



**Basic Conditions Statement
Great Staughton Neighbourhood Plan**

Report for Parish Council meeting 12th September 2024

29th August 2024

Introduction

Cambridgeshire ACRE is an independent charity established in 1924. We are part of a network of 38 Rural Community Councils across England and are a member of ACRE (the national umbrella for RCCs). We are proud to support local communities in Cambridgeshire and Peterborough, and nearby where appropriate. We put a lot of effort into getting to know our customers so we can understand what they need from us. This ensures we focus on providing products and services that really make a difference to local people as they work in their own communities.

As part of our work, we provide a Neighbourhood Planning service for local communities. We have developed this service by building on our skills, knowledge and competencies gained in other project areas such as rural affordable housing and community-led planning and by working with local planning consultants to broaden our capacity.

Our current partners are:



You can find out more about our team and our work on our website [here](#).

Cambridgeshire ACRE's Head of Business Services will be responsible for this contract. Her contact details are:

Alison Brown
Head of Business Services
Email: alison.brown@camsacre.org.uk
Direct Dial: 01353 865029
Main Switchboard: 01353 860850

CONTENTS

INTRODUCTION	1
Basic Conditions	1
The Qualifying Body	1
The Neighbourhood Plan area	1
Neighbourhood Plan Period	2
Neighbourhood Plan Vision	2
Neighbourhood Plan Objectives	2
Excluded Development	3
NATIONAL PLANNING POLICY	5
HUNTINGDONSHIRE LOCAL PLAN 2036	20
DELIVERING SUSTAINABLE DEVELOPMENT	30
EUROPEAN UNION OBLIGATIONS	38
Strategic Environmental Assessment and Habitat Regulation Assessment	38
Human Rights	39
APPENDICES	
Great Staughton Neighbourhood Plan Area Designation	41
Extract of Strategic Policies in the Huntingdonshire Local Plan 2036	45

INTRODUCTION

1. The Basic Conditions Statement has been prepared on behalf of Great Staughton Parish Council to support and accompany the Great Staughton Neighbourhood Plan's (GSNP) submission¹ to the Local Planning Authority, Huntingdonshire District Council (HDC).

Basic Conditions

2. The Neighbourhood Plan must meet a set of basic planning conditions² before it can be put to a referendum and be formally adopted. A Neighbourhood Development Plan (NDP) meets the basic conditions if:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017³ and
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
3. The Basic Conditions Statement addresses these requirements by demonstrating that the GSNP has had regard to the National Planning Policy Framework (December 2023); is in conformity with the strategic policies identified in the Adopted Huntingdonshire Local Plan 2036, will contribute to achieving sustainable development and does not breach, and is compatible with, EU obligations.

The Qualifying Body

4. The GSNP is submitted by Great Staughton Parish Council, who is a qualifying body, as defined by the Localism Act 2011.

The Neighbourhood Plan area

5. The GSNP Neighbourhood Plan area is the Parish of Great Staughton, Huntingdonshire. A map of the designated area is included in Figure 1. The Great Staughton Neighbourhood Plan Area Notice dated 21st January 2021 is attached as Appendix 1 to this document.
6. The GSNP relates only to the Parish of Great Staughton and to no other Neighbourhood Plan area. It is the only designated area and no other Neighbourhood Plan exists or is emerging in any part of the Neighbourhood Area.

¹Regulation 15 of the Neighbourhood Plan (General) Regulations 2012 (the 'regulations')

² Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990

³Schedule 2 - paragraph 8(2) (g) of Schedule 4B to the Town and Country Planning 1990 Act

Neighbourhood Plan Period

7. The GSNP confirms that the plan period is 2021 to 2036 to align with the Adopted Huntingdonshire Local Plan to 2036 (HLP).

Neighbourhood Plan Vision

8. The Neighbourhood Plan contains a vision, objectives, and 19 policies. The policies in the Neighbourhood Plan relate to the development and use of land in the plan area. The Great Staughton Neighbourhood Plan's Vision Statement is:

'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'.

Neighbourhood Plan Objectives

9. The overarching purpose of the Great Staughton Neighbourhood Plan is to contribute towards the achievement of sustainable development and to enhance the quality of life for existing and future residents. The objectives of the Plan were created, shared and discussed through community consultations as set out in the Consultation Statement. There is a clear 'thread' between the Vision and Objectives through to the policies to support sustainable development. The table below details where a policy seeks to meet the objectives.

Growth and the future	Neighbourhood Plan Policies
To support growth in line with Great Staughton's Indicative housing requirement	GSNP 1 GSNP 2
To ensure any additional housing provision meets the needs of local people within the NP Area	GSNP 4 GSNP 5 GSNP 6
Village Character	
To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special	GSNP 7 GSNP 8 GSNP 9
To protect and enhance the historic character of Great Staughton	GSNP 10 GSNP 11
To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces.	GSNP 6 GSNP 12
Climate Change	
To ensure that Great Staughton is resilient against the future impacts of Climate Change	GSNP 13 GSNP 14
To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk	GSNP 15
Transport and connections	
To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities	GSNP 17 GSNP 18 GSNP 19
Local Facilities, Services and Business	
To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities.	GSNP 3 GSNP 19

Excluded Development

11. The plan cannot include policies that relate to excluded development. The Excluded development definition includes a County Matter (schedule 1 of the 1990 Act) relating to minerals development⁴. The GSNP does not include any 'excluded' development policies.

⁴. 1990 Act 61K And Schedule 1

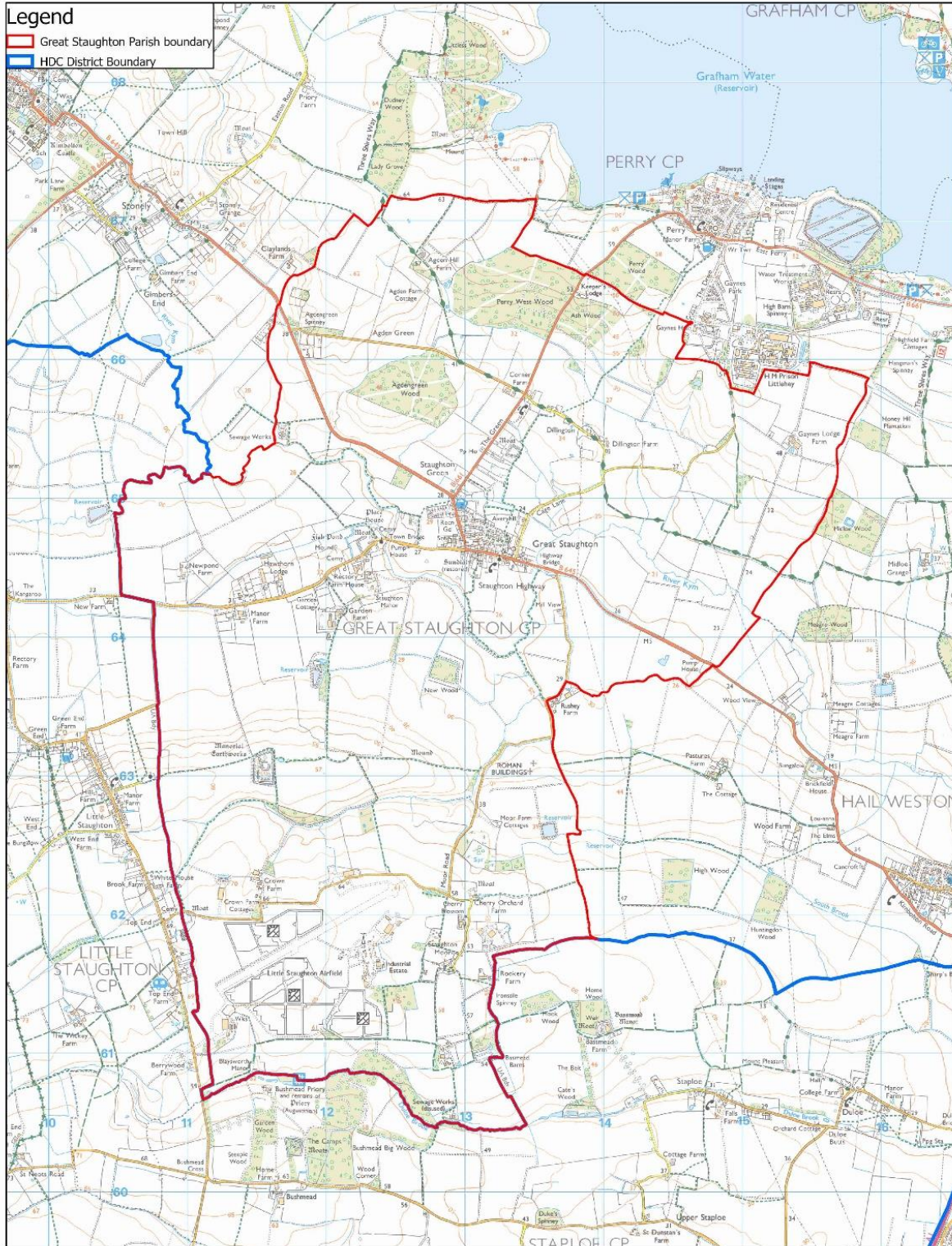
FIGURE 1 GREAT STAUGHTON PARISH NEIGHBOURHOOD PLAN APPROVED DESIGNATED AREA

Description: Great Staughton Neighbourhood Plan Area



Scale = 1:24,000

Date Created: 28/10/2022



NATIONAL PLANNING POLICY

12. The GSNP policies are required to be appropriate having regard to national planning policy. This national policy is provided by the National Planning Policy Framework (NPPF) updated and published in December 2023 but also provided by planning practice guidance and ministerial statements. This section demonstrates that the GSNP policies have been prepared having regard to the framework. It also has regard to the planning principles contained in the most recent National Planning Practice Guidance (NPPG) published by Government in relation to the formation of Neighbourhood Plans.

13. The table below sets out how the GSNP has had regard to the national policy and demonstrates that it meets this specific basis condition. The NPPF paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph. The Parish Council is aware that a new NPPF has been published for consultation. The draft NPPF is not considered to materially change the policy objectives for Great Staughton.

Table 1: Relationship between GSNP objectives and core principles set out in NPPF 2023

NPPF Core Principle	Objectives - Growth and the future	Neighbourhood Plan Policies
Delivering a sufficient supply of homes	<p>To support growth in line with Great Staughton’s Indicative housing requirement</p> <p>To ensure any additional housing provision meets the needs of local people within the NP Area</p>	<p>Policy GSNP 1 – Spatial Strategy</p> <p>Policy GSNP 2 – Defining the Built up Area Boundary</p> <p>Policy GSNP 4 - Housing Allocation at The Green</p> <p>Policy GSNP 5 - Housng Mix</p> <p>Policy GSNP 6 - Allocation of Affordable Housing</p>
Building a Strong, competitive economy	<p>To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities.</p>	<p>Policy GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>Policy GSNP 19 – Protect Local Services and Facilities</p>
Ensuring the vitality of town centres	<p>To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities.</p>	<p>Policy GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>Policy GSNP 19 – Protect Local Services and Facilities</p>
Promoting healthy and safe communities	<p>To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities.</p> <p>To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities</p>	<p>Policy GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>Policy GSNP 17 – Road Safety and Parking</p> <p>Policy GSNP 18 – New Pedestrian and Cycle Routes</p> <p>Policy GSNP 19 – Protect Local Services and Facilities</p>
Promoting sustainable transport	<p>To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities</p>	<p>Policy GSNP 16 – Walkable Neighbourhoods</p> <p>Policy GSNP 17 – Road Safety and Parking</p> <p>Policy GSNP 18 – New Pedestrian and Cycle Routes</p>
Supporting high quality communications	<p>Not applicable to this plan</p>	

NPPF Core Principle	Objectives - Growth and the future	Neighbourhood Plan Policies
Making effective use of land	To support growth in line with Great Staughton's Indicative housing requirement	Policy GSNP 1 – Spatial Strategy Policy GSNP 2 – Defining the Built up Area Boundary
Achieving well designed and beautiful places	To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities	Policy GSNP 7 - Landscape and Townscape Characteristics Policy GSNP 16 – Walkable Neighbourhoods
Protecting Green Belt land	Not applicable to this plan	
Meeting the challenge of climate change, flooding and coastal change	To ensure that Great Staughton is resilient against the future impacts of Climate Change To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces. To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk.	Policy GSNP 1 – Spatial Strategy Policy GSNP 12 – Sustainable Construction and Energy Efficiency Policy GSNP 13 – Renewable Energy Policy GSNP 14 – Water Efficiency Policy GSNP 15 – Surface Water Flood Risk
Conserving and enhancing the natural environment	To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces.	Policy GSNP 8 – Local Green Space Policy GSNP 11 – Biodiversity and Wildlife Habitats

NPPF Core Principle	Objectives - Growth and the future	Neighbourhood Plan Policies
Conserving and enhancing the historic environment	<p>To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special</p> <p>To protect and enhance the historic character of Great Staughton</p>	<p>Policy GSNP 9 – Great Staughton Conservation Areas</p> <p>Policy GSNP 10 – Designated and Non Designated Heritage Assets</p>
Facilitating the sustainable use of minerals	Not applicable to the plan	

Table 2: Relationship between GSNP polices and NPPF 2023

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
Policy GSNP 1 – Spatial Strategy	8b; 8c; 128	<p>Policy GSNP 1 seeks to support the implementation of the Huntingdonshire Local Plan 2036.</p> <p>Policy GSNP1 has regard to paragraph 8b by supporting a sufficient number and range of homes to meet the needs of present and future generations and paragraph 8c by protecting and enhancing our natural, built and historic environment. Has regard to paragraph 128 by ensuring planning decision take into account the availability and capacity of infrastructure and services.</p>
Policy GSNP 2 – Defining the Built up Area Boundary	8c; 15; 70c	<p>Policy GSNP 2 seeks to identify the built up area of the parish where infill or windfall sites can come forward as part of the housing requirement which are in scale with the settlement.</p> <p>Policy GSNP 2 has regard to paragraph 70c as it supports windfall sites giving weight to suitable sites within the existing built up areas of Great Staughton’s settlements. Regard has been had to paragraph 8c by protecting the natural environment from development, which is not appropriate in the countryside, and ensuring that development is in sustainable locations, moving to a low carbon economy.</p> <p>The policy provides clarity (not currently present in the adopted Huntingdonshire Local Plan) with respect to the settlement boundary and its role in guiding the location of future development. Importantly, the policy sets out those land uses that could come forward outside the settlement boundary. The policy will contribute to achieving a planning system that is genuinely plan-led, consistent with paragraph 15 of the NPPF. Recognising the Neighbourhood Plan is one of more documents in the plan-led system, a clause in the policy ensures that the Neighbourhood Plan can still operate, even if the Local Plan Review were to bring forward an allocation that sits outside the identified boundary in the Neighbourhood Plan.</p>
Policy GSNP 3 – NHS Healthcare	8b -c; 20c - d; 28; 88c; 96a c; 97;	The intent of this policy is to support a 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.

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
Facility at Brook Farm	128; 167; 196	<p>Policy GSNP 19 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying the need and providing the opportunity to replace a valued service. Has regard to paragraph 20c by setting out a strategy for community facilities based upon strong community engagement. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 88c by supporting the sustainable growth of businesses in rural areas by including leisure developments in the potential range of uses which respect the character of the settlement and the site's surroundings. Has regard to paragraph 96a by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs.</p> <p>Policy GSNP 3 has regard to paragraphs 8c, 20d and 28 by seeking to protect and enhance the built and historic environment. Has regard to paragraph 128 by taking into account the desirability of maintaining an area's prevailing character and setting and securing policies for well designed, attractive and healthy places. Has regard to paragraph 167 by taking a sequential approach to the location of development taking into account all sources of flood risk (see Sequential Test report). Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment.</p>
Policy GSNP 4 - Housing Allocation at The Green	8b; 35; 61-66; 70; 71; 81; 128; 167; 196	<p>Policy GSNP 4 provides homes on a site which is well related to the centre of Great Staughton.</p> <p>Policy GSNP 4 has regard to paragraph 8b by allocating the site so that it contributes towards a sufficient number and range of homes to meet the needs of present and future generations in line with the indicative housing requirement in a location adjacent to the village which has a good range of services for its immediate residents. Has regard to paragraph 61 to 66, by boosting the supply of housing, and ensuring that the allocation for housing meets the housing need and is reflected in planning policy. By allocating land for housing in the Neighbourhood Plan on small sites the policy has regard to paragraph 71. Has regard to paragraphs 81 by providing a site where it will maintain and enhance the vitality of the rural community. Has regard to paragraph 128 by ensuring the scale of the</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		<p>development makes efficient use of land whilst considering the desirability of maintaining the area's prevailing character and setting and the importance of well designed, attractive and healthy places.</p> <p>NPPF advises that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. NPPG advises that the applicant will need to identify whether there are any other 'reasonably available' sites within the area of search, that have not already been identified by the planning authority in site allocations or relevant housing and/or economic land availability assessments, such as sites currently available on the open market.</p> <p>NPPF confirms that the sequential test should consider whether there are reasonably available lower risk sites, suitable for the proposed development to which the development could be steered. The sequential test report, prepared by Cambridgeshire ACRE, on behalf of the Parish Council, considers the residential, employment and community use of the alternative sites. The report concludes that the site south of 29 The Green, although having recognised flood risk, is the only reasonable alternative site for residential development. The Parish Council has completed a robust flood risk assessment process which has identified all potential alternative sites, their flood risk and then assessed whether there are any alternative sites available with lower flood risk including where there are constraints which cannot be overcome which would preclude development of the site. The Sequential Test Report sets out the flood risk for each of the alternative sites.</p> <p>A site specific flood risk assessment has been completed for the site by the landowner. This has been shared with the Environment Agency, District Council and Local Lead Flood Authority for their comment. The details for the assessment and subsequent comments are included in the Sequential Report and Consultation Statement. As a result of the Sequential Report, the Site Specific Flood Risk Assessment and advice from the statutory organisations, policy GSNP4 requires the submission of a Flood Risk Strategy to ensure that the development is made safe for its lifetime without increasing flood risk elsewhere. Therefore, the policy has regard to paragraph 167 by taking a sequential approach to the location of development taking into account all sources of flood risk.</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		<p>Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment in response to finding in the SEA Environmental Report.</p>
<p>Policy GSNP 5 - Housng Mix</p>	<p>8b; 61; 63; 82 – 84; 128</p>	<p>Policy GSNP 5 seeks to inform the development of new housing within Great Staughton Parish.</p> <p>Policy GSNP 5 has regard to paragraph 8b by ensuring that new housing development meets the needs of present and future generations. Has regard to paragraph 62 by ensuring that further development in Great Staughton parish, takes into consideration the current imbalance of housing stock and the community’s desire to provide smaller homes. It will ensure that the plan promotes the principles of sustainable development whilst meeting its housing needs. Has regard to paragraph 63 by ensuring the size, type and tenure of housing meets the needs of those who require housing within the Neighbourhood Plan Area. Has regard to paragraphs 82-84 Rural Housing by ensuring further development meets local housing needs.</p>
<p>Policy GSNP 6 - Allocation of Affordable Housing</p>	<p>8b; 63-66;</p>	<p>Policy GSNP 6 seeks to ensure that 50% of affordable housing coming forward in the parish is allocated to those households with a strong local connection to Great Staughton.</p> <p>Policy GSNP 6 has regard to paragraph 8b by supporting strong, vibrant and healthy communities by securing homes that meet the needs of present and future generations. Has regard to paragraph 63 by ensuring affordable housing meets the needs of those who require affordable housing within the Neighbourhood Plan Area and then wider parish grouping and then the district.</p> <p>Has regard to paragraph 64 by setting out the type of affordable housing needed.</p> <p>A Ministerial statement dated 21st May 2021 stated that plans are expected to set out their approach to the ‘New Homes’ affordable housing product. In the view of Great Staughton Parish Council, there is currently insufficient evidence available at a local level to set out a policy approach towards the provision of First Homes. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes. The forthcoming</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		<p>review of the Huntingdonshire Local Plan will need to consider evidence of need for First Homes and set out a suitable policy framework. In the meantime, it is considered that national policy in the NPPF and advice set out in Planning Practice Guidance can be used in decision making on planning applications. This position was agreed through the Sawtry Neighbourhood Plan in Huntingdonshire. The position will also need to reflect amendments made through the review of the NPPF.</p>
Policy GSNP 7 - Landscape and Townscape Characteristics	28; 128; 131-141; 196; 203	<p>Policy GSNP 7 aims to ensure that development proposals are designed in a manner that not only respects and responds positively to, but also enhances the existing landscape and settlement character of the local area.</p> <p>Policy GSNP 7 has regard to paragraph 28 by setting out more detailed policies establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies which is based upon the Landscape and Settlement Character assessment and an assessment of Valued Views and Vistas. Has regard to paragraph 128 by taking into account the desirability of maintaining an area's prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraph 203 by taking into account the desirability of new development making a positive contribution to local character and distinctiveness.</p>
Policy GSNP 8 - Local Green Space	96, 105 to 108	<p>Policy GSNP 8 identifies the Recreation Ground as a Local Green Space where it will be protected from inappropriate development.</p> <p>Policy GSNP 8 has regard to paragraph 96 which seeks to support and enable healthy lifestyles through the provision of safe and accessible green infrastructure. Has regard to paragraphs 105 to 108 by taking the opportunity to identify the Recreation Ground as Local Green Space which is of particular importance to the local community and is most valued. The site has been assessed against the NPPF criteria and satisfies the full criteria. Development within the site will be in line with Green Belt policy.</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		The GSNP allocates further housing and public services and facilities and the allocation of Local Green Space is in accordance with the principles of sustainable development.
Policy GSNP 9 – Great Staughton Conservation Areas	8c; 20d; 28; 128; 131-141; 196; 200-210	<p>Policy GSNP 9 seeks to protect and enhance the Conservation Areas and historical assets which provide an historical backdrop to the character of the Parish.</p> <p>Policy GSNP 9 has regard to paragraphs 8c, 20d and 28 by seeking to protect and enhance the built and historic environment. Has regard to paragraph 128 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing policies for well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraphs 200 to 210 by setting out policies that preserve or enhance the positive attributes of significant heritage assets.</p>
Policy GSNP 10 – Designated and Non Designated Heritage Assets	8c; 20d; 28; 128; 131-141; 196; 200-210	<p>Policy GSNP 10 seeks to protect designated and non-designated historical assets which are important to the character of the Parish.</p> <p>Policy GSNP 10 has regard to paragraphs 8c, 20d and 28 by seeking to protect and enhance the built and historic environment. Has regard to paragraph 128 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing policies for well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraphs 200 to 210 by setting out policies that preserve or enhance the positive attributes of significant heritage assets and particularly paragraph 209 which provides advice on non-designated heritage assets.</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
Policy GSNP 11 – Biodiversity and Wildlife Habitats	8c; 128; 135; 180; 185; 186	<p>Policy GSNP 11 seeks to identify sites of ecological importance and locally valued sites including the connectivity between them.</p> <p>Policy GSNP 11 has regard to paragraph 8c and 186 by protecting and enhancing the natural environment, in this instance habitats of biodiversity value, including the River Kym. Has regard to paragraphs 128 and 135 by ensuring development takes into account the desirability of maintaining an area’s prevailing character, its setting, is sympathetic to the local character and history, by safeguarding key habitats. Has regard to paragraphs 180 and 185 by protecting and enhancing valued landscapes and sites of biodiversity value which are seen as priority habitats in the parish.</p> <p>Natural Cambridgeshire is a partnership of key local authorities, including Huntingdonshire District Council, and environmental stakeholders who have adopted a Strategy, ‘Doubling Nature 2018 – A Vision for the Natural Future of Cambridgeshire & Peterborough in 2050’. Its vision is that by doubling the area of rich wildlife habitats and natural green-space, Cambridgeshire and Peterborough will become a world-class environment where nature and people thrive, and businesses prosper.</p> <p>This policy has regard to the national policy on securing Biodiversity Net Gain. It seeks to increase the biodiversity net gain to 20%, in excess of the 10% minimum set for qualifying developments set out in the Environment Act. It is essential that in terms of mitigating the impact of climate change, supporting increased biodiversity, and meeting the challenges set out in the Doubling Nature 2018 strategy, a net biodiversity gain of at least 20% is required.</p> <p>The Parish Council sets out work completed by local planning authorities which reports that the move from 10% to 20% BNG will not materially affect the viability of the development. However, the policy includes provision for viability testing.</p>
Policy GSNP 12 – Sustainable Construction and Energy Efficiency	8c; 157; 159b; 162b	Policy GSNP 12 sets out sustainable construction design principles to enable all new development within Great Staughton Parish to minimise energy demand, maximise the energy efficiency of new buildings, using the best of modern design and technology to minimise the demand for energy and to maximise the supply of energy from low carbon sources.

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		<p>Policy GSNP 12 has regard to paragraph 8c by seeking to ensure developments use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy. Has regard to paragraph 157 where the GSNP supports the transition to a low carbon future. Has regard to paragraph 159b by helping to reduce greenhouse gas emissions, such as through a development's location, orientation and design. Has regard to paragraph 162b by ensuring development responds to the requirement to consider landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>In 2019, the government announced the Future Homes Standard. This introduced a set of standards that to complement Building Regulations to ensure an uplift in the energy performance of new homes. In January 2021, the government issued its response to a consultation which ran October 2019 to February 2020 where it confirmed that all new homes will be required to be equipped with low carbon heating and be zero-carbon ready by 2025. In December 2023, the government launched its consultation 'The Future Homes and Buildings Standard' in which it refers to the 2025 Future Homes and Buildings Standard. These introduce further requirements for energy efficiency and heating for homes and non-domestic buildings - the government asserts that once implemented, no further work will be needed for new buildings to produce zero carbon emissions as the electricity grid decarbonises.</p> <p>It is considered entirely appropriate for the Great Staughton Neighbourhood Plan to signpost developers to tools to assist with the planning, design and delivery of low carbon developments in the parish. An example of such a tool is the Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants and is available to view here: https://www.westoxon.gov.uk/netzerocarbontoolkit. Policy GSNP 12 is consistent with the ministerial statement dated 13th December 2023 as it encourages developments to support innovative ways in which to assess and monitor energy use targets which are more robust than carbon reduction targets (those promoted in the ministerial statement).</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
Policy GSNP 13 – Renewable Energy	8c; 157; 160-163	<p>Policy GSNP 13 supports a community heat and energy storage hub.</p> <p>Policy GSNP 13 has regard to paragraph 8c and paragraph 157 by setting out a policy which seeks to mitigate and adapt to climate change and transition to a low carbon future by supporting the development of a combined heat and energy storage hub in the Parish. Has regard to paragraphs 160-163 by supporting the use and supply of renewable and low carbon energy and heat. It maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).</p>
Policy GSNP 14 – Water Efficiency	8c; 20b; 28; 128-129	<p>Policy GSNP 14 seeks to maximise water efficiency in new development.</p> <p>Policy GSNP 14 has regard to paragraph 8c by providing a policy which seeks to use natural resources prudently thereby mitigating and adapting to climate change. Has regard to paragraph 20b by providing a policy which sets out the approach and response to concerns over the areas significant water stress identified by Anglian Water and the Environment Agency. Has regard to paragraph 28 where Neighbourhood Plans can set out development management policies to ensure new development safeguards water resources. Has regard to paragraph 128 by ensuring planning decision take into account the availability and capacity of infrastructure and services. Has regard to paragraph 157 by preparing a policy that takes full account of water resources, minimises vulnerability and improves resilience to climate change.</p>
Policy GSNP 15 – Surface Water Flood Risk	8c; 20b;28; 128; 157; 165-175	<p>Policy GSNP 15 seeks to ensure development coming forward in the parish should not lead to additional surface water flooding and opportunities to reduce overall flood risk in the parish should be realised taking a positive approach to mitigating and adapting to climate change.</p> <p>Policy NE7 has regard to paragraph 8c by providing a policy which seek to ensure development responds positively to the increased threat of flood risks including those associated with climate change. Has regard to paragraph 20b by providing a policy which sets out the approach and response to flood risk by supporting natural flood management measures that lower the risk of flooding and increase the land's natural water holding capacity. Has regard to paragraph 28 where Neighbourhood</p>

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		Plans can set out in more detail, policies for the provision of infrastructure at a local level and setting out development management policies to ensure new development provides Natural Flood Measures. Aligns with paragraph 124 by recognising that land can perform many functions including flood risk mitigation. Has regard to paragraph 128 by ensuring planning decision take into account the availability and capacity of infrastructure and services. Has regard to paragraph 157 by preparing a policy that takes full account of flood risk, minimises vulnerability and improve resilience to climate change. Has regard to paragraph 165 to 165- Planning and Flood Risk by ensuring that flood risk is efficiently managed through Natural Flood Management.
Policy GSNP 16 – Walkable Neighbourhoods	96; 104; 108c; 110d	<p>Policy GSNP 16 ensures any new development is designed with a layout that secures easy and safe movement for pedestrians and cyclists travelling to and from residential areas and to services and facilities. It has regard to paragraph 96b by seeking to ensure safe and accessible cycle and pedestrian routes.</p> <p>Has regard to paragraph 104 by enhancing public rights of way and access, taking opportunities to provide better facilities for users. Has regard to paragraph 108c by promoting opportunities for walking and cycling to key destinations. Has regard to paragraph 110d by providing attractive and well-designed walking and cycling networks.</p>
Policy GSNP 17 – Road Safety and Parking	108; 114	<p>Policy GSNP 17 ensures development decisions consider the impact on road safety hotspots identified in the parish.</p> <p>Policy GSNP 17 has regard to paragraph 108 which seeks to ensure transport issues are considered in the earliest stages of plan making. By identifying traffic hot spots, the policy has regard to paragraph 114 which ensures safe and suitable access to the site can be achieved for all users and any significant impact on highway safety can be cost effectively mitigated to an acceptable degree.</p>
Policy GSNP 18 – New Pedestrian and Cycle Routes	96; 104; 108c; 110d	Policy GSNP 18 safeguards key routes for cyclists and pedestrians.

Great Staughton Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the GSNP has regard to NPPF
		<p>Policy GSNP 18 has regard to paragraph 96b by seeking to secure safe and accessible cycle and pedestrian routes to enable people to safely access key destinations where fair and reasonably related to the development. Has regard to paragraph 104 by enhancing public rights of way and access, taking opportunities to provide better facilities for users. Has regard to paragraph 108c by promoting opportunities for walking and cycling to key destinations detailed in the supporting justification in GSNP. Has regard to paragraph 110d by providing an attractive and well-designed walking and cycling network.</p>
<p>Policy GSNP 19 – Protect Local Services and Facilities</p>	<p>8b; 20c; 88; 96a- c; 97; 128</p>	<p>Policy GSNP 19 seeks to protect valued facilities and services for members of the community.</p> <p>Policy GSNP 19 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying services that are valued by the community. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 88c by supporting the sustainable growth of businesses in rural areas including leisure developments which respect the character of the countryside. Has regard to paragraph 96a) by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs. Has regard to paragraph 128 by taking into account the need to secure well designed, attractive and healthy places.</p>

14. The GSNP must be in general conformity with the strategic policies in the Local Development Plan for the area. Additionally, the Neighbourhood Plan must support the delivery of the strategic policies in the Development Plan and should shape and direct development that is outside of these strategic policies⁵.
15. The adopted Development Plan for Huntingdonshire comprises the Huntingdonshire Local Plan 2036, adopted 15th May 2019, made Neighbourhood Plans and the Cambridgeshire and Peterborough Minerals and Waste Plan. The development plan is also supported by Supplementary Planning Documents including:
- Huntingdonshire Design Guide 2017
 - Cambridgeshire Flood and Water SPD 2017
 - Wind Energy Development in Huntingdonshire SPD 2014
 - Developer Contributions SPD 2011
 - Developer Contributions: updated costs 2019/20
 - Huntingdonshire Landscape and Townscape Assessment SPD 2007.
16. The strategic policies are as set out in 'Strategy policies' in the Huntingdonshire District Council Local Plan. The Local Plan states: Strategic policies are those which are essential to the delivery of the Local Plan strategy.
1. All policies in 4 'The Development Strategy' of this Local Plan
 2. All policies that allocate land for development in Section D: 'Allocations' as they are required to achieve the strategy as set out in 4 'The Development Strategy'
 3. The policies on 'Design Context' and 'Affordable Housing Provision'.
17. Whilst Neighbourhood Plan policies should align with and support the delivery of those policies, neighbourhood plan policies can provide more distinctiveness, definition or finer grain of detail by applying them to specific sites or relating them specifically to Great Staughton. HDC are reviewing the Local Plan. The next consultation on the Local Plan will be the Further Issues and Options consultation anticipated in Autumn 2024. The Neighbourhood Plan has been cognisant of ongoing evidence prepared to support the Local Plan Review. Until the Local Plan review is adopted, the Great Staughton Neighbourhood Plan relies upon the 2019 Local Plan.
18. As required by regulations, the table below shows the relationship between the relevant strategic policies in the Adopted Huntingdonshire Local Plan and the relevant GSNP policies.

⁵ Paragraph 13 of the National Planning Policy Framework

Table 3: Conformity between GSNP policies and Strategic Policies in the Huntingdonshire Local Plan 2036

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
LP 1 – Amount of Development	<p>GSNP 1 – Spatial Strategy</p> <p>GSNP 2 – Defining the Built up Area Boundary</p> <p>GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>GSNP 4 - Housing Allocation at The Green</p> <p>GSNP 19 – Protect Local Services and Facilities</p>	<p>Local Plan policy LP 1 provides for 20,100 new homes and 14,400 jobs in the district between 2011 and 2036.</p> <p>Great Staughton is identified as a Small Settlement (Local Plan Policy LP 9). It is anticipated that a quarter of the district’s housing need together with a limited amount of employment will be supported across small settlements in the district. Policies in the GSNP support the spatial strategy by allocating an additional site for housing to meet the indicative housing need provided by HDC and is seeking to support the provision of a new NHS Healthcare facility providing local jobs. The GSNP also supports the provision of infill and windfall sites within the identified built up area together with rural exception sites, small and windfall sites to also support the implementation of the Local Plan Spatial Strategy. The GSNP seeks to retain existing services and facilities given the size of the village.</p>
LP2 – Strategy for Development	<p>GSNP 1 – Spatial Strategy</p> <p>GSNP 2 – Defining the Built up Area Boundary</p> <p>GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>GSNP 4 - Housing Allocation at The Green</p> <p>GSNP 7 - Landscape and Townscape Characteristics</p> <p>GSNP 8 – Local Green Space</p> <p>GSNP 9 – Great Staughton Conservation Areas</p> <p>GSNP 10 – Designated and Non Designated Heritage Assets</p> <p>GSNP 11 – Biodiversity and Wildlife</p>	<p>Local Plan policy LP 2 sets out the principles for the distribution of growth across the district. Approximately a quarter of the objectively assessed need for housing will be delivered in small settlements. Great Staughton is identified as a Small Settlement (LP9). The principles relevant to Great Staughton are:</p> <ul style="list-style-type: none"> • Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes; • Support a thriving rural economy; • Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside; • Conserve and enhance the historic environment; and • Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation. <p>GSNP is in conformity with Local Plan LP 2 by allocating land for an NHS facility and</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
	<p>Habitats G SNP 12 – Sustainable Construction and Energy Efficiency G SNP 13 – Renewable Energy G SNP 14 – Water Efficiency</p>	<p>a further housing site at The Green to meet the local communities' aspirations. G SNP is in conformity with Local Plan LP 2 by supporting development within the built up area of The Highway and The Green. The built up area boundary has been drawn in conformity with the Built Up Area Definition in the Local Plan (paragraphs 4.84 and 4.85).</p> <p>G SNP also seeks to protect the character of the existing settlement and its intrinsic character by ensuring development aligns with the principles set out in the Great Staughton Landscape and Settlement Character Assessment and the analysis of locally valued views and vistas. G SNP also sets out locally specific criteria to be considered in, and within the setting of, the two Conservation Areas, and designated and non-designated heritage assets.</p> <p>Development in the countryside is limited to specific and limited opportunities set out in the Local Plan. Development will only be supported where there is material evidence of a local community need, a need that would be met by the proposal; or where the proposal complies with requirements of other national or local policies.</p> <p>G SNP also protects existing valued green spaces, habitats or biodiversity importance and sets standards for sustainable construction.</p>
<p>LP 3 Green Infrastructure</p>	<p>G SNP 8 – Local Green Space G SNP 11 – Biodiversity and Wildlife Habitats</p>	<p>Policy LP 3, where it is relevant to Great Staughton, expects proposals to protect and enhance green infrastructure, be consistent with the Cambridgeshire Green Infrastructure Strategy; improve accessibility, naturalness and connectivity of green spaces, provide replacement provision and enhance public rights of way.</p> <p>Policy LP3 to some extent has been superseded by the Environment Act 2021.</p> <p>G SNP highlights the importance of retaining or enhancing specific features, which are a priority for biodiversity and green infrastructure within the Parish. The</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
		<p>Neighbourhood Plan provides more detail on the important areas for biodiversity, geodiversity and natural heritage. The minimum biodiversity net gain for all qualifying developments shall be 20%, rather than the national mandatory minimum of 10% unless demonstrated in a viability assessment that it would make the development unviable.</p> <p>GSNP safeguards the existing Recreation Ground as a Local Green Space recognising its value to the local community.</p>
<p>LP 4 Contributing to Infrastructure Delivery Community Infrastructure Levy</p>	<p>GSNP 2 - Defining the Built up Area Boundary GSNP 3 - NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green GSNP 17 - Road Safety and Parking GSNP 18 - New Pedestrian and Cycle Routes</p>	<p>Policy LP 4 states that applicable developments will be liable to pay the Community Infrastructure Levy (CIL) or subsequent local infrastructure tax, as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (2012) or subsequent revisions.</p> <p>The Neighbourhood Plan does not undermine this approach.</p>
<p>LP 5 Flood Risk</p>	<p>GSNP 1 - Spatial Strategy GSNP 2 - Defining the Built up Area Boundary GSNP 3 - NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green GSNP 15 - Surface Water Flood Risk</p>	<p>Policy LP 5 supports proposals where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed including where the sequential approach and sequential test are applied and passed and where necessary, the exception test is applied and passed.</p> <p>GSNP is intended to complement Huntingdonshire Local Plan Policies LP 5, and the adopted Cambridgeshire Flood and Water Supplementary Planning Document. Areas of the parish have acknowledged and specific surface water flooding issues and the intention of GSNP is to flag this as an important policy consideration. New development coming forward in the parish should not lead to additional surface water flooding and opportunities to reduce overall flood risk in the parish should be</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
		<p>realised.</p> <p>For the avoidance of doubt, the Great Staughton sequential test report considers whether there are reasonably available lower risk sites, suitable for the proposed development to which the development could be steered. The sequential test report, prepared by Cambridgeshire ACRE, with the Parish Council, considers the residential, employment and community use of the alternative sites. The report concludes that the site south of 29 The Green, although having recognised flood risk, is the only reasonable alternative site for residential development whilst the development at Brook Farm is not at risk of flooding.</p> <p>A site specific flood risk assessment has been completed for the site by the landowner. This has been shared with the Environment Agency, District Council and Local Lead Flood Authority for their comment. The details for the assessment and subsequent comments are included in the Sequential Report and the Consultation Statement. As a result of the Sequential Report, the Site Specific Flood Risk Assessment and advice from the statutory organisations, policy GSNP4 requires the submission of a Flood Risk Strategy to ensure that the development is made safe for its lifetime without increasing flood risk elsewhere.</p>
LP 6 – Waste Water Management	<p>GSNP 1 – Spatial Strategy</p> <p>GSNP 2 – Defining the Built up Area Boundary</p> <p>GSNP 3 – NHS Healthcare Facility at Brook Farm</p> <p>GSNP 4 - Housing Allocation at The Green</p>	<p>Policy LP 6 requires major development to establish whether any upgrades are necessary to water treatment facilities so that flows from the proposal can be accommodated and if necessary provide an agreed plan for delivery of the upgrades.</p> <p>GSNP proposes an additional housing allocation and a new NHS facility to meet the communities’ needs. In response to the Regulation 14 consultation Anglian Water have confirmed that, ‘It is considered that there is currently sufficient capacity at Kimbolton water recycling centre (WRC) to accommodate the proposed development within Great Staughton, however this is subject to any other growth within the WRC catchment area, including at Kimbolton. Further investment at the WRC is proposed</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
		<p>in AMP8 (2025-2030) subject to the regulators' approval of our PR24 business plan'.</p> <p>The Neighbourhood Plan does not undermine Policy LP 6 – Waste Water and it is considered that there is sufficient capacity and further investment is planned at the WRC.</p>
LP 7 – Spatial Planning Areas	<p>GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built up Area Boundary GSNP 3 – NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green</p>	<p>The purpose of this policy is to set out the Council's approach for planning for a range of uses in the Spatial Planning Areas (SPAs) of Huntingdon, St Neots, St Ives and Ramsey.</p> <p>Great Staughton lies outside these spatial areas and therefore the GSNP does not undermine this Policy.</p>
LP 8 - Key Service Centres	<p>GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built up Area Boundary GSNP 3 – NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green</p>	<p>The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the Key Service Centres.</p> <p>Great Staughton lies outside these key service centres and therefore the GSNP does not undermine this Policy.</p>
LP 9 Small Settlements	<p>GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built up Area Boundary GSNP 3 – NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green GSNP 7 - Landscape and Townscape Characteristics</p>	<p>The purpose of this policy is to set out the Council's approach to planning for development on sites in the Small Settlements. Great Staughton is defined as a small settlement.</p> <p>Great Staughton is identified as a Small Settlement where a quarter of the district's housing need together with a limited amount of employment will be supported. Policies in the GSNP support the spatial strategy by allocating an additional site for housing to meet the indicative housing need provided by HDC and is seeking to support the provision of a new NHS Healthcare facility providing local jobs. The</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
	<p>GSNP 8 – Local Green Space GSNP 9 – Great Staughton Conservation Areas GSNP 10 – Designated and Non Designated Heritage Assets GSNP 11 – Biodiversity and Wildlife Habitats GSNP 12 – Sustainable Construction and Energy Efficiency GSNP 13 – Renewable Energy GSNP 14 – Water Efficiency GSNP 16 – Walkable Neighbourhoods GSNP 17 – Road Safety and Parking GSNP 18 – New Pedestrian and Cycle Routes GSNP 19 – Protect Local Services and Facilities</p>	<p>GSNP also supports the provision of infill and windfall sites within the identified built up area together with rural exception sites, small and windfall sites to also support the implementation of the Local Plan Spatial Strategy.</p> <p>The level of development proposed is sustainable in relation to the level of service and infrastructure provision in Great Staughton; the policies provide opportunities to access everyday services by cycling and walking and seeks to consider the effect on the character of the immediate locality and the settlement as a whole.</p>
LP 10 The Countryside	<p>GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built up Area Boundary GSNP 3 – NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green GSNP 7 - Landscape and Townscape Characteristics GSNP 11 – Biodiversity and Wildlife Habitats GSNP 18 – New Pedestrian and Cycle</p>	<p>Policy LP 10 seeks to support a thriving economy while protecting the character of existing settlements and recognising the intrinsic character of the surrounding countryside. There are specific opportunities for sustainable development in the countryside, which support rural business growth and rural exceptions housing.</p> <p>The definition of the Built up area boundary in Policy GSNP 2 provides a clear definition of the policies that apply within the settlement and area that countryside policies apply providing a greater layer of distinctiveness and certainty.</p> <p>GSNP does not undermine this Policy LP 10.</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
	Routes GSNP 19 – Protect Local Services and Facilities	
LP 11 – Design Context	GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built up Area Boundary GSNP 3 – NHS Healthcare Facility at Brook Farm GSNP 4 - Housing Allocation at The Green GSNP 7 - Landscape and Townscape Characteristics GSNP 8 – Local Green Space GSNP 9 – Great Staughton Conservation Areas GSNP 10 – Designated and Non Designated Heritage Assets GSNP 11 – Biodiversity and Wildlife Habitats GSNP 12 – Sustainable Construction and Energy Efficiency GSNP 13 – Renewable Energy GSNP 14 – Water Efficiency GSNP 16 – Walkable Neighbourhoods GSNP 17 – Road Safety and Parking GSNP 18 – New Pedestrian and Cycle Routes GSNP 19 – Protect Local Services and Facilities	<p>Policy LP 11 sets out the mechanisms for achieving high standards of design for all development, particularly those that will significantly add to, or create new, communities.</p> <p>GSNP provides a layer of specificity and distinctiveness which applies the principles of the design policy to the parish. The parish has developed a Landscape and Settlement Character Assessment, has completed an assessment of locally valued views and vistas and identified non designated heritage assets, the significance of which needs to be considered in determining applications.</p> <p>The GSNP is complementary, provides a layer of distinctiveness and clarity to the Local Plan as it applies to Great Staughton.</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
LP 24 - Affordable Housing Provision	<p>GSNP 5 - Housing Mix</p> <p>GSNP 6 - Allocation of Affordable Housing</p>	<p>The purpose of this policy is to ensure that proposals for market housing development in Huntingdonshire contribute to the delivery of affordable housing, defined in the 'Glossary' to help meet identified housing needs.</p> <p>GSNP expresses a preference for small homes to meet the needs of the community, as advocated through the community engagement process and to redress an existing imbalance in the parish's housing mix.</p> <p>The intent of the policy GSNP 6 is to ensure that a proportion of affordable homes in the parish are offered firstly to those with demonstrated affordable housing needs and who have a strong connection to Great Staughton. The Local Connections criteria is based upon the Great Staughton Community Land Trust criteria and offers a consistent approach to addressing housing need in the parish.</p> <p>It is accepted that such a policy approach is unusual and presents a conflict with district priorities to allocate S106 affordable housing on a district wide needs basis. However, securing an element of the affordable housing units for those with a connection to Great Staughton is considered essential to facilitate a cohesive community and to achieve key principles of sustainable development.</p> <p>Although unusual, this policy is not unique. This principle of local allocation of affordable housing, and the policy format has been adopted in the Waterbeach Neighbourhood Plan in South Cambridgeshire. The Plan is available at: https://www.scams.gov.uk/media/19884/waterbeach-np-made-version-march-2022-reduced-1.pdf. There are other examples of such an approach in East Cambridgeshire and Solihull.</p> <p>Given the extent of the need for affordable housing in Great Staughton and considering the likely sites to come forward, it is considered appropriate that local people should be given first preference on 50% of an affordable rental and 50% of</p>

Local Plan Strategic Policy	Great Staughton Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in HDC Local Plan
		<p>Low Cost Affordable Housing.</p> <p>Locality have published a paper called Local Connection Policies in Neighbourhood Plans. https://neighbourhoodplanning.org/wp-content/uploads/Local-Connection Policies-in-Neighbourhood-Plans-.pdf . The approach taken in the GSNP is consistent with the advice in that paper.</p> <p>The GSNP is complementary to the Local Plan reflecting the local and distinctive needs of Great Staughton.</p>

DELIVERING SUSTAINABLE DEVELOPMENT

19. The making of a Neighbourhood Plan should contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.
20. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development. The framework confirms that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
21. The GSNP vision is for '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'.
22. The principles of sustainable development are embedded into the vision and the objectives of the GSNP by seeking to ensure that the parish continues to thrive, both to build a strong, vibrant and healthy community whilst protecting and enhancing the parishes' natural, built and historic environment in the context of the impact of climate change. The bullet points below set out in broad terms how the GSNP supports the three principles of sustainable development.
23. Economic Objectives
 - The GSNP supports the retention of local services and facilities securing local job opportunities
 - The GSNP policies seeks to support the reuse of a brownfield site for an NHS Healthcare facility
 - The GSNP seeks to support local hubs to enable economic growth and to maintain a sustainable rural community

24. Social Objective

- The GSNP policies seek to maintain, and wherever possible enhance, key community infrastructure and services
- The GSNP policies identify sites for new homes meeting the needs of current and future residents and seeks to ensure new high-quality homes including evidence set out in the Sites Assessment
- The GSNP seeks to ensure that new homes are resource efficient and use sustainable energy resources which addresses issues of fuel poverty and fuel resilience
- The GSNP policies encourages a well-designed and sustainable environment to meet the aspirations of the community supported by a Landscape and Settlement Assessment
- The GSNP seeks to do this without compromising the distinctive and attractive character of the built up area or natural environment. The GSNP is supported by a paper evidencing the proposed non designated heritage assets.

25. Environmental Objective

- The GSNP is expected to protect and enhance the natural environment and contribute to the achievement of sustainable development by identifying key local environmental assets valued by local people. This includes views and vistas as set out in the Views and Vista analysis.
- The GSNP seeks to enhance the positive attributes of its Conservation Areas, heritage assets and non-designated heritage assets
- The GSNP seeks to deliver more environmentally sustainable movement with an infrastructure that promotes cycling and walking
- The GSNP seeks to ensure the design and standard of new development maximises its contribution to climate change mitigation
- The GSNP seeks to recognise, preserve and enhance Great Staughton's high quality and rich biodiversity and secure additional enhancements through biodiversity net gain
- The GSNP seeks to protect one Local Green Space
- The GSNP seeks to address and minimise flood risk

26. The SEA Environmental Report notes the broad positive effects of the neighbourhood plan and the plans strong focus on sustainable development. It also highlights the impacts through the implementation of the Neighbourhood Plan:

- recognition of potential positive effect on biodiversity
- recognition of potential neutral effect on climate change and flood risk
- recognition of potential positive effect on community wellbeing and transportation
- recognition of potential positive effect on the historic environment
- potential positive effect on local landscape

27. The following table demonstrates that the GSNP has regard to the principles of sustainable development which are embedded within NPPF.

Table 4: Impact of GSNP policies on three strands of Sustainable Development: social, economic and environmental

GSNP Plan Policy	Social	Economic	Environment	Comments
Spatial Housing and Strategy				
Policy GSNP 1 – Spatial Strategy	**	*	*	<p>The policy will have a very positive social impact in meeting local housing needs and by supporting a locally accessible NHS healthcare facility.</p> <p>The policy will have a positive impact in supporting jobs, services and facilities in sustainable locations.</p>
Policy GSNP 2 – Defining the Built up Area Boundary	**	*	*	<p>The policy has a very positive social impact by supporting development within the built up area that will meet the housing needs of the local community. The policy will also have a positive social impact by ensuring infrastructure necessary as a result of a development in provided in a timely manner.</p> <p>The policy has a positive environmental impact by securing development within the built up area, which is more accessible by foot and cycle. The policy will also seek to protect the open countryside by limiting development which complies with national and local plan policies.</p>
Policy GSNP 3 – NHS Healthcare Facility at Brook Farmyard	**	**	*	<p>The policy will have a very positive social impact by promoting services that support health and mental wellbeing. The healthcare facility may also support new employment and services such as recreation, leisure, spiritual, social, education, and retail facilities.</p> <p>The safeguarding criteria will ensure that these facilities will have a positive impact on the historic character of the site.</p>

GSNP Plan Policy	Social	Economic	Environment	Comments
Policy GSNP 4 - Housing Allocation at The Green	**	-	*	<p>The policy has a very positive social impact in meeting local affordable housing needs and tenure mix which meets locally identified needs. The policy will result in a strong, vibrant and healthy community at the edge of Great Staughton, a small settlement which provides a range of services and facilities.</p> <p>The policy will help to promote environmental gains by improving biodiversity, mitigating and adapting to climate change, moving to a low carbon economy and being well integrated with the village.</p> <p>This policy has a very positive environmental impact in requiring development to design in features which enhance the natural and built environment.</p> <p>The impact of Surface Water flood risk has appropriately informed the sites allocation process through a sites assessment, a sequential test report and discussions with key stakeholders. The Parish Council's decisions have been informed by this evidence. The Parish Council has also received a site specific flood risk assessment from the landowners of The Green. The Parish Council is aware that the assessment has not been fully assessed by Environment Agency or other key stakeholders. Therefore, a site specific flood risk assessment is required by Policy GSNP4 to be submitted to demonstrate that flood risk can be mitigated both now, during the lifetime of the development having regard to the impact of climate change.</p>
Policy GSNP 5 - Housng Mix	**	-	-	<p>The policy has a very positive social impact in meeting local housing needs by ensuring that the size, tenure, of both affordable and open market housing meets the needs of the local community.</p>

GSNP Plan Policy	Social	Economic	Environment	Comments
Policy GSNP 6 - Allocation of Affordable Housing	**	-	-	The policy has a very positive social impact in meeting local housing needs and increasing the accessibility and affordability of housing to local people.
Village Character				
Policy GSNP 7 - Landscape and Townscape Characteristics	-	-	**	This policy values the landscape and settlement character of Great Staughton which will provide significant environmental gains by safeguarding valued character assets including views and vistas. This policy provides environmental gains in that it protects and enhances the Parishes natural, built and historic environment and its setting.
Policy GSNP 8 - Local Green Space	**	-	**	This policy has very positive social and environmental impacts by seeking to protect a local green space which is of particular importance to the local community, which has attributes such as recreation, tranquillity, and landscape value.
Historic Environment				
Policy GSNP 9 - Great Staughton Conservation Areas	*	-	**	This policy values the character of Great Staughton Conservation Areas which will provide significant environmental gains. This policy provides environmental gains in that it protects and enhances the Parish's built and historic environment within, and within the setting of, the Conservation Areas.
Policy GSNP 10 - Designated and Non Designated Heritage Assets	*	-	**	The policy will have a very positive social impact in encouraging the protection of a wide range of local heritage assets from unnecessary loss, embedding a community sense of place. In doing so, some will have a social and economic value. This policy also values heritage setting which will provide both social and environmental gains. This

GSNP Plan Policy	Social	Economic	Environment	Comments
				policy has a very positive environmental impact by providing environmental gains that protects and enhances the Parish's built and historic environment; including using local resources and materials and the mitigation and conversion of buildings to tackle climate change.
Natural Environment				
Policy GSNP 11 – Biodiversity and Wildlife Habitats	*	-	**	This policy has a very positive environmental impact and encourages the protection, enhancement and further development of biodiversity rich habitats for both visual and wildlife habitat benefits. The benefits of habitats will help create areas attractive to local residents and the consequent benefits to their health and wellbeing. The policy will enhance well- designed spaces to support strong, vibrant and healthy communities.
Climate Change				
Policy GSNP 12 – Sustainable Construction and Energy Efficiency	*	*	**	<p>This policy has a very positive environmental impact in requiring improvements to energy efficiency, maximises the use of renewable energy resources, reduces carbon emissions and secures high energy standards.</p> <p>This policy has indirect positive social impacts by seeking to reduce the consumption and cost of energy whilst also having indirect positive economic benefits by seeking to ensure supply chains in the construction industry move to low energy construction.</p>

GSNP Plan Policy	Social	Economic	Environment	Comments
Policy GSNP 13 – Renewable Energy	*	*	**	The policy will have a positive social and environmental impact by encouraging a Community Heat and Energy Storage Hub. This policy will protect and enhance our natural environment by increasing the community's use and production of renewable and low carbon energy.
Policy GSNP 14 – Water Efficiency	*	*	**	This policy has a very positive environmental impacts by ensuring the implementation of fittings, appliances, water harvesting, water recycling and storage features to improve water efficiency in an area of acknowledged water stress.
Policy GSNP 15 – Surface Water Flood Risk	*	-	**	This policy has a very positive environmental impact in ensuring no net increase in surface water run off to minimise the impact on localised flooding. This policy has a very positive environmental impacts by encouraging Natural Flood Management to ensure efficient management of flood risk.
Transport and Accessibility				
Policy GSNP 16 – Walkable Neighbourhoods	**	*	**	The policy will have a very positive social and environmental impact by encouraging developments to reduce the impact of road traffic by encouraging active travel within the parish. This policy will protect and enhance our natural environment by minimising pollution and mitigating and adapting to climate change. The policy advocates a low carbon travel model which provides environmental as well as health and social gains.
Policy GSNP 17 – Road Safety and Parking	**	**	**	The policy will have very positive social and environmental impacts by encouraging the extension and improvement of active travel across the parish with benefits to local health and the environment.

GSNP Plan Policy	Social	Economic	Environment	Comments
				It will improve the environment by providing safe crossings across main roads for walking and cycling.
Policy GSNP 18 - New Pedestrian and Cycle Routes	**		**	The policy will have a very positive social and environmental impact by supporting and expanding cycle routes - a low carbon transport network. The policy will protect and enhance the surrounding natural environment by supporting and moving towards low carbon methods of travel.
Economy and Village Facilities				
Policy GSNP 19 - Protect Local Services and Facilities	**		**	The policy will have a very positive social impact by safeguarding a range of services, leisure and recreation facilities throughout the Plan area. This policy will help to promote a strong vibrant and healthy community. This will ensure local services reflect the current and future needs to support the community's health and social well-being.

EUROPEAN UNION OBLIGATIONS

Strategic Environmental Assessment and Habitat Regulation Assessment

44. European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for plans or programmes that would have a significant environmental effect. UK legislation is set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). The local planning authority should determine whether or not a plan is likely to have a significant effect and consult the consultation bodies (Natural England, Historic England and the Environment Agency). The Neighbourhood Planning Regulations requires either that a SEA is submitted with a Neighbourhood Plan proposal or a determination obtained from the District Council that the plan is not likely to have 'significant effects.'
45. An initial screening exercise was carried out by HDC as the Local Planning Authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Great Staughton Neighbourhood Plan, at an early stage in the plan's development.
46. The Screening assessment for both the SEA and HRA was undertaken based on the policies and proposals set out in Great Staughton (pre submission draft Neighbourhood Plan dated 30th June 2023 – version 3.4) Neighbourhood Plan and within the strategic framework established in the Huntingdonshire Local Plan to 2036 (2019).
47. In relation to the requirement for Strategic Environmental Assessment to be undertaken, the screening assessment set out in section 5.3 of HDC's report concluded that as the Great Staughton Neighbourhood Plan will not have significant effects on the environment. Therefore, HDC concluded that an assessment is not required.
48. In relation to the requirement for Habitats Regulations Assessment to be undertaken, the assessment set out in section 5.4 of HDC's report concludes that as the Great Staughton Neighbourhood Plan will not have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with any other plans. Therefore, HDC concluded that an assessment is not required.
49. As required, HDC completed a consultation with the Environment Agency, Historic England and Natural England on the Screening Opinion between July and September, 2023. The consultees did not agree with the conclusions of the HDC screening report. Historic England considered that due to the potential impact of the allocation at Brook Farm on designated heritage assets that an SEA would be appropriate. The Environment Agency highlighted the surface water risk on the proposed allocation at land south of 29 The Green. Natural England considered that significant impacts on the environment and habitats were unlikely but expressed that views of local wildlife organisations should also be sought in determining if an SEA/HRA was required. The full comments of the three consultees are available as appendices to the September 2023 Screening Opinion.
50. Therefore, taking into consideration the specialist advice from Historic England, the Environment Agency and Natural England, HDC advised Great Staughton Parish Council in September 2023 that an SEA should be undertaken, however it is unlikely that an HRA would be required.

51. AECOM were commissioned through Locality support to prepare an SEA Environmental Report. AECOM prepared an SEA Scoping Report dated December 2023. The 3 consultation bodies together with Cambridgeshire County Council as Local Lead Flood Authority and HDC were consulted by AECOM on the SEA Scoping in December 2023 and January 2024 and their comments are recorded in the report and informed the scope of the Strategic Environmental Assessment.
52. AECOM commenced the SEA Environmental Report in March 2024 with completion in June 2024. The conclusions of the SEA for each theme assessed are that overall effects arising from the Plan. It concludes that there will be no potential significant negative or positive effects have been identified through the policy appraisal of the GSNP. However, the policy appraisal has identified a number of broad positive effects associated with all five SEA themes. This reflects the strong focus that the GSNP has on supporting sustainable development which is sensitive to the environmental constraints within the neighbourhood area, and which is intended to meet specific housing requirements or other community objectives.
53. A consultation on the SEA Environmental Report with statutory consultees on the SEA; consultation with those parties consulted on the Regulation 14 Neighbourhood Plan together with those parties who additionally made representations on the regulation 14 was undertaken for a 5 week period ending on 15th July 2024.
54. The Regulation 14 consultation on the draft Neighbourhood Plan was completed between 20th September, 2023 and 2nd November 2023. However, the Parish Council invited further comments on the Regulation 14 document in the light of the conclusions of the SEA Environmental Report.
55. The Parish Council has considered the SEA report and set out its recommended changes to the Regulation 14 Neighbourhood Plan as set out in Appendix 10 of the Consultation Statement accompanying the Submission of the Neighbourhood Plan.
56. The Parish Council has also considered the representations made in response to the SEA report and set out its recommended changes to the Regulation 14 Neighbourhood Plan as set out in Appendix 11 of the Consultation Statement accompanying the Submission of the Neighbourhood Plan.
57. Additionally, version 3.0 of the Environmental Report accompanies the submission version of the Great Staughton Neighbourhood Plan. It also considers the implications of the revisions to the Neighbourhood Plan for the SEA findings previously presented in June 2024. This includes relating to the potential for any likely significant effects that may arise as part of the revisions. Where appropriate, the SEA findings have been updated to address the representations received during the 5 weeks consultation on the SEA Environmental Report in June and July 2024. The screening of the updates has concluded that the submission version of the Great Staughton Neighbourhood Plan would not have any additional significant effects to those presented in the SEA Environmental Report on the Regulation 14 version of the Neighbourhood Plan.

Human Rights

58. The Human Rights Act 1998 encapsulates the Convention and its articles into UK Law. The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights.

59. An assessment has been carried out to assess the potential impacts of the GSNP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown below and shows that the Neighbourhood Plan is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age, disability, pregnancy and maternity. This is primarily due to the fact the GSNP seeks to ensure new housing provision meets the range of needs in the community (thereby increasing access to people who are older, infirm or disabled), seeks to increase the quality of the pedestrian environment and cyclist environment (thereby increasing access to facilities for younger people or older people who may not have access to private transport) and by seeking to ensure the continued provision of local healthcare provision (securing local access for those who are older, infirm, have a disability).

Protected Characteristic	Impact	Commentary
Age	+ Positive	Plan objectives and policies seek to improve access to housing and facilities, including continued local provision of an NHS facility for all age groups.
Disability	+ Positive	Housing Objective relates specifically to meeting the full range of housing needs of current and future residents. Policies seek to improve access to continued local provision of an NHS facility for all groups.
Gender Reassignment	0 Neutral	No specific impact identified
Marriage and civil partnership	0 Neutral	No specific impact identified
Pregnancy and maternity	+ Positive	Policies seek to improve access continued local provision of an NHS facility for all age groups.
Race	0 Neutral 0 Neutral	No specific impact identified
Religion or belief	0 Neutral	No specific impact identified
Sex	0 Neutral	No specific impact identified
Sexual Orientation	0 Neutral	No specific impact identified

60. The GSNP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No sectors of the community would be discriminated against, would generally have public benefits and encourage the social sustainability of the plan area. Considerable emphasis

has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

Appendix 1: Designation of the Neighbourhood Plan Area

Neighbourhood Area Designation: Great Staughton



An application for designation of a neighbourhood area was received from Great Staughton by Huntingdonshire District Council on 21st January 2021.

In accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 as amended Huntingdonshire District Council is satisfied that the application includes:

- a. a map which identifies the area to which the area application relates;
- b. a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- c. a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

In accordance with regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended this application is:

- a. from a parish council;
- b. the area specified in the application consists of the whole of the parish council's area; and
- c. no part of the specified area is part of a pre-existing neighbourhood area.

Therefore, as set out in regulation 5A(3), regulations 6 (Publicising an area application) and 6A (Prescribed date for determination of an area application) do not apply. As such, in accordance with regulation 5A(2) of the Neighbourhood Planning (General) Regulations 2012 as amended, Great Staughton Parish is hereby designated as a neighbourhood area.

Signed 

Service Manager (Growth)

Dated21/01/2021.....

Huntingdonshire District Council

Pathfinder House

St Mary's Street

Huntingdon

PE29 3TN

21st January 2021

Dear *M/S Elworthy*

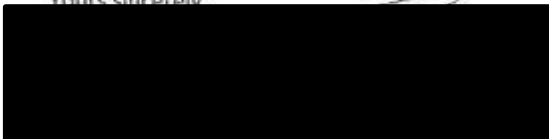
Great Staughton Parish Council application for designation of a neighbourhood area

Great Staughton has resolved to produce a neighbourhood plan and formally applies for designation of a neighbourhood area as set out in Part 2, paragraph 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Attached is a map showing the area to which this application relates. This follows the parish boundary. This area is considered appropriate to be designated as a neighbourhood area because it is a properly constituted parish within the planning area of Huntingdonshire.

I confirm that Great Staughton Parish Council is the relevant body authorised to act in relation to this proposed neighbourhood area, as defined by Schedule 9, Part 1, paragraph 61(3), 2(a) of the Localism Act 2011.

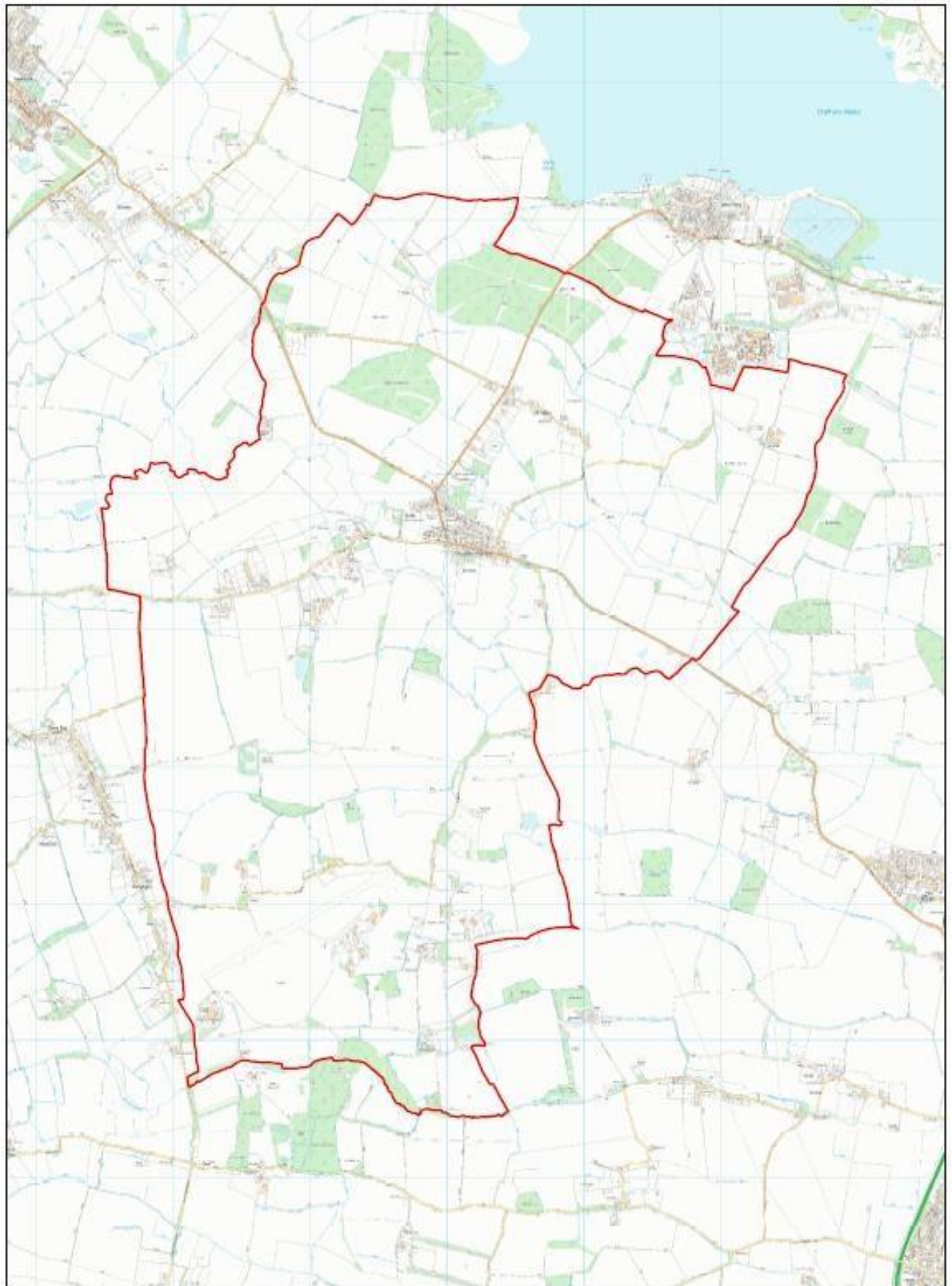
Yours sincerely

A large black rectangular redaction box covers the signature of the Chairman of Great Staughton Parish Council.

Chairman of Great Staughton Parish Council

Great Staughton Parish

Scale = 1:25,000
Data Created: 15/01/2021



Appendix 2 Huntingdonshire Local Plan 2036 – Strategic Policies

The Local Plan states: Strategic policies are those which are essential to the delivery of the Local Plan strategy.

1. All policies in 4 'The Development Strategy' of this Local Plan
2. All policies that allocate land for development in Section D: 'Allocations' as they are required to achieve the strategy as set out in 4 'The Development Strategy'
3. The policies on 'Design Context' and 'Affordable Housing Provision'.

Legislation sets out 'basic conditions' which Neighbourhood Plans (and Neighbourhood Development Orders) must satisfy. To meet the basic conditions, Neighbourhood Plans must be prepared in general conformity with the strategic policies contained within the Local Plan as set out above.

This is considered to be compliant with the distinction made in the NPPF between policies of a strategic nature and those that are not.'

LP 1

Amount of development

In Huntingdonshire in the period 2011-2036 provision will be made for: at least 20,100 new homes (both market and affordable), and approximately 14,400 additional jobs.

LP 2

Strategy for Development

The development strategy for Huntingdonshire is to:

- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;

- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

Distribution of growth

Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:

- Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald
- St Neots including Little Paxton and the strategic expansion location of St Neots East
- St Ives
- Ramsey including Bury

Approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.

Seven key service centres are designated reflecting the concentration of services and facilities in these locations and their role in providing services to residents of other nearby communities.

These are:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham

- Warboys
- Yaxley.

All other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements'.

Approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply.

In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.

LP 3

Green Infrastructure

A proposal will be expected to support green infrastructure and will therefore be supported where it demonstrates that it:

- incorporates open/ green space in accordance with the Council's Developer Contributions Supplementary Planning Document (2011) (SPD), or successor documents;
- protects and where possible enhances existing green infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas and the Cambridgeshire Strategic Green Infrastructure Network;
- is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy (2011) or successor documents;
- improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
- provides replacement provision where the proposal would result in harm to or loss of existing green infrastructure, where the replacement provides a net benefit, judged in terms of the factors set out in the Cambridgeshire Green Infrastructure Strategy (2011);
- maintains and where appropriate enhances the rights of way network; and
- contributes to the re-naturalisation of water bodies such as rivers and lakes, where possible.

Green Infrastructure Priority Areas

Several Green Infrastructure Priority Areas have been identified, as indicated on 'The Key Diagram' and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the requirements for that area will be achieved.

The Great Fen

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

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

Great Ouse Valley

A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.

A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (2017) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.

Nene Valley

Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported where it can be demonstrated that it is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be realised.

Grafham Water

A proposal within the Grafham Water Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.

A proposal will be supported where involves the role, function and continued operation or enhancement of Grafham Water Reservoir, its Treatment Works and associated networks.

Associated facilities

A proposal to provide facilities associated with strategic green infrastructure in the countryside will be supported where a countryside location is justified, the use is compatible with the green infrastructure in question and adverse effects are avoided.

LP 4

Contributing to Infrastructure Delivery

Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) or subsequent local infrastructure tax, as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (2012) or subsequent revisions.

Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include the following:

- a. Affordable housing;
- b. Recreation (including leisure and sports facilities);
- c. Green infrastructure and biodiversity enhancement/ mitigation;
- d. Transport;
- e. Community facilities;
- f. Education, health and social care and community safety;
- g. Utilities infrastructure and energy;

- h. Emergency and essential services;
- i. Environmental improvements;
- j. Drainage and flood prevention and protection;
- k. Waste recycling facilities; and
- l. Public art, heritage and archaeology.

Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (2011) (SPD) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

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

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

Subdivision of allocated sites in order to avoid liability for contributions will not be accepted.

Contributions will be calculated on the complete developable area and apportioned appropriately.

The delivery of development may need to be phased, and review mechanisms used, to ensure necessary infrastructure is provided to meet needs. Conditions or a planning obligation may be used to secure this.

LP 5

Flood Risk

Location of development

A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:

- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
- b. if necessary the exception test is applied and passed;
- c. development has been sequentially located within the site to avoid flood risk;
- d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
- e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
- f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the Defra guidance on flood risk safety FD2320 or successor guidance, on the basis that development should be 'safe for all' for a 1:1000 annual probability flood event, for the lifetime of the development, with appropriate climate change allowances.

Previously developed land in defended areas

Where a proposal for redevelopment of Previously Developed Land (as defined in the 'Glossary') which benefits from flood defences is deemed appropriate following application of the sequential test and exception test it will be supported where:

- g. breach modelling has been completed to determine the residual risk in all instances for new vulnerable development; and
- h. safe access and egress can be provided with approval from the emergency planning authority that there is no additional reliance on their services as a result of the development.

Managing flood water

Where a proposal is considered to be acceptable within the 1% annual probability flood extent (flood zone 3), including an allowance for climate change for the lifetime of the

development, the development must not result in a loss of flood storage capacity, reduced flow performance, increase the rate of flooding onset or result in an unsustainable form of flood storage requiring on-going silt removal, maintenance or renewal.

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.

Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume and performance of floodplain storage is not reduced or vulnerability to climate change impacts increased.

Site specific flood risk assessments

On a site that is at risk of flooding from any form, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, and is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:

- i. in the Cambridgeshire Flood and Water SPD or successor documents;
- j. by any applicable responsible authority, including but not limited to the Environment Agency and Cambridgeshire County Council, as Lead Local Flood Authority; and
- k. by the Middle Level Commissioners or internal drainage boards, as may be applicable.

LP 6

Waste Water Management

Sewer Network

A proposal for major scale development that would:

- a. require a new connection to the sewer network;
- b. involve significant increases to flows entering the sewer network; or

c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);

will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.

Water Treatment Capacity

A proposal for any scale of development will be supported if:

d. Anglian Water Services do not raise concerns relating to the ability of waste water infrastructure to accommodate waste water flows from the proposal;

e. the Environment Agency and Natural England or another responsible authority do not raise concerns that the requirements of the Water Framework Directive and the Habitats Directive could be compromised; and

f. the Middle Level Commissioners or other internal drainage board do not object on the basis of flood risk in the system they manage, as may be applicable.

To achieve these requirements for proposals that would involve waste water flows to Waste Water Treatment Works (WwTW) with constrained capacity, as currently identified in the Huntingdonshire Stage 2 Detailed Water Cycle Study, interim treatment measures are likely to be required until an acceptable permanent solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for development to be phased. If acceptable permanent solutions are not possible proposals will not be supported.

LP 7 Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above.

Development Proposals on Unallocated Sites

A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

Residential Development

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

Business Development

A proposal for business development (class 'B') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy LP 19 'Established Employment Areas'; a town centre, defined in policy LP 22 'Town Centre Vitality and Viability' or the Alconbury Enterprise Zone.

Main Town Centre Uses

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

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

Other uses

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

Mixed use development

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

Relationship of settlements within a Spatial Planning Area

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

LP 8

Key Service Centres

Each Key Service Centre to which this policy applies is defined above.

Development Proposals within the Built-up Area

A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

LP 9

Small Settlements

Each Small Settlement to which this policy applies is defined above.

Development Proposals within the Built-up Area

A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:

- a. level of service and infrastructure provision within the settlement;
- b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
- c. effect on the character of the immediate locality and the settlement as a whole.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

LP 10

The Countryside

Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

All development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:

i: avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

ii: avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b. recognise the intrinsic character and beauty of the countryside; and

c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

LP 11

Design Context

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's Huntingdonshire Design Guide SPD (2017), the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents and applicable conservation area character statements. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

LP 24

Affordable Housing Provision

In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the

requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:

- a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed (12);
- b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
- c. affordable housing is dispersed across the development in small clusters of dwellings; and
- d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.

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

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