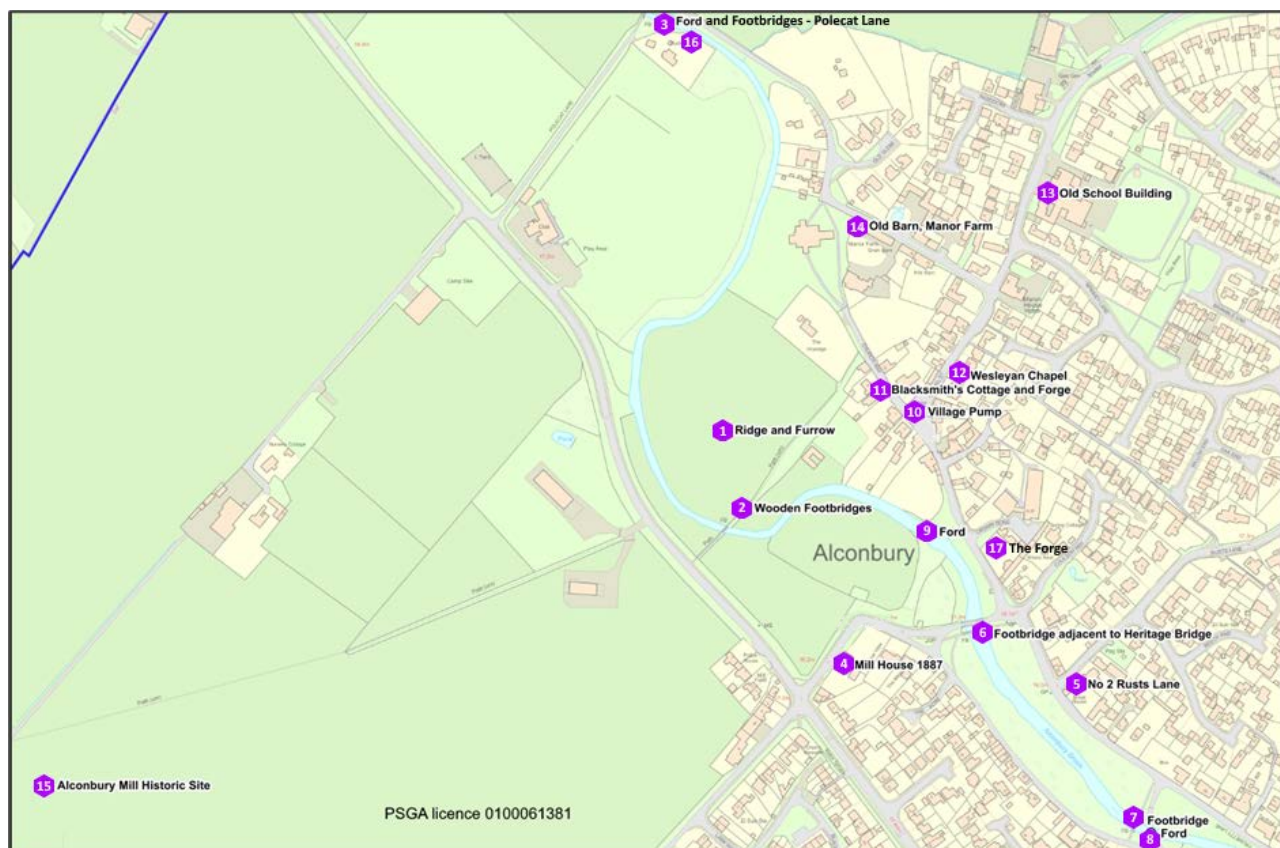
///baseline.mistaking.legwork

Description: Used to store farm equipment and once attached to a cattle shed that was taken down in the 1970's. Attractive building with slate tiled roof and oak beams, possibly recycled from a ship. Probably built in mid Victorian times. A suitable front and protection for Manor Farm House.

Significance: Historic. Architectural interest.

	15. Alconbury Mill Historic Site Location: Mill Field which can be reached via Globe Lane or Great North Road (old A1). At the highest point along the footpath heading SW to Buckworth Road. Footpath No 10. ///panic.tweezers.brittle Description: View of site where Alconbury Wind Mill was located. Made from wood - possibly made use of livestock to turn as well as wind. Significance: Historic. Archaeological interest. Rarity - local. On 1842 OS map.
	16. Ford at Polecat Lane Location: Polecat Lane Ford - where Polecat Lane meets Ducks Nest/The Maltings roadway. On Footpath No 17. ///metro.hasten.vowell Description: The ford is now predominantly used by horse and riders almost daily. Traditionally used by farm machinery accessing the land between the two villages (right up until the 1990's). Also used by livestock crossing the brook in more ancient times. Significance: Historic. Group Value. Rarity - local.
	17. The Forge Location: High Street, Alconbury PE28 4DS. ///prices.rate.unhappily Description: The Forge (dated 1729) situated on The High Street - facing the village Green close to the historic "Hump back Bridge". On 1842 OS map as "smithy" Significance: Historic. Architectural interest.

Map Showing Location of Non-designated Heritage Assets



Appendix 3: Design Guidance

The design guides are reproduced here for ease of reference. Please see the Alconbury Design Guide 2025 for full explanation for these.

*Please also note that as a result of the Neighbourhood Plan Examination, some minor amendments have been made to the Design Guidance – see **Addendum***

Rural Character
A1: Countryside views and vistas
Views and vistas towards the countryside from and to the village and landmarks within Alconbury are fundamental to the village's landscape and historic setting. One such example of this is the Church, as displayed in the figure on this page. It along with other landmarks should be preserved in alignment with the following guidance:
• Ensure the scale and design of development, and including landscape screening where appropriate, is not visually intrusive;
• Respect the existing elements of the village by protecting and enhancing the setting and views of notable and listed buildings and features;
• Where appropriate, incorporate landscape and built features to create and strengthen views and vistas or create landmarks, helping with legibility. For example, mature trees and other landscape features at entrances to the development provide visual sequences of experience for pedestrians;
• Maintain existing visual connections to the surrounding countryside and long views out of the settlement;
• Create short-distance views broken by buildings, trees or landmarks to help create memorable routes and places, and easily intelligible links between places. Orientate buildings to maximise the opportunities for memorable views and visual connectivity from the public realm.
A2: Tree planting and green infrastructure
The abundance of trees is one of the parish's greatest assets. The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.
• Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
• Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
• Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
• Tree root zones should be protect-ed to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
• New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities;
• To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing

character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change, environmental/ habitat benefits, size at maturity and ornamental qualities.
A3: Rural streets
The leafy streetscapes within the parish are a reoccurring characteristic and create the canvas for the rural identity of the settlements. Overhanging trees, hedges and grass verges, in particular alongside the Brook, make for a pleasant experience when travelling through the village that is distinctive to the parish. The following guidelines should be considered by developers to ensure that streets are locally distinctive.
• Ensure streets are laid out to encourage connectivity, including direct access to key destinations such as the church of St Peter & St Paul and the Alconbury Memorial Hall. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes;
• Encourage public access to community facilities, green space and the countryside by ensuring publicly accessible streets are adjacent, and provide direct access and views, to these places;
• The grass verges along the Brook are vital components of Alconbury's character and therefore should not be impacted by any future development;
• Streets should be designed to have the appearance of a rural village by incorporating: • <i>Narrow geometric street lay-outs that encourage active frontages, slow traffic and avoid large impervious areas; and</i> • <i>Minimal street furniture and road markings. The limited use of timber bollards and wayfinding signs that are already present in the Neighbourhood Area may be appropriate.</i>
A4: Landscape setting and settlement edge
The neighbourhood area features well preserved green gaps, hedgerows and arable farm fields. As well as this the main part of Alconbury is set in a valley. These features play a significant role in shaping how the built up area interacts and creates a seam-less relationship with the surrounding countryside. The following guidance will help ensure that this continues.
• Abrupt edges with minimal vegetation or open landscaping at the development's perimeter should be avoided. Instead, new developments should incorporate dense vegetation to create a seamless transition from urban areas to the rural landscape. Most of the existing built environment within the parish upholds and maintains this feature, as numerous properties have generously sized rear gardens surrounded by sizable trees and abundant vegetation;
• Any new development should aim to preserve the green gaps as far as possible.
A5: Housing Variety
One of the characteristics of Alconbury is the vibrant mix of building types which helps create an interesting street scene (please refer to the guidance for images to support A5: Housing Variety. The following guidance should be considered by developers:
• Any new development should reflect the built form of any surrounding properties.
• Subtle variation in building setback is encouraged.
• Contemporary design may be acceptable if it still follows the rules set by the existing typologies as shown opposite.
A6: Architectural details and materials
Future constructions must demonstrate respect for existing architectural styles and utilise materials that are considerate of those employed in nearby residences. Key materials and finishes found across the villages are listed in the Design Guide.

• New developments should draw inspiration from the high-quality local design references. It is essential for these designs to make a meaningful contribution to pre-serving the rural character of the village.
• New development should ensure that it puts forward a comparable level of greenery, incorporating native and context-appropriate plant species, to establish a cohesive setting that aligns with the existing natural environment.
A7: Parking
Due to the remote location of the parish, the demand for private cars and car parking remains high. Car parking typologies across villages include on-plot parking (front and side), on-street parking, and garages. Therefore, the design guidelines on the next pages will focus on the prevailing typologies.
On-plot parking:
• On-plot parking should be sufficient to the local residents' needs to avoid issues of parking over-flow along the narrow rural lanes. The level of car parking provision should be in accordance with current district guidance
• As a general rule, a third of the front garden space should be dedicated to parking, while two-thirds of the front garden should remain as green space.
• Parking should be well integrated into design so as not to dominate the public realm. Especially, high-quality and well-designed soft landscaping, hedges, hedgerows, and trees, should be used to increase the visual appeal of the parking, at the same time increasing local biodiversity and enhancing the natural character of the Parish.
Garages
• Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street.
• The design of any garage enclosure should integrate well with the surroundings in terms of visual and physical impact.
A8: Re-purposing agricultural buildings
The parish's agricultural legacy is evident through the good number of historic farmhouses and barns spread across the Parish area. Many of these structures will provide opportunities for modification and reuse. Extensions should be designed to an appropriate scale and be secondary to the original building. As well as this detailing and materials should be in keeping with that of the host building. Future conversions and modifications will be controlled by the following guidance:
• External additions should be sub-ordinate in scale to the original or primary form of the building.
• Extensions should be designed to match or complement the existing façade material of the structure.
• Modifications must retain evidence of a structure's previous use where possible.
• Modifications must respect or enhance the appearance of the original building and the wider scene.
• External add-ons should be designed unobtrusively or fitting with the surrounding context and should not detract from the surrounding character.
• Security systems, external lighting and satellite additions should be placed discretely to minimise their impact on the street scene.
Healthy street design
B1: Enclosure

Focal points and the public realm in new developments should be de-signed in good proportions and de-lineated with clarity. Clearly defined spaces help in achieving a cohesive and attractive built form. They also create an appropriate sense enclosure. Enclosure describes the relationship between a given space and the vertical boundary elements, whether that be building façades or vegetation. The enclosure level of new developments should reflect that of their surrounding built environment. The following principles serve as a general guide that should be considered for achieving a proportioned sense of enclosure:

- When designing building setbacks, there must be an appropriate ratio between the width of the street and the building height (see page 41 of the Design Guide).
- Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain.
- In the case of terraced and adjoining buildings, a variety of plot widths, building heights, and façade depths should be considered during the design process to create an attractive streetscape and break the monotony.
- Walls, landscaping and paving could achieve visual continuity and well-defined open spaces to link buildings together and define public and private spaces.

See Alconbury Design Guide for further guidance on enclosure

B2: Plot layout

Throughout the Neighbourhood Area the plots are defined by building set-backs, varying in depth. The buildings themselves are typically generous in size and tend to have large private gardens with off-street parking. These features, along with the grass verges and street trees contribute to the rural village character of the area.

- Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions but will generally follow a consistent line.
- Buildings should reflect the set-back of surrounding buildings also leaving space for grass verges.
- Any form of new development should be well spaced out to avoid inappropriate overlooking into back gardens and house windows.

B3: Feelings of safety and surveillance

Passive surveillance is one method of improving safety along streets, protecting residents and creating im-proved levels of personal comfort.

- 90% of buildings should have a primary frontage which faces the street to encourage overlooking and passive surveillance.
- Where setbacks are less than 12m, boundaries should generally be less than 1m in height in line with guidance provide within the, to prevent them obstructing natural surveillance onto the street. Exceptions include where setbacks are larger than 12m, where boundary treatments are used to enhance enclosure, or where boundary treatments help to intermittently screen front-of-plot parking from view.

B4: Boundary treatments

- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define

boundaries. Any material that is not in keeping with the local character should be avoided.
• If placed on the property boundary, waste storage should be integrated as part of the overall landscaping and design of the property.
B5: Traffic calming
Alconbury has high levels of traffic moving through the parish on both the A1 and the Great North Road, and this is only increasing with the growth at Alconbury Weald. The traffic often travels through the village too quickly to be safe for pedestrians and cyclists. The design of the highway needs to be rebalanced in their favour. Through traffic that does not need to pass through the village should also be discouraged. Imaginative solutions to the traffic problems ones that do not detract from Alconbury's special character and allow agricultural vehicles to pass need to be explored. The Huntingdonshire Design Guide puts importance on traffic calming and suggests that carefully considered urban design (such as the above-mentioned arrangements of buildings and enclosure) will provide natural traffic calming. Having said that some speed control options that developers could use include: • Reduced visibility at junctions • Narrow carriageway widths • Shared surfaces • Encouraging walking and cycling. The Netherlands leads the field in this area. Common techniques for slowing traffic include narrowing street widths, changes in texture (such as pavers and cobblestones) and introducing friction. Alconbury is a working agricultural farming village with many local businesses relying on farm machinery which should still be able to pass freely through the village.
Sustainable Design
C1: Permeable paving
It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % permeable area should be between 30% to 70% of the unbuilt areas. Permeable pavement must also comply with Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage, some of which are listed below: • Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems; • The SuDS Manual (C753); • BS 8582:2013 Code of practice for surface water management for development sites; • BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers; and • Guidance on the Permeable Surfacing of Front Gardens.
C2: SuDs
• Surface water should be managed as close to where it originates as possible. • Runoff rates should be reduced by providing attenuation that stores water to help slow its flow down. • Water quality could be improved by filtering pollutants to help avoid environmental contamination. • Given Alconbury's rural setting natural SuDS such as swales, ponds and wide ditches could be more appropriate.

• Peak flood flows occur about 30hours after heavy rain so retention structures are ideal. These should have controlled flow using hydrobrakes and stop valves which should have the minimum practical capacity. • Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water. • Sediment release should be reduced where possible to avoid the flow of the brook being blocked. • Where the right mix of plants is used, hedging could be used as barriers to surface runoff while also contributing to local biodiversity.
C3: Water and slow release
Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:
• Consider any solution prior to design to appropriately integrate them into the vision;
• Conceal tanks by cladding them in complementary materials
• Use attractive materials or finishing for pipes; and
• Combine landscape/planters with water capture systems.
C4: Eco Design – refer to Design Guide for additional detail
Buildings contribute almost half (46%) of carbon dioxide (CO2) emissions in the UK. The government has set rigorous targets for the reduction of CO2 emissions and minimising fossil fuel energy use.
Given the acknowledged urgency of responding to climate change a universal commitment needs to be made by communities and developers to achieve carbon net zero by designing houses and environments that would be adaptable to the climate.
Alconbury Neighbourhood Plan aspires to have a positive impact to the environment. Any future development should aim to minimise energy use and contribute to biodiversity.
There are a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to futureproof buildings and avoid the necessity of retrofitting. Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar panels for electricity generation and/or water heating.
Figure 49 (see Guide) features an array of sustainable design features, where the top ones are strongly encouraged to be implemented into existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.
• Lifetime homes. See Guide
• Building fabric – thermal mass. See Guide
• Insulation. See Guide
• Airtightness. See Guide

Appendix 4: Design Checklist

This checklist has been taken from the Alconbury Design Guide 2025. It sets out a list of considerations and questions that can be used when considering individual schemes.

*Please also note that as a result of the Neighbourhood Plan Examination, some minor amendments have been made to the Design Guidance – see **Addendum***

The following questions should be considered when new development proposals come forward in the parish, as applicable.

General design guidelines for new development:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the character of streets, greens, the brook and other spaces;
3. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
4. Reflect, respect, and reinforce local architecture and historic distinctiveness;
5. Retain and incorporate important existing features into the development
6. Respect surrounding buildings in terms of scale, height, form and massing;
7. Adopt contextually appropriate materials and details;
8. Provide adequate open space for the development in terms of both quantity and quality;
9. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
10. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
11. Positively integrate energy efficient technologies;
12. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
13. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
14. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

Street grid and layout:

15. Does it favour accessibility and connectivity? If not, why?
16. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
17. What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
18. How will the new design or extension integrate with the existing street arrangement?
19. Are the new points of access appropriate in terms of patterns of movement?
20. Do the points of access conform to the statutory technical requirements?

Green spaces, views and character:

21. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
22. Does the proposal maintain or enhance any identified views or views in general?
23. How does the proposal affect the trees on or adjacent to the site?
24. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter
25. Has the proposal been considered within its wider physical context?
26. Has the impact on the landscape quality of the area been taken into account?
27. In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
28. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
29. Can any new views be created?
30. Is there adequate amenity space for the development?
31. Does the new development respect and enhance existing amenity space?
32. Have opportunities for enhancing existing amenity spaces been explored?
33. Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?
34. Is there opportunity to increase the local area biodiversity?
35. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
36. Can water bodies be used to provide evaporative cooling?
37. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

Gateway and access features:

38. What is the arrival point, how is it designed?
39. Does the proposal maintain or enhance the existing gaps between villages?
40. Does the proposal affect or change the setting of a listed building?
41. Is the landscaping to be hard or soft?

Buildings layout and grouping:

42. What are the typical groupings of buildings?
43. How have the existing groupings been reflected in the proposal?
44. Are proposed groups of buildings offering variety and texture to the townscape?
45. What effect would the proposal have on the streetscape?
46. Does the proposal maintain the character of dwelling clusters stemming from the main road?
47. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
48. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
49. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak

loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building line and boundary treatment:

- 50. What are the characteristics of the building line?
- 51. How has the building line been respected in the proposals?
- 52. Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline:

- 53. What are the characteristics of the roofline?
- 54. Have the proposals paid careful attention to height, form, massing, and scale?
- 55. If a higher-than-average building is proposed, what would be the reason for making the development higher?
- 56. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- 57. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- 58. Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
- 59. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- 60. Do the proposed materials match those of the existing dwelling?
- 61. In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- 62. Does the proposed extension respond to the existing pattern of window and door openings?
- 63. Is the side extension set back from the front of the house?
- 64. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- 65. Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials and surface treatment:

- 66. What is the distinctive material in the area?
- 67. Does the proposed material harmonise with the local materials?
- 68. Does the proposal use high-quality materials?
- 69. Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
- 70. Do the new proposed materials respect or enhance the existing area or adversely change its character?
- 71. Are recycled materials, or those with high recycled content proposed?
- 72. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

73. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking solutions:

74. What parking solutions have been considered?
75. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
76. Has planting been considered to soften the presence of cars?
77. Does the proposed car parking compromise the amenity of adjoining properties?
78. Have the needs of wheelchair users been considered?
79. Can electric vehicle charging points be provided?
80. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
81. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Appendix 5: Soil Handling in the Alconbury Brook area

This advice to developers and contractors on soil handling, that minimises unnecessary flood risk has been prepared by the Alconbury Flood Group.

Soil is a flood mitigation resource

- Alconbury Brook has a catchment area of about 80km²
- The topsoil has low permeability
- Where badly managed, soils remain virtually saturated for most of the winter. Consequently, run-off is rapid after heavy rain
- Where there is surface run-off, watercourses in the catchment are quickly responsive to rainfall. Flooding in the villages at the bottom of the catchment has occurred 25 times in the last 100 years.
- Research by us in the catchment, agricultural 'regen' and agri-environmental schemes and farming methods that reduce soil compaction have shown that the porosity and permeability of the catchment soils can be improved along with overall soil health and productivity.
- Many of the farms in the catchment are improving soil health while contributing to flood risk reduction.

Development proposals often underestimate loss of soil flood mitigation value.

There is increasing development pressure on the Alconbury Brook catchment. Nearly 1000ha of land in the catchment may be developed by 2046.

In designing flood risk mitigation developers are expected to compensate for differences between greenfield run-off with that from impermeable areas within the development.

This approach is not an adequate estimate of increased flood risk because soil will probably have been damaged by construction activities.

What do developers need to know about soil in Alconbury?

- Good soil in the Alconbury Brook catchment is approximately 50% solid material, largely made up of mineral particles. It also crucially contains decaying organic material, carbon, invertebrates and microbes. The other 50% is air and water.
- Many of the mineral particles are very small and hold on to water molecules hence permeability is slow.
- The basic unit of soil is an aggregate. These tiny particles often form around a little piece of organic material and are held together by microbes and sticky chemicals they and plants produce. Stable aggregates maintain soil structure and water pathways through soil.
- Our work using DNA sequencing has shown that some types of microbes are associated with healthy porous permeable soil and stable aggregates.
- Our work with farmers in the catchment has shown that good soil management enhances healthy microbial populations AND that bad practice reduces the populations of the most useful microbes.
- Soil regeneration and recovery can take between 5 and 15 years after damage.
- Healthy Alconbury Brook catchment soil is slowly porous; water takes 1-3 days to run through it and away. Compacted catchment soil is almost impermeable, ponding and rapid surface run-off is common.

Healthy Alconbury brook catchment top soil	Compacted top soil
 diagram courtesy of bioRender	 diagram courtesy of bioRender
50% space for air and water. Modest porosity, oxygen for roots and microbes	As little as 25% space for air and water, little porosity, high likelihood of surface run-off and ponding. Poor for plant roots and microbes

Good Soil Management at all stages of Planning and Construction

Although not a statutory requirement, we ask that developers consider their impact on soil as a flood mitigation resources at all stages of the development process.

Planning

- At an early stage a baseline evaluation of soil on site should be conducted: porosity infiltration, structure, aggregate stability and organic matter, respiration. At least 5 samples/ha in a W pattern
- Construction soil planning should be simple with an on-site person responsible
- Areas where topsoil disturbance is necessary should be minimised and protected areas signposted.
- Machine movement areas and routes should be minimised to avoid compaction
- Wet Alconbury Brook catchment soil types are particularly susceptible to compaction and damage at and beyond their plastic limit, winter soil movement scheduling should be avoided.
- Topsoil storage heaps should be planned to be less than 3m high.
- There should be a post construction soil plan.

Implementation

- Excavator and lorries should avoid work directly on topsoil, but from the side to avoid compaction.
- Experienced excavator drivers should be employed to minimise sub-soil/topsoil contamination
- Tacked vehicles or those with partially deflated/large surface area tyres should be used.

Soil storage

- The longer and wetter soil is stored and the larger the storage heaps the greater the likelihood that anaerobic conditions in the core will seriously damage the structure and ecology of the soil.
- Storage heaps should be constructed without vehicles having to drive on the heaps

Reinstatement

- Subsoil should be mole drilled before any reinstatement
- Top soil is best replaced when dry and mixed with at least 10% manure/organic matter to help the regeneration of soil structure and the microbiome
- Top soil should be loosely tipped without vehicles driving over soil
- Spreading should be done by the lightest possible vehicle with tracks or large contact area tyres
- Top soil should be reinstated to at least its' original depth e.g. >30cm.

5 year programme of soil regeneration

- Express (shallow) cultivation in year 1, then move towards a min-till (minimum till)
 - Use deep rooted plant varieties
 - Use appropriate microbiome additives, for example mycorrhizal fungi, rhizobium
 - Carry out ongoing testing and monitoring of soil recovery.
-

Notes:

The geology of the Alconbury Brook catchment is fairly uniform consisting of the Evesham and Hanslope soil series. (top to bottom).

- 30cm limey clay rich topsoil low permeability
- 60 cm dark brown silty clay very low permeability
- 100 cm orange brown gravelly clay, gravel fine to coarse, permeability falling with depth
- 200 cm + stiff grey oxford clay impermeable

Addendum

This addendum relates to **Appendix 3 Design Guidance** and **Appendix 4 Design Checklist**. As the Alconbury Design Guide was prepared by an independent body, and these appendices are extracted from the complete Design Guide, an addendum was considered the most appropriate way to highlight the amendments.

The following changes were made as a result of the Examination of the Neighbourhood Plan:

Appendix 3 Design Guidance (page 122)

A7: Parking

On-plot parking

Second bullet, to read “As a general rule, a maximum of one third of the front garden space...”

B2: Plot layout

Second bullet – add “and front gardens.” after “grass verges....”

B3: Feelings of safety and surveillance

First bullet – amend to read “All buildings should have a primary frontage which faces the street, and on both frontages of corner plots to encourage overlooking...”

B3: Feelings of safety and surveillance

Second bullet, first sentence to read “Where setbacks are less than 12m, boundaries should generally be less than 1m in height in line with guidance provided within the HDC Design Guide SPD 2017, to prevent them from obstructing natural surveillance onto the street.” and, add to the end of second sentence “These should comprise hedge planting/soft landscaping to reflect **B4: Boundary Treatments**”.

Appendix 4 Design Checklist (page 127)

Household extensions

Add bullet point “65a. Is the extension subservient to the main dwelling in terms of height and overall scale and massing?”