

An overview of the Great Staughton Neighbourhood Plan

What is the neighbourhood plan?

A neighbourhood plan is a document containing planning policies which will be used by Huntingdonshire District Council (HDC) when planning applications are being considered in Great Staughton.

The current version of the Great Staughton neighbourhood plan, known as the Pre-submission Version, has been prepared by the Great Staughton neighbourhood plan group, a group of people comprising residents and parish councillors. We are now consulting the local community and other stakeholders about its proposals for 6 weeks.

Consultation on the draft neighbourhood plan

The consultation period runs from **20th September 2023 to 5pm on 2nd November 2023**. You are invited to give us your feedback during this period using one of the methods below:

- Completing a response form at <https://www.greatstaughtonpc.org.uk/npform>
- Sending an email to: gtstaughtonparishclerk@outlook.com;
- Return any paper completed forms to 10A The Highway, Great Staughton or to Great Staughton Parish Clerk, 2 Hatchet Lane Stonely, St. Neots, PE19 5EG.

The proposed Great Staughton neighbourhood plan can be viewed in full at our website <https://www.greatstaughtonpc.org.uk/neighbourhood-plan>. Paper copies of the plan are available on request from the Parish Clerk or Parish Chairman. A copy of the Neighbourhood Plan for viewing and response forms will be available at the Village Hall, Church, and Doctor's Surgery.

Will there be further opportunity to have your say?

Yes. Following this round of consultation, we will revise this draft neighbourhood plan and submit it to Huntingdonshire District Council (HDC). HDC will then publish it for a further 6 week consultation period and appoint an examiner. Importantly, once the examination is complete, HDC will hold a parish-wide referendum where you will have the opportunity to support or oppose the plan.

How did we get here?

With your help! In late 2021 we distributed residential and business questionnaires within Great Staughton. We received 184 residential replies and 14 business replies. In March 2022, we had an open meeting to discuss priorities for new development and the future of the parish. This was followed up with a further consultation in June 2022 when we sought your views on a draft vision and a set of objectives for the neighbourhood plan. Since that consultation we have been preparing the evidence which was presented to the Parish Assembly in May 2023. The Plan is now presented for your consideration.

The plan is supported by a Sites Analysis and Assessment and a series of Topic Papers which are available to view at **insert URL**

Tell me about the Great Staughton Neighbourhood Plan

The Great Staughton Neighbourhood Plan includes a vision, 6 themes and 19 planning policies.

The Great Staughton Neighbourhood Plan vision:

‘To value, conserve and enhance the rural and historical character and community spirit of Great Staughton, ensuring that future development retains the green spaces and vistas, but also provides a sustainable community with appropriate facilities for its residents.’

The Great Staughton Neighbourhood Plan objectives:

Growth and the future
To support growth in line with Great Staughton’s Indicative housing requirement
To ensure any additional housing provision meets the needs of local people within the Neighbourhood Plan Area
Village Character
To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special
To protect and enhance the historic character of Great Staughton
To protect and enhance the setting of Great Staughton’s settlements together with its valued green and blue spaces
Climate Change
To ensure that Great Staughton is resilient against the future impacts of Climate Change
To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk
Transport and connections
To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities
Local Facilities, Services and Business
To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities

The 19 planning policies in the Great Staughton Neighbourhood Plan

Policy GSNP 1 – Spatial Strategy

This policy supports further housing on small windfall and infill sites in the identified built up area together with a housing allocation south of 29 The Green. Additionally, land for a new GP Surgery and NHS health facility at Brook Farm is supported with associated residential development which is demonstrated to be needed as ‘enabling’ development.

Policy GSNP 2 – Built Up Area Boundary

This policy and a map define the built up area of The Green and Staughton Highway. Minor development will be supported within the built up area boundary. Outside the area, development will only be supported where there is a demonstrated need.

Policy GSNP 3 – NHS Healthcare Facility at Brook Farmyard

The intent of this policy is to support a new GP Surgery / NHS health facility to replace the existing doctor’s surgery in The Highway which is not suitable for current health care needs in Great Staughton. The policy includes a list of criteria that need to be satisfied to enable the development to come forward.

Policy GSNP 4 - Housing Allocation at The Green

This policy allocates 0.71 hectares of land south of 29 The Green for approximately 20 dwellings. 40% of the dwellings must be affordable homes and be predominantly 2 bedroom homes suitable for younger adults or for older people downsizing.

Policy GSNP 5 – Housing Mix

The policy supports a mix of size and tenure of housing which take into account the needs of young people, growing families as well as the needs of older residents. One or two bedroom homes will be supported.

Policy GSNP 6 – Allocation of Affordable Housing

The policy ensures that 50% of affordable homes in the parish are offered firstly to those with demonstrated affordable housing needs and have a strong connection to Great Staughton assessed using the existing Great Staughton Community Land Trust criteria.

Policy GSNP 7 – Landscape and Townscape Characteristics

This policy expects development to respond positively to the landscape and settlement characteristics of Great Staughton, as set out in a Landscape and Townscape assessment. The plan identifies valued views, gateways, the linear character of The Highway and key areas of separation.

Policy GSNP 8 – Local Green Spaces

The policy identifies the Recreation Ground as Local Green Space.

Policy GSNP 9 – Great Staughton Conservation Areas

This policy identifies ways in which development can come forward whilst preserving and enhancing the character of the two Conservation Areas in Great Staughton.

Policy GSNP10 – Non Designated Heritage Assets

This policy identifies a list of buildings that are of local historical importance where development should be sympathetic to the building and its setting.

Policy GSNP 11 - Biodiversity and Wildlife Habitats

This policy expects most development proposals to deliver 20% net gains in biodiversity. The policy seeks protection and enhancement of the existing habitats and biodiversity corridors set out in the Plan.

Policy GSNP 12 – Sustainable Construction and Energy Efficiency

This policy seeks innovative approaches to the construction of low carbon homes and buildings which demonstrate sustainable use of resources and high energy efficiency levels.

Policy GSNP 13 - Renewable Energy

As a matter of principle, a Community Heat and Energy Storage Hub will be supported.

Policy GSNP 14 - Water Efficiency

This policy seeks to ensure development maximises water efficiency and expects development to include a Water Conservation Strategy.

Policy GSNP 15 – Surface Water Flood Risk

This policy expects development proposals to set out detailed surface water drainage schemes that ensure there is no increase in flood risk on site or elsewhere.

Policy GSNP 16 – Walkable neighbourhoods

The purpose of this policy is to ensure the existing footpath and cycle networks are not adversely affected when new development comes forward and that opportunities are utilised to improve the network.

Policy GSNP 17 - Road Safety and Parking

The intent of this policy is to ensure development does not adversely affect road safety, including identified safety hotspots. Development should provide adequate off street parking.

Policy GSNP 18 - New Pedestrian and Cycle Routes.

The policy safeguards land for 4 cycle and pedestrian routes.

Policy GSNP 19 - Protect Local Services and Facilities

The policy identifies valued local services and facilities that should be retained unless they are no longer economically viable, or an alternative replacement is provided.