

# Great Staughton Neighbourhood Plan

Referendum Version - April 2025

2021 to 2036



April 2025

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## Parish Chairman's Foreword

The Neighbourhood Plan (NP) for Great Staughton supports and complements the Huntingdonshire Local Plan. The Great Staughton Neighbourhood Plan is seeking to address key priorities identified by the community in the Parish of Great Staughton.

The purpose of the Great Staughton Neighbourhood Plan is to define the aspirations, key priorities, and needs of residents and businesses within this area. This is to ensure these views are taken into account when local planning authorities, such as Huntingdonshire District Council (HDC), Cambridgeshire County Council (CCC) and the secretary of state take planning decisions.

Neighbourhood Plans, when complete and adopted, will form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.

Great Staughton Parish Council considers that this is an important right to exercise, and in 2021 the Parish Council applied for the parish area to be designated a neighbourhood planning area. Huntingdonshire District Council (HDC) approved this application in February 2021.

Thank you to residents, businesses, landowners and other stakeholders who responded to the Regulation 14 and Regulation 16 versions of the Neighbourhood Plan and to those who responded to consultation on the Strategic Environment Assessment Environmental Report. The Parish Council submitted the Neighbourhood Plan to HDC and an examination was held into the Neighbourhood Plan in early 2025. The recommendations from the Examiner are included in this version of the Neighbourhood Plan. HDC will hold a Referendum on this updated version of the Neighbourhood Plan. I would encourage you to respond positively to the Referendum on the Neighbourhood Plan to ensure that the views of our local community setting out the future aspirations for Great Staughton become part of the Development Plan.

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## 2 Introduction

- 2.1 Great Staughton comprises a number of small hamlets and a village which together create a strong and vibrant community within an attractive and valued environment. The Community Land Trust with the support of the parish has secured 12 new affordable homes at Jewell Close which have met some of our local housing needs. However, recent data shows that further housing is needed to meet local needs, house prices are still out of the reach of many, whilst the overall population is in decline which may impact the viability and vitality of important services in the parish.
- 2.2 Alongside these issues, there are a number of opportunities to improve local health care facilities and services and address some of the issues caused by traffic speeds, the need to address the impact of climate change and provide sustainable solutions by protecting and enhancing our natural habitats and green spaces.
- 2.3 The District Council has advised the Parish Council that a further 30 homes are needed to meet the indicative housing requirement to implement Great Staughton's contribution to the total housing requirement set out in Huntingdonshire's Local Plan. The Parish Council, through the Neighbourhood Plan, wants to ensure that proposed development meets the needs of residents; provides the infrastructure and services that are needed; ensures that development is high quality; and safeguards those important habitats, green spaces and buildings that are important to Great Staughton's community.
- 2.4 So, how are we going to ensure that the Parish Council and communities' aspirations are met? The Localism Act 2011 introduced new rights and powers

to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made", become part of the legal planning framework for the designated area. This means that when planning applications are submitted to develop or change the use of land, Huntingdonshire District Council should make decisions in accordance with the Neighbourhood Plan unless there are material considerations that indicate otherwise.

- 2.5 The Great Staughton Neighbourhood Plan includes a vision statement, aims, objectives and planning policies, including an allocation for housing and an allocation for a health care facility, securing new doctor's surgery facilities, and policies which seek to minimise the impact of climate change and protect our important wildlife habitats.
- 2.6 Parish Councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say as to how their neighbourhood grows and develops. The Neighbourhood Plan Area contains the administrative area of Great Staughton Parish. The Parish Council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict main government planning policies or the strategic policies in the Huntingdonshire Local Plan. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 2.7 The Neighbourhood Plan is a plan for the parish of Great Staughton. The Parish Council's application for the designation of a Neighbourhood Plan area was approved by Huntingdonshire District Council (HDC) on 21<sup>st</sup> January 2021. The Neighbourhood Plan boundary is shown at Map 1.

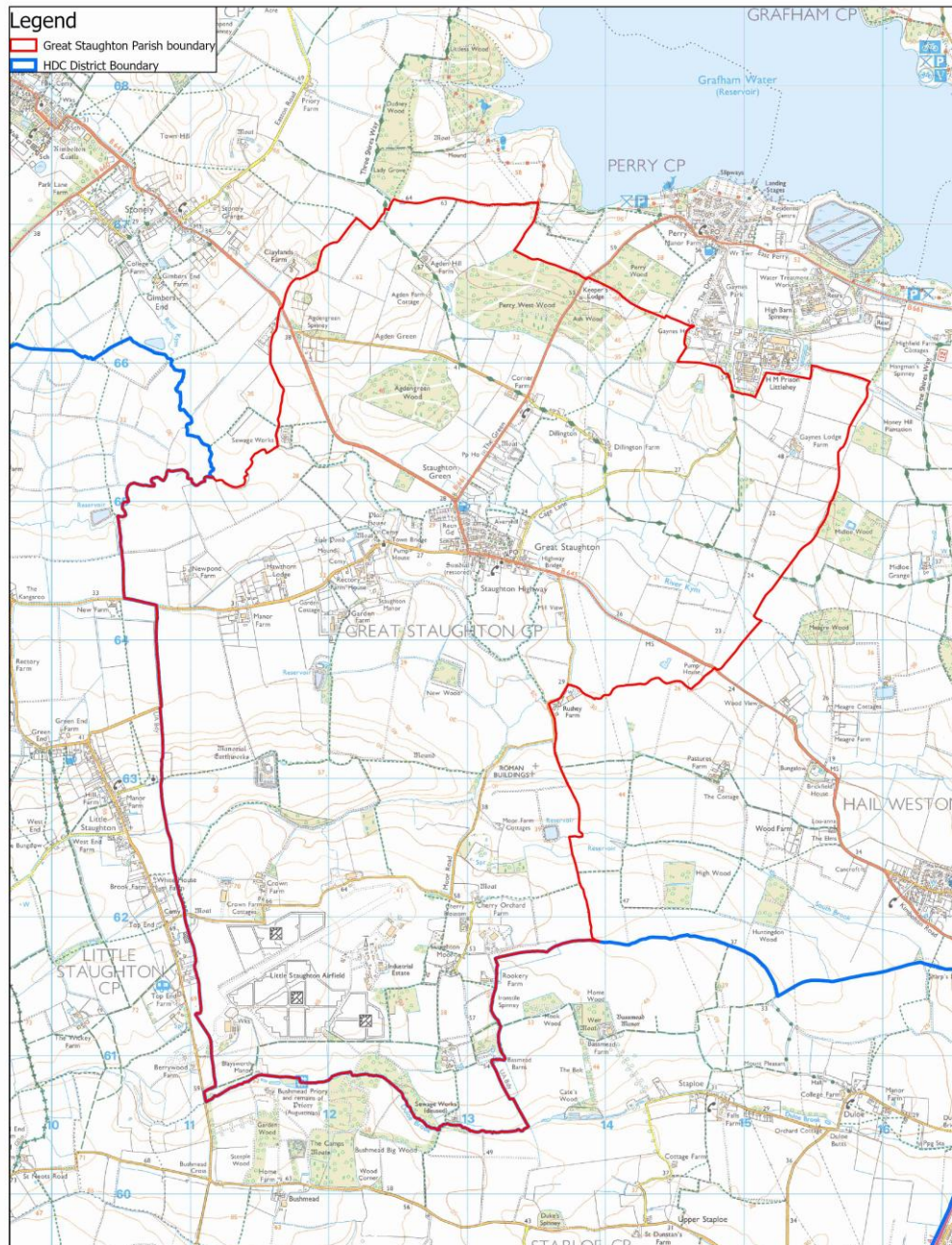


**Description: Great Staughton Neighbourhood Plan Area**

Scale = 1:24,000

Date Created: 28/10/2022

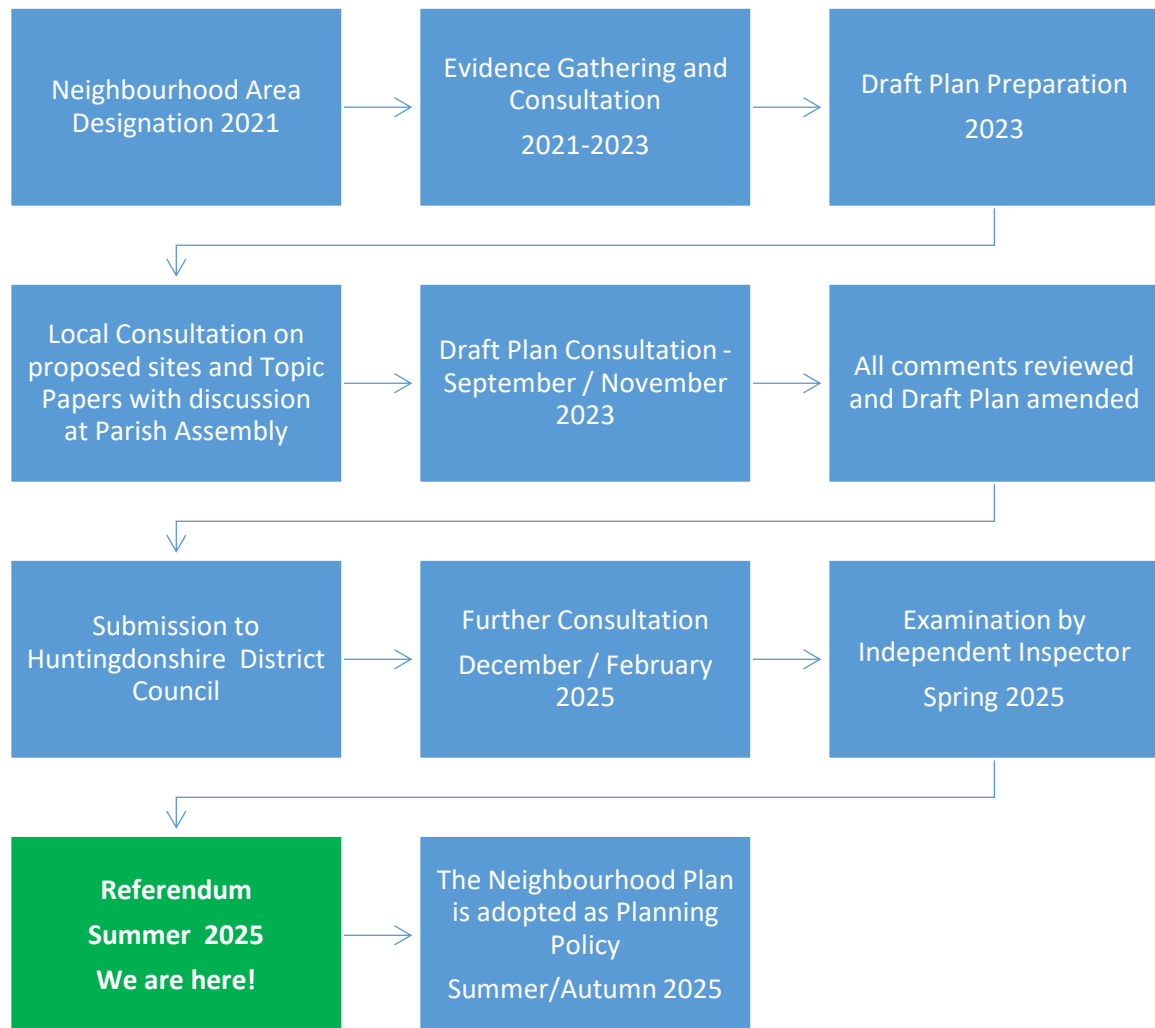
**Huntingdonshire**  
DISTRICT COUNCIL  
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Ordnance Survey HDC 100022322

**Map 1 – Great Staughton Designated Plan area**

- 2.8 The Parish Council are the lead organisation for the Neighbourhood Plan supported by the Great Staughton Neighbourhood Plan Group (NPG). There is no other neighbourhood plan for the Neighbourhood Plan area and the Plan only relates to the administrative boundaries of Great Staughton and no other Neighbourhood Plan area. The Neighbourhood Plan period is 2021 to 2036, mirroring the end date of the existing Huntingdonshire Local Plan adopted in 2019. Although it takes account of development since 2011, the start date of the Neighbourhood Plan is 2021. An agreed vision for the Neighbourhood Plan is
- ‘To value, protect 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’.
- 2.9 This is the Referendum Version of the Neighbourhood Plan and will be subject to a Referendum led by HDC.
- 2.10 Great Staughton Neighbourhood Plan group and the Parish Council has completed a significant amount of community consultation which has informed the Neighbourhood Plan even during the Covid -19 pandemic. The full details of the consultation are included within a Consultation Statement which is submitted alongside this Neighbourhood Plan to HDC.
- 2.11 Initially, a survey was distributed to all residents and businesses in the village in October 2021. This was distributed as a leaflet with responses invited on-line or on paper. Approximately 66% of the responses were submitted on-line.
- 2.12 A 50% response rate was achieved from properties in the village (184 responses), and the results analysed and circulated to the Neighbourhood Plan Group, other interested parties, and the Parish Council.
- 2.13 Members of the public were invited to a workshop held in the village hall facilitated by Cambridgeshire Acre on March 10th, 2022. The findings from that workshop informed a SWOT analysis and objectives were agreed by the NPG.
- 2.14 Paper copies were made available at the Parish Assembly on 28<sup>th</sup> April 2022 where 30 residents were present. Comments were invited. Paper copies were also made available at the Jubilee celebrations in the village hall on June 5th. The vision and objectives were then circulated in the Autumn 2022 edition of the local magazine (for consultation).
- 2.15 A further Assembly meeting was held in May 2023 where the proposals for local housing allocations, non-designated heritage assets, views and vistas and the Great Staughton Settlement and Landscape Character Assessment were discussed ahead of the parish council meeting.
- 2.16 Additionally, the occupiers of the properties proposed to be designated as Non-Designated Heritage Assets were notified and given the opportunity to put their views forward to the NPG. These comments have been taken on board in developing this version of the Neighbourhood Plan.
- 2.17 The Great Staughton website has carried updates throughout the preparation of the Neighbourhood Plan. The Parish Council and the Great Staughton community Facebook pages have include updates and initial community findings.

- 2.18 A regulation 14 consultation was undertaken between 20<sup>th</sup> September 2023 and 2<sup>nd</sup> November 2023. A leaflet was distributed to every household and business in the Parish and notices placed on the Parish Website and magazine. The Parish Council consulted with stakeholders and consultation bodies whose interest it is considered may be affected by the draft Great Staughton Neighbourhood Plan. The responses to the Regulation 14 consultation have been considered and, where appropriate, the Neighbourhood Plan has been amended to take into account the representations. A summary of the representations and the Parish Council's response is included in the Consultation Statement.
- 2.19 A further consultation was completed on the Strategic Environment Assessment Environmental Report in Summer 2024. The responses have been considered and where appropriate included in this Neighbourhood Plan. The responses are set out in the accompanying Consultation Statement.
- 2.20 A regulation 16 consultation on the Submitted Plan was completed by HDC between 11<sup>th</sup> December 2024 and 5<sup>th</sup> February 2025. Examination of the Great Staughton Neighbourhood Plan commenced in February 2025. The Examiner's report was issued on 3<sup>rd</sup> April 2025 and it recommended that the Plan met all legal requirements and can proceed to referendum with modifications.
- 2.21 We want to ensure that Great Staughton produces a plan which provides for sustainable development which benefits the local community whilst avoiding placing unrealistic pressure on the cost and deliverability of development.
- 2.22 The key milestones of our Neighbourhood Plan process are summarised and highlights are in the chart below:





### 3 The Character of Great Staughton

#### Location

- 3.1 Great Staughton is a small village in Huntingdonshire to the south of the A14 and west of the A1. Great Staughton lies approximately 11 miles (18 km) south-west of Huntingdon and 6 miles (10 km) north-west of St Neots. The parish itself covers 2,055 hectares making it the second largest parish by area in Huntingdonshire, after Sawtry. Its nearest village neighbours are Perry to the north-east, Kimbolton & Stonely to the northwest and Hail Weston to the South East.
- 3.2 The location of the Parish is close to the A1 and A14 and provides good transport links for businesses and people including access to St Neots station with trains to London, Peterborough, onward to Edinburgh and additionally Gatwick. The village is close to the local leisure attraction of Grafham Water. Its closest urban environment is the expanding town of St. Neots which provides shopping, entertainment, and rail services.

#### Settlement and Character

- 3.3 The size of the Parish of Great Staughton results in it having a wide variety of settlement types and rural aspects. These different settings are significant and are a hallmark of the Parish.
- 3.4 There are a number of distinctive character areas within the Parish. These areas are identified as follows.
- Character area 1: The Highway; The Causeway; Green Lane and The Green; Marked in Red on the map 2  
 Character area 2: The Town Marked in Blue on the map 2  
 Character area 3: Dillington Marked in purple on the map 2

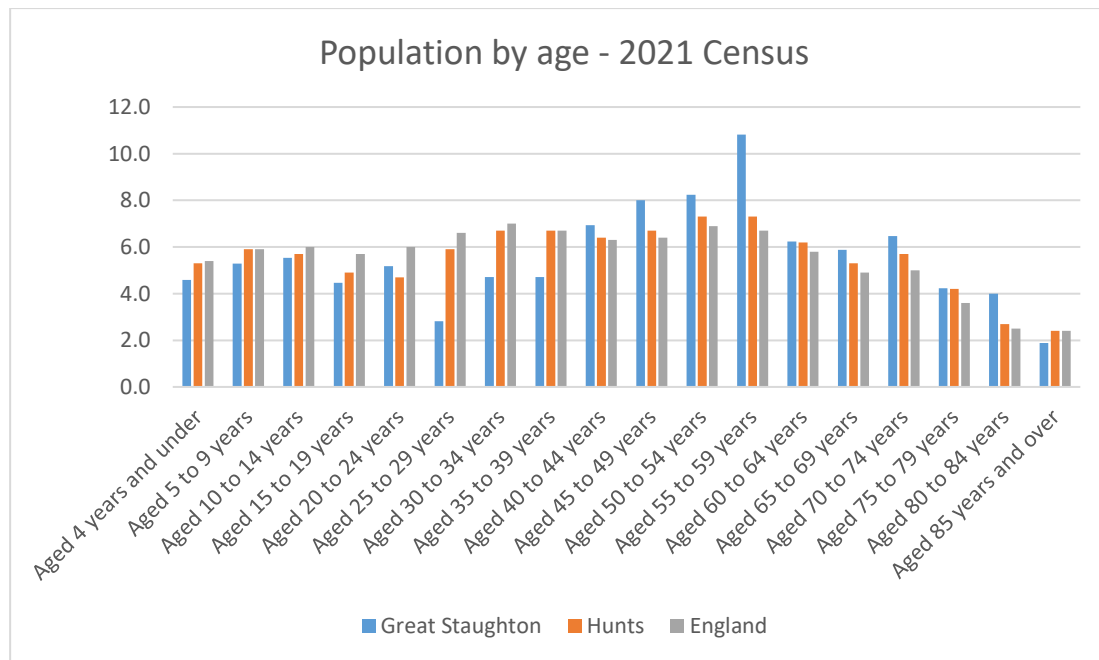
Character area 4: Beachampstead Rd, Moorycroft, Lye Close and Manor Close Marked in Green on the map 2  
 Character area 5: The Moor Marked in Yellow on the map 2  
 Character area 6: Natural: Kym Valley; The Meadows; River Walk on map 2

- 3.5 The detail of each of these area characteristics is reported in the Great Staughton Landscape and Village Character Assessment which is available as part of the submission documents.

#### Residents

- 3.6 Great Staughton is, geographically, the second largest parish in Huntingdonshire but with a low density of residents. The parish saw limited population growth between the 1911 and 2011 Censuses. When looking at population figures, it should be noted that the parish boundary changed in 1982 when the parish of Perry was formed by joining West and East Perry. West Perry was previously part of Great Staughton Parish and so its population would have been included in Great Staughton's figures in 1911.
- 3.7 The 2021 census data for Great Staughton Parish shows that the population over the 10 years has decreased by approximately 5%. In 2011 the population for the parish was 896, in 2019 it was 865 which has decreased again in 2021 to 850. The population is forecast to continue with very little growth (less than 5%) over the next 18 years.
- 3.8 Great Staughton has a slightly older age profile than district and county averages, although its population is forecast to age up to 2036: the share of population aged 65 and above is expected to increase from 22% to 32% while the shares of people in younger age groups are forecast to fall.

- 3.9 The parish is a family-orientated community with three quarters of households being one family households. The highest shares of households are one family with dependent children (23% of all households) and couples aged under 65 with no children (17%). These account for higher shares of households than across Huntingdonshire.

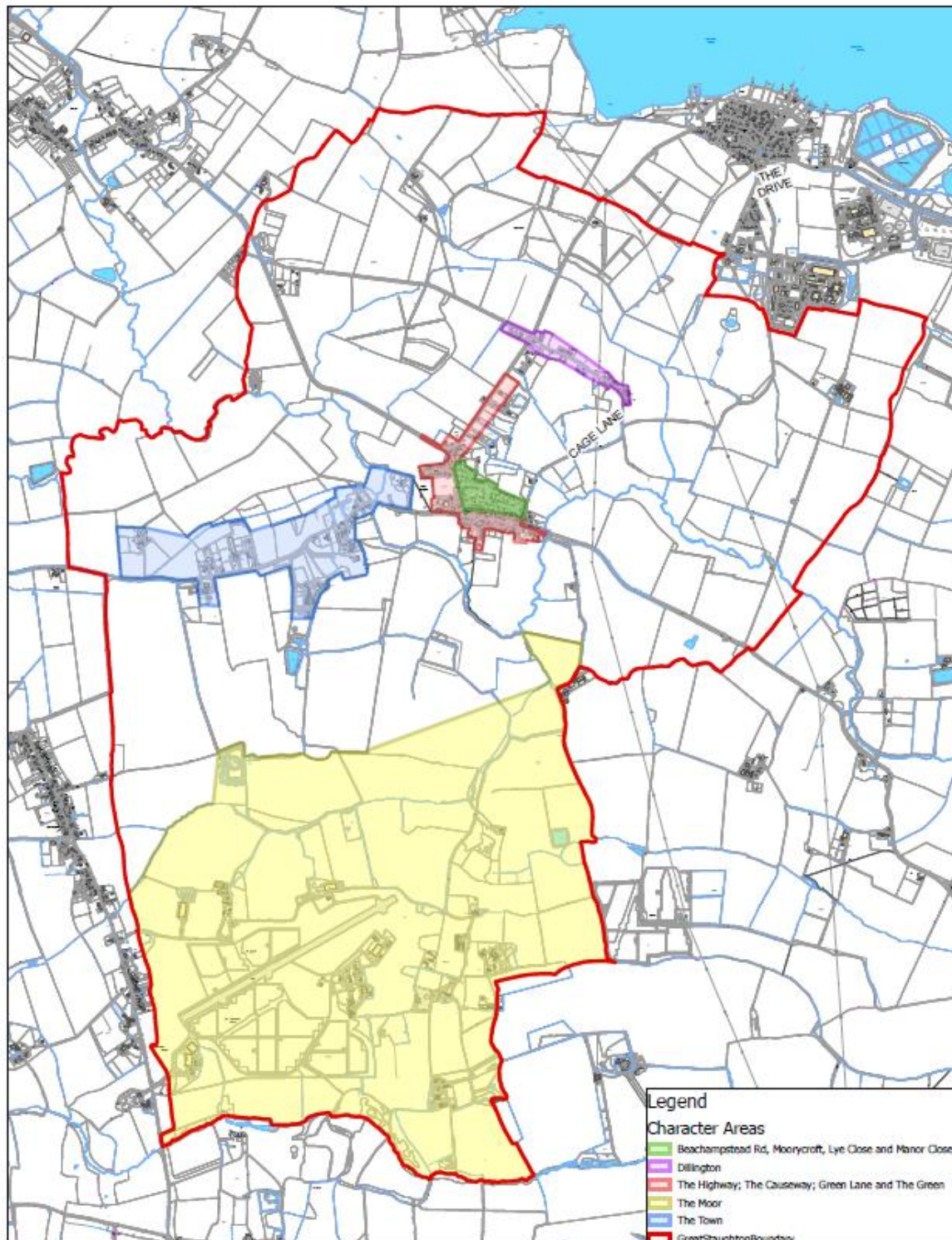


Source: ONS Census 2021  
<https://www.nomisweb.co.uk/>

**Description:** Great Staughton Character Areas

Scale = 1:30,000

Date Created: 11/09/2023



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**Map 2 – Great Staughton Character Areas**



### Housing

- 3.10 Great Staughton is home to 356 dwellings and has experienced extremely limited housing growth, just 30 new homes in the last 20 years.
- 3.11 Great Staughton has a Community Land Trust and has successfully developed 12 new affordable homes at Jewell Close. Each property was completed and occupied in 2023. Importantly, the scheme was significantly oversubscribed by families and individuals in housing need with a strong local connection
- 3.12 Great Staughton has a high share of detached housing (66%) and low shares of semi-detached and terraced housing and flats, which is consistent with the parish's below-average population density.
- 3.13 Great Staughton has an above-average housing size compared to Huntingdonshire, with 39% of homes having four or more bedrooms. Housing tenure is dominated by owner occupation, with three quarters of households owning their own property.

Number of bedrooms	2021
Total:	356
1 bedroom	9
2 bedrooms	48
3 bedrooms	140
4 +bedrooms	159

Source: ONS 2021 Census

- 3.14 Average and lower quartile house prices in Great Staughton are high. The average (median) price paid for a residential property in Great Staughton was 30% above the Huntingdonshire average last year. At lower quartile levels, anyone seeking to buy a property in Great Staughton would require an annual income of £57,071 for a semi-detached property and £86,821 for a detached home. To put this into context, a household with two

people working full-time (35 hours/week) and earning the National Living Wage (£8.91/hour) will only earn around £32,432 per annum. Even a couple both earning the median salary for Great Staughton would struggle to reach the threshold for a lower quartile semi-detached property.

- 3.15 Great Staughton has very limited social housing stock and private rented housing stock.

### Employment

- 3.16 Great Staughton has a high rate of employment (63%) among its adult population. This is counter-balanced by a quarter of its population (36%) being economically inactive, i.e., not in work nor looking for a work. A significant proportion of this group are those who are retired rather than being inactive for any other reason.
- 3.17 There are many important employment providers in the Village. The local service industry includes a butcher's shop, hairdressers, the school, and Doctors. In addition, there are more industrial type sites based on the Airfield on Staughton Moor, and commercial distribution sites along The Town. There are local engineering units based on farming workshops and barns in The Town. Littlehey prison in the neighbouring Parish of Perry is also a source of significant local employment.

### Landscape

- 3.18 Great Staughton is located within National Character Area 88: Bedfordshire and Cambridgeshire Claylands. At a more local level, the Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Southern Wolds and Great Staughton stands within Area 3: Western Claylands, of the Cambridgeshire Landscape Guidelines (1991). To the north is the Grafham Water Landscape Character Area which impacts the northern part of the Parish.

- 3.19 The Cambridgeshire Landscape Guidelines (1991) identifies Great Staughton as an area as a gently undulating landscape which is subdivided by the shallow Ouse Valley. The area generally consists of large scale arable farmland with open fields, sparse and trimmed hedges and watercourses which are cleared of bankside vegetation.
- 3.20 The area is distinctive for a number of reasons. Firstly, the area is characterised by remnants of deserted medieval villages including ridge and furrow fields, medieval settlement earthworks, moated sites and ruined churches. Secondly, scattered woodlands and particularly ancient, semi natural woodlands which are of importance in terms of their visual and nature conservation interest but which can appear isolated. Church spires enliven the skyline and views. Finally, existing and former wartime airfields including the airfield at Staughton have a significant impact on the area.
- 3.21 The Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Southern Wolds. The key characteristics are defined as the relatively gentle topography, including the broad valleys of the river Kym and well-wooded landscape, with hedged fields, and some more recent plantations. The significant modern influences on the landscape are described as conifer plantations, power lines, housing estates, industrial areas, airfield, prison and the Anglian Water buildings around Grafham Water.
- 3.22 A particular concern is the harsh edges of many new developments, which are often poorly integrated into the surrounding landscape. It is important that this is addressed in any future developments, and also that improvements are made where possible to improve the quality and reduce the adverse visual impact of existing developments.
- 3.23 The parish has a network of public footpaths regularly used not just by villagers, but also by various walking groups, including for local health walks (publicised by Huntingdonshire District Council).

## 4 Great Staughton Future

- 4.1 The key issues facing Great Staughton have been identified from a series of public consultations with the Great Staughton community, from the documentary evidence collated by the Neighbourhood Plan Group including a Planning Policy Context Analysis and a Demographic, Social and Economic Report. These have informed the themes and the basis of the policies in this Neighbourhood Plan.
- 4.2 From a SWOT analysis the Neighbourhood Plan Group has identified a series of challenges that can be addressed through the Neighbourhood Plan.
- 4.3 A SWOT analysis of the Parish was prepared and is shown below. The Community Workshop on 10th March 2022 reviewed the SWOT analysis and made amendments to reflect the community's perceptions and the evidence prepared at that time.

Strengths	Weaknesses
<p><b>Strong Community Spirit</b></p> <ul style="list-style-type: none"> <li>• Sense of family orientated community</li> <li>• Strong rural character valued by residents</li> <li>• Safe (low crime rate)</li> <li>• Tranquillity (village life) with the exception of motorbikes</li> <li>• 12 new homes - Community Land Trust</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Relatively wealthy parish with limited deprivation</li> <li>• High rates of employment</li> <li>• Range of local employment opportunities</li> <li>• Established Employment Area at Little Staughton Airfield</li> <li>• Local people working in local businesses</li> <li>• Businesses seeking to expand</li> </ul> <p><b>Key Services</b></p> <ul style="list-style-type: none"> <li>• Retains key facilities including church, Public Houses, Village Hall, butcher's shop, primary school and doctors' surgery.</li> <li>• Recreation ground and facilities: 2 tennis courts, Village Hall, 1 senior and 1 youth football team.</li> </ul> <p><b>Character and Heritage</b></p> <ul style="list-style-type: none"> <li>• Two Conservation Areas</li> <li>• Roman sites and Scheduled Ancient Monuments</li> <li>• Ancient and semi natural woodlands</li> <li>• Valued vistas and views</li> <li>• Historic Church</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Valued informal and formal Green and Blue (River Kym) Spaces</li> <li>• Rich in wildlife sites, SSSIs, biodiversity and geodiversity</li> <li>• Proximity to Grafham Water</li> </ul> <p><b>Getting Around</b></p> <ul style="list-style-type: none"> <li>• Good public rights of way network providing good access to countryside and options for local dog walking for villagers, walking group and local health walks</li> <li>• Walking routes providing access to Little Staughton, East Perry, River Kym and connections between Dillington and Great Staughton</li> <li>• Proximity to St Neots station with direct trains to London, Edinburgh and Gatwick Airport</li> </ul>	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Housing shortfall - Few new homes completed since 2011 yet housing requirement is 60 units (2011 to 2036)</li> <li>• High share of large, detached homes</li> <li>• Low share of semi-detached, terraced housing and flats</li> <li>• High average house prices</li> <li>• Lack of social housing stock and private rented housing</li> <li>• Deprivation indicators include access to key services, access to housing, air quality and road traffic accidents (includes Hail Weston parish)</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Higher than average rates of unemployment during Covid</li> <li>• Lack of business starter units</li> <li>• Poor Broadband</li> <li>• Lack of planning control at Staughton Moor creating bad neighbour developments</li> </ul> <p><b>Services and Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Doctors Surgery is no longer fit for purpose to serve the community</li> <li>• NP Survey indicates: Lack of café, modern village hall, activities to meet needs of families and young people</li> <li>• Lack of a central meeting space/ focal point</li> <li>• The village needs a general food store with post office</li> <li>• Strong reliance on oil based energy and lack of resilience</li> </ul> <p><b>Heritage and Character</b></p> <ul style="list-style-type: none"> <li>• No Conservation Area Appraisals</li> <li>• No definition or protection of important green spaces</li> </ul> <p><b>Getting Around</b></p> <ul style="list-style-type: none"> <li>• Cars and motorbikes speeding</li> <li>• Safety of roads around Dillington (rat runs) and associated noise</li> <li>• Issues with lorries /HGVs</li> <li>• Limited bus service - both timetabling and frequency issues</li> <li>• Lack of off-street parking and lack of car parking at Great Staughton Surgery</li> <li>• Key hazard points and road surface conditions</li> <li>• Lack of cycle paths to St Neots and Dillington and footpaths out of village</li> </ul>



Opportunities	Threats
<p><b>Improved Services</b></p> <ul style="list-style-type: none"> <li>• New NHS Healthcare facility</li> <li>• Modern village hall, family friendly café, and activities for different age groups including Youth Club</li> <li>• Village hub including retail and business</li> <li>• Identify improved footpaths / cycleways within Great Staughton and to Dillington and St Neots (commuting)</li> <li>• S106 / CIL funding to secure supporting infrastructure and facilities</li> </ul> <p><b>Village and Landscape Character and Heritage</b></p> <ul style="list-style-type: none"> <li>• Define settlement boundaries which supports development inside the boundary and restricts development outside</li> <li>• Protect, enhance landscape and provide green areas for recreation, sports and allotments uses</li> <li>• Promote good design to ensure development in keeping with scale, location and appearance of buildings, use traditional local materials</li> <li>• Protect property Character throughout the village.</li> <li>• Review Roman sites and medieval earth works; protect ridge and furrow field</li> <li>• Complete Conservation Area Appraisals</li> <li>• Protect area between The Town/ The Green; south of The Highway and green spaces at Beachampstead road, East of Cage Lane and between Cage Lane settlements and Dillington. Visually important gaps.</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• NP could provide clarity on current housing needs in the parish and influence housing accordingly. Evidence on housing need (HNS, estate agent survey, affordable housing list) will be needed to support this.</li> <li>• Consider further CLT development.</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Opportunity to retain and accelerate high concentrations of small local employment and start-ups in village centre</li> <li>• Managed approach to Staughton Moor</li> </ul> <p><b>Climate Change</b></p> <ul style="list-style-type: none"> <li>• Encourage sustainable energy production and zero carbon developments</li> <li>• Enhance ecology, biodiversity, wildlife habitat</li> </ul>	<p><b>Housing Growth</b></p> <ul style="list-style-type: none"> <li>• Further housing growth to meet housing requirement (60 dwellings 2011 to 2036)</li> <li>• Any loss of district wide 5 year housing land supply leading to unplanned schemes</li> <li>• Development beyond Infilling, within gardens or clusters of no more than 10 units</li> </ul> <p><b>Services / Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Changing needs - Ageing population - 32% will be over 65 with 5% over 85 by 2036</li> <li>• Further loss or downgrading of doctor's surgery, shops and local facilities with lack of planning control</li> <li>• Loss of community facilities</li> <li>• Unable to provide facilities such as general food store with permanent Post Office</li> </ul> <p><b>Traffic/parking issue</b></p> <ul style="list-style-type: none"> <li>• Traffic/ parking issues exacerbated by further development including tourism</li> </ul> <p><b>Village and Landscape Character</b></p> <ul style="list-style-type: none"> <li>• Deterioration of rural character, green spaces, vistas and views</li> <li>• District wide Policy LP9 supports proposals for development on land well-related to the built-up area but does not define the built-up area</li> </ul> <p><b>Natural Environment</b></p> <ul style="list-style-type: none"> <li>• Flood Risk and water management issues</li> <li>• Increased Light pollution</li> </ul> <p><b>Strategic Growth outside NP Area</b></p> <ul style="list-style-type: none"> <li>• What are the implications of growth of the Cambridge to Oxford Arc Vision?</li> <li>• Proposals for Bedfordshire's growth at Denny Brook and associated areas for 20,000 new homes</li> </ul>

## 5 Great Staughton Vision

- 5.1 Taking into account the results of the village surveys, conversations with stakeholders and outputs of the workshop, as well as information, intelligence and evidence gathered through the Neighbourhood Plan process, the following vision and themes were developed which have guided the proposed policies.

### Vision for Great Staughton

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.

### Themes

#### Spatial strategy

- 5.2 Great Staughton Neighbourhood Plan recognises and supports the principles for appropriate development throughout Huntingdonshire as identified in the Local Plan.
- 5.3 The Great Staughton Neighbourhood Plan develops those principles to be applicable to Great Staughton as suggested and supported by residents.

#### Housing Growth, Mix and Design

- 5.4 There was concern that the village development boundary had been 'lost' since the publication of the adopted Local Plan resulting in a degree of ambiguity in areas that are part of the built up area, where development would be supported, and those areas that are considered to be in the countryside. The community considered taking a more proactive position in identifying the development

boundary and sites for housing to meet the indicative housing requirement that were of a mix and type that met local needs. There was recognition of the imbalance in house sizes in the parish which has resulted in a shortage of smaller homes for older people looking to downsize, or for young couples looking to stay in the village, and the Neighbourhood Plan would suggest ways to redress this balance.

- 5.5 There was also concern that the recent development at Jewell Close only partly met the local housing need and house prices were accelerating. The Census indicated that the population was in decline and a positive approach was needed to respond to these challenges.

### Conservation and Heritage

- 5.6 Great Staughton has two Conservation Areas but lacks a Conservation Area Appraisal which could positively influence development proposals and their design. The community wanted some support in the Neighbourhood Plan for such an appraisal. Additionally, it was considered that both designated and non-designated heritage assets are worthy of protection. Heritage assets are already protected under heritage legislation and planning policy but additional evidence has been provided through the Neighbourhood Plan to justify the protection of non-designated heritage assets and provide material which could be helpful in their conservation.
- 5.7 It was also considered important to retain the distinct character of different parts of the village and to ensure their continued separation. In terms of the village character, views, vistas and some landscape features are important to protect. Little Staughton Airfield lies south of the village and its history and heritage are important to the village story.

### Getting Around

- 5.8 The community consultation exercise identified weaknesses in the existing footpath and cycle way network. This includes the lack of footpaths or cycleways linking places within the village and linking the village to Dillington and to St Neots which could be used to support more sustainable work journeys. It was also identified that there is no footway to the village cemetery. Additionally, traffic safety issues were raised due to levels of HGV movements through the village, in part due to inappropriate development at Staughton Moor, the speed of traffic, accident points and the volume of motorbikes through the village. The lack of a frequent and quality bus service is also identified.

### The Environment and Sustainability

- 5.9 The village is heavily reliant upon oil as its primary energy source for heating and residents consider that a more sustainable and resilient solution is required. Additionally, there is common ground that new development and renovation of existing properties should seek to be more sustainable, be energy efficient and achieve carbon reduction measures.

### Services and Facilities

- 5.10 Great Staughton is identified as a small settlement in the Local Plan which reflects the level of services within the village. The community consultation highlighted both the valued services and facilities in the village which are important to protect whilst seeking to secure a retail and business hub that provided a wider range of facilities including the desire for improved

healthcare facilities and a permanent, full time Post Office. Growth in population could make services generally more viable and there may scope for a 'village hub' initiative to support a wider range of potential services.

- 5.11 The Community recognises the need to have suitable development in terms of housing and business units but would want to ensure these are not in unsuitable areas resulting in traffic issues on rural roads.

### Objectives

- 5.12 To underpin the vision, this Neighbourhood Plan identifies 9 strategy objectives addressing the key issues facing Great Staughton and the SWOT analysis during the life of the Neighbourhood Plan.

## 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 Neighbourhood Plan area	GSNP 3 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



# 6 Spatial Strategy and Housing

## Objectives

- To support growth in line with Great Staughton’s Indicative housing requirement
- To ensure any additional housing provision meets the needs of local people within the Neighbourhood Plan area
- To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special
- To support the provision of a new NHS facility and to facilitate appropriate commercial and retail activities.

6.4 The Local Plan states ‘individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to exclusions are supported’. The intent of this policy is to provide a positive spatial strategy which supports the needs of the parish to 2036 and which is consistent with the Local Plan.

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## Policy GSNP 1 - Spatial Strategy

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- 6.1 Huntingdonshire has an overall housing figure for the district of 20,100 new homes for the plan period 2011 to 2036. The Neighbourhood Plan fully supports the implementation of the Local Plan.
- 6.2 Following a request by the Parish Council, HDC have advised that to ensure Great Staughton makes its appropriate contribution to the housing needs of the district, a total of 60 dwellings are needed in the parish for the period between 2011 and 2036.
- 6.3 Monitoring data up to 31 March 2023 shows that there has been a total of 25 dwellings completed (net) in the parish between 1 April 2011 and 31 March 2023. There are a further 5 homes with planning permission (net) yet to be completed. This means that approximately 30 of the 60 homes needed to meet the indicative housing requirement have already been met, leaving 30 homes required for the remaining period up to 2036.

**Policy GSNP 1 – Spatial Strategy**

Great Staughton will grow sustainably through the plan period in accordance with the growth strategy identified in the Huntingdonshire Local Plan. This Neighbourhood Plan provides for at least 60 dwellings to be developed in the Neighbourhood Plan area between 2011 and 2036. This growth will be met through:

- i. the implementation of planning permissions and new planning permissions granted between 1 April 2011 and 31 March 2036;
- ii. “windfall” sites and infill plots within the Built Up Area Boundary identified on Map 3 that come forward during the Plan period and are not specifically identified in the Plan;
- iii. on land at Brook Farm, The Highway, such residential development as is demonstrably necessary to enable the delivery of a GP surgery / NHS healthcare facility in accordance with Policy GSNP3; and
- iv. an allocation of 0.71 hectares for approximately 20 dwellings to the south of 29 The Green.
- v. “windfall” sites on land well related to the Built-Up Area Boundary identified on Map 3 that come forward during the Plan period and are in accordance with local and national policy.

Development proposals will only be supported if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to meet all the necessary requirements arising from a proposed development.

Where appropriate, development may need to be phased spatially and chronologically to enable the provision of infrastructure in a timely manner with conditions or planning obligations to be used in securing any phasing arrangements.

**Policy GSNP 2 – Built Up Area Boundary**

- 6.5 Great Staughton is identified in the Huntingdonshire Local Plan as a Small Settlement where proposals for development which are within the built up area are supported subject to the criteria set out in the Local Plan and the Neighbourhood Plan. Additionally, the Local Plan restricts developments outside of the built-up areas in hamlets and smaller groups of dwellings. These areas, outside the built up area, are broadly defined in the Local Plan and can include isolated properties or areas of ribbon development and fragmented development which are physically and visually detached from the main built form.
- 6.6 Development outside the identified Built Up Area will be supported where it accords with the specific opportunities allowed for through Local Plan policies: LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.
- 6.7 The Local Plan does not include a development boundary or envelope which identifies the built up area for Great Staughton. Planning Officers assess each proposal on a site by site basis. The intent of Policy GSNP 2 is to identify the Built Up Area Boundary which directs development within the settlement whilst protecting the countryside from encroachment. It also seeks to ensure that essential infrastructure is provided to support the needs of any development.
- 6.8 There are 4 areas of housing in the Parish as well as a few scattered dwellings. These are:
  - The Town
  - Dillington

- Staughton Highway and The Green.
  - Staughton Moor
- 6.9 Of the 370 dwellings in the parish, approximately 300 can be found in the area around The Highway and The Green. The Town area has 18 dwellings which are in reasonably close proximity to each other and then another dozen spaced out over a mile along the access and egress to and from the village. Dillington is a grouping of approximately 18 dwellings and The Moor area has a further 17 well-spaced dwellings. In addition, there are a few isolated dwellings scattered across the parish.
- 6.10 The only area which conforms to Huntingdonshire Local Plan's definition of a built up area, is Staughton Highway and The Green. The other 3 areas do not constitute an area of 30 dwellings, they are physically separated from other parts of the parish by significant amounts of countryside which is
- important to be retained and therefore are not considered to constitute built up areas as defined in the Huntingdonshire Local Plan. These areas are in the countryside in respect of Local Plan policies.
- 6.11 Importantly, development in Staughton Highway and The Green would represent a more sustainable form of development as the vast majority of community services such as the primary school, doctor's surgery, pre-school, village hall, retail outlets, playing field and the pub are all within the Staughton Highway and The Green area.
- 6.12 Development proposals on windfall sites and infill development for, with small scale development in the Built Up Area Boundary, will be supported subject to the location, size and design of the development respecting the character in the immediate area and the settlement as a whole.

#### **POLICY GSNP 2 – Built Up Area Boundary**

The Built Up Area Boundary of The Green and Staughton Highway is defined as a red line on Map 3; this defines the 'built-up area' for the parish of Great Staughton.

Within the Built Up Area Boundary, infill development for small scale development, windfall development appropriate to the scale of the village, a GP / NHS healthcare facility at Brook Farm (and essential enabling housing), and housing at The Green, will be supported where development would not adversely affect the character of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.

Development proposals outside of the Built Up Area Boundary will only be supported where there is material evidence of a local community need that would be met by the proposal; or where the proposal complies with requirements of other national or local policies or sites that are allocated as part of a strategic policy in the Adopted Local Plan.

Development Proposals will only be supported if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the development. Development may need to be phased spatially and chronologically to ensure the provision of infrastructure in a timely manner with conditions or planning obligations to be used in securing any phasing arrangements.

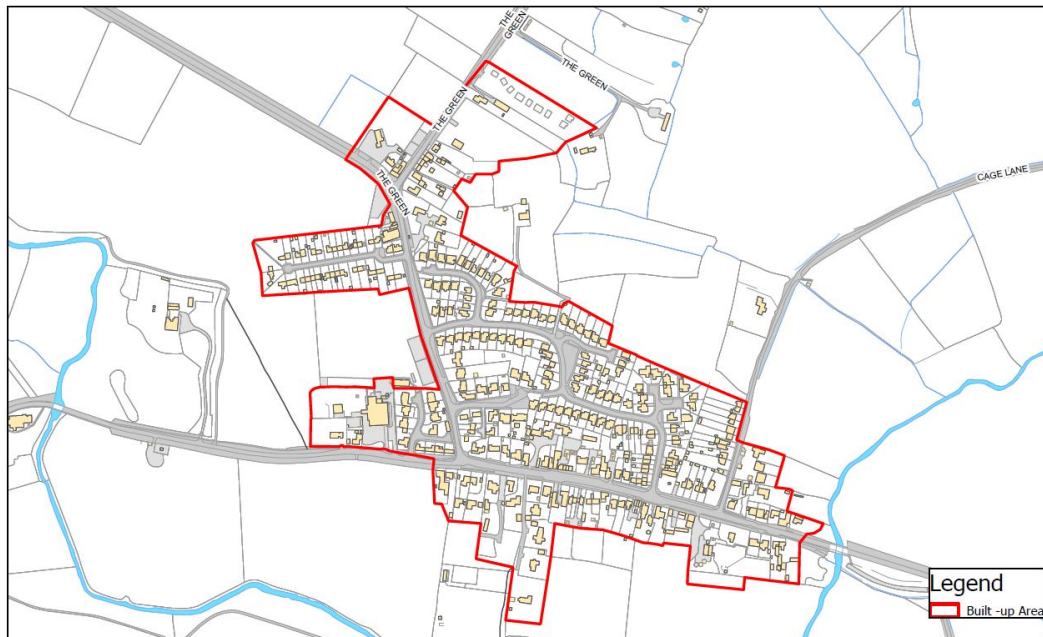
Description: Great Staughton



Scale = 1: 5,000

Date Created: 11/09/2023

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**Map 3 – Built Up Area Boundary**



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**Site Options and Assessment**


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- 6.13 The Neighbourhood Plan has explored whether the parish can satisfy the indicative housing requirement. It has also explored development propositions that could encompass a new community building for the provision of a community hall, NHS services and training services, as well as affordable housing, retirement homes, and private housing and small scale commercial development.
- 6.14 The Parish has completed a robust and sound assessment process to establish the most appropriate sites for development.
- 6.15 A specific call for housing sites was issued in August to October 2022 including sites to support the provision of a community hall, NHS and training services as well as affordable housing, retirement homes, open market housing and small scale commercial units. Eight sites were submitted in response to the Call for Sites and a further two were identified through the Huntingdonshire HELAA (2017).
- 6.16 AECOM completed a Site Options and Assessment Analysis on behalf of the Parish Council, to establish whether the 10 sites are suitable, available and deliverable in accordance with national planning guidance.
- 6.17 The results of the AECOM Site Options and Assessment 2023) identified a total of 5 sites that were rated 'Amber'. No sites were identified as Green. Amber rated sites are considered to be potentially suitable for allocation subject to the identified constraints being addressed.
- 6.18 The Parish Council published the results of the assessment on its website on 11th May 2023 and invited members of the community to its Parish Assembly where it was unanimously agreed that further housing sites should be found to meet local housing needs and to address the need for a new GP Surgery / NHS Healthcare facility. The community at that event also concluded that the favoured sites were firstly, Brook Farm and secondly the site to the south of 29 The Green.
- 6.19 The Parish Council at its meeting on 25 May 2023 considered the potential amber sites against the outcomes of the AECOM site options assessment, the poll at the Parish Assembly and the agreed objectives in the draft Neighbourhood Plan.
- 6.20 The AECOM Site Options and Assessment Report was updated in November 2023 to take on board surface water flood data which had not been considered in the May 2023 version of the report. This highlighted flood risk at both the Brook Farm and South of the Green allocations.
- 6.21 In accordance with national policy and the Huntingdonshire's Flood and Water Supplementary Planning Document, a Sequential Test Report was prepared in consultation with stakeholders including the Environment Agency, Cambridgeshire County Council as Local Lead Flood Authority and HDC. This assesses whether there are reasonably available lower risk sites for the proposed development to which the development could be steered. Additionally, a site specific flood risk assessment was completed by the landowner for the site south of Green site.
- 6.22 The Parish Council has concluded that the site at Brook Farm is the only site that offered the potential for a new GP Surgery / NHS health facility albeit there are a number of constraints that need to be addressed to ensure that the development is brought forward in

a way which conserves and enhances the nearby heritage and landscape assets and addresses very low flood risk issues.

- 6.23 The Parish Council considers that, although there are recognised flood risks on the site to the south of 29 The Green, there are no other lower risk sites which would be suitable or appropriate to meet its housing needs within the parish. The allocation will require a robust surface water flood risk strategy to be submitted with any planning application.
- 6.24 The site sits within the built up part of the settlement particularly given the more recent Community Land Trust Housing at Jewell Close.
- 6.25 Therefore, the two allocations to meet the needs of the Parish are proposed at Brook Farm, The Highway as part of a wider development which will bring forward a new GP Surgery and NHS health facility and a further housing allocation at to the south of 29 The Green .
- 6.26 In September 2023, HDC concluded that as the Great Staughton Neighbourhood Plan will not have significant effects on the environment, a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are not required.
- 6.27 Responses to the consultation on the Screening Opinion did not agree with these conclusions. Historic England consider 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.

- 6.28 Taking into consideration the specialist advice from Historic England, the Environment Agency and Natural England, HDC state that an SEA should be undertaken, however it is unlikely that an HRA would be required.
- 6.29 AECOM have prepared a SEA Environmental Report April 2024. The SEA Environmental Report includes wider observations and recommendations in respect of the Neighbourhood Plan as a whole, and not simply the sites allocations. The recommendations from that report, together with the responses to the consultation on the SEA Environmental Report during the summer 2024 have been taken on board and, where appropriate, included in the Neighbourhood Plan.

### Policy GSNP 3 Allocation of land for a new Local NHS Health Facility

6.30 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.

6.31 Discussions have been held between the landowner, the local Doctors, Cambridgeshire and Peterborough Integrated Care System and the Parish Council. A draft plan of a suitably sized surgery on the site together with supportive housing and car parking has been prepared. Similar projects elsewhere are being reviewed together with the options for financing. Initial support for the project has been obtained from the NHS.

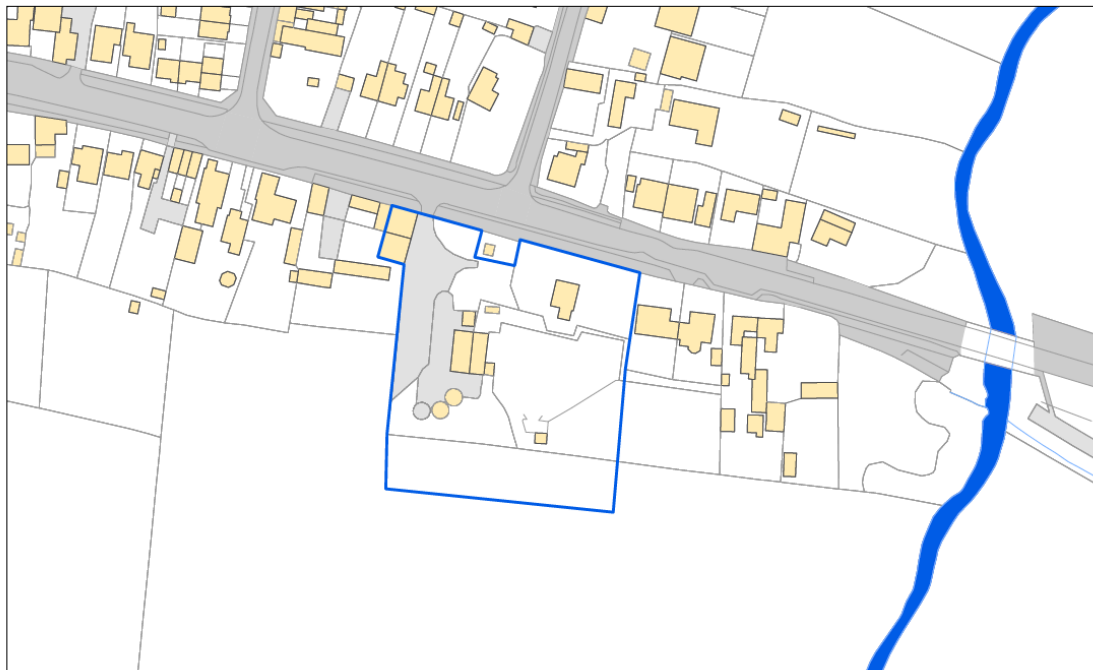
#### Description: Brook Farmyard



Scale = 1: 300

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Map 4 – Allocation at Brook Farm

**POLICY GSNP 3 – Healthcare Facility and Enabling Housing at Brook Farm**

A site at Brook Farm, as defined on Map 4, is allocated for provision of a healthcare facility and enabling housing development.

A comprehensive development of the whole of the allocated site for a healthcare facility (GP Surgery, dispensary and NHS healthcare facility) and enabling housing will be supported where, as appropriate, the proposal is designed and landscaped so as to enhance the character and appearance of the area, the Conservation Area and the setting of the nearby Listed Buildings.

The following criteria also apply.

- i. Demonstrate that the proposed new healthcare facility meets the needs of local residents.
- ii. Conserve the existing landscaping including the Veteran Tree (TPO).
- iii. Contribute positively to the character of the Conservation Area and the setting of nearby heritage assets including Listed Buildings, ensuring that the earthwork remains of ridge and furrow are preserved intact, demonstrated by the submission of a Heritage Impact Assessment.
- iv. Provide an energy and water-resource efficient building with a low carbon footprint for the duration of the lifecycle of the building.
- v. Provide an accessible and user-friendly building for all including those with limited mobility.
- vi. Provide safe vehicular access to and from the site.
- vii. Provide car parking to meet local planning authority standards, secure cycle parking facilities and an ambulance pick up/drop off point.
- viii. Incorporate landscaping to ensure development results in both the protection of existing landscape character and the enhancement of landscape value and character.
- ix. In consultation with the Environment Agency, the Local Lead Flood Authority and the District Council, provide a site-specific flood risk assessment and mitigation strategy, demonstrating that all flood risk, both on the site and elsewhere, can be managed safely over the lifetime of the development, considering the impact of climate change.
- x. Demonstrate through a Site Contamination Report that the brownfield site can be remediated satisfactorily.
- xi. Safeguard the living conditions of residents by ensuring that any residential curtilage is a minimum of 15m from the sewage pumping station.

Residential development will be supported where an independent Viability Assessment demonstrates that such development is essential to enable the delivery of the healthcare facility.

Development proposals for the provision of enhanced community facilities of an appropriate scale, as part of the NHS facility, will be supported including proposals for recreation, leisure, spiritual, social, education, and retail facilities.

- 6.32 Great Staughton has a local Doctor's Surgery which is located towards the centre of The Highway and comprises an extended residential garage which in terms of its size, location and age is no longer suitable to provide appropriate health care for the parish's residents. Additionally, the surgery is in the centre of the village where existing traffic congestion and parking issues are key concerns expressed by the local community.
- 6.33 The Parish Council has been working with the GP practice to understand its longer term needs. Additionally, the Greater Cambridge Partnership has awarded the Great Staughton Community Land Trust a grant award of £15,000 to facilitate the scoping, viability and promotion of a new GP Surgery / NHS healthcare facility.
- 6.34 Through the call for sites, Brook Farm has been offered as a site for a GP Surgery /NHS Healthcare Facility. The site is previously developed land within the built-up area and is well related to services within the village. There is an existing dwelling on site which would need to retain / share access with any new development.
- 6.35 There is a range of designated and non-designated heritage assets near the allocation including medieval landscape features. The current uses and buildings neither conserve nor enhance the setting of the listed buildings or the nearby Conservation Area. As such there is an opportunity to visually improve this important site at the entrance to The Highway.
- 6.36 Given the potential impact upon the Conservation Area, nearby listed buildings, landscape, archaeological sites including levelled former remains of ridge and furrows within the site, and key views of the River Kym, it is important to protect and enhance the character, setting and significance of the site. The earthwork remains of ridge and furrow should be preserved intact. The proposal can make a positive contribution through appropriate design to avoid significant harm to the historic environment. Therefore, the development must be accompanied by a Heritage Impact Assessment to demonstrate the positive impact upon the nearby heritage assets.
- 6.37 The landscape and visual impacts of the development would need to be ameliorated by significant native landscaping to assimilate the development into the settlement.
- 6.38 There is a sewage pumping station adjacent to the existing entrance. Anglian Water have an encroachment policy which ensures that there is a minimum of 15 metres between the pumping station and the curtilage of any residential property to ensure the amenity of occupiers and to maintain the pumping station. This policy needs to be addressed in the site's design, layout and viability report.
- 6.39 The site lies within Flood Zone 1 for fluvial flooding. However, the Flood Risk Map for Surface Water indicates that there is a surface water flooding risk on the site's northern boundary. Any design will have to ensure that the flood risk, particularly access and egress from the site can be managed safely, without increasing the risk of flooding elsewhere.
- 6.40 The SSSI Risk Impact Zone and Grade 3 agricultural land classification would need to be considered in a planning application and development must avoid and safeguard a TPO on site.
- 6.41 The site is suitable for a health facility with associated car parking and other small business, or community uses if



the constraints identified in the AECOM's site assessments including landscape and heritage impacts are mitigated through design.

- 6.42 The Neighbourhood Plan supports this site for residential development solely on the basis of it being enabling development to provide a doctors' surgery / NHS healthcare facility. Affordable housing contributions through a planning obligation will need to consider the effect on the viability of the development scheme including its requirement to facilitate the delivery of the GP surgery.
- 6.43 The site is at eastern edge of the village, many patients at the existing surgery travel by car and the new surgery will have significant off-road patient parking. There is a footpath from the village centre to the site. Some patients will find it a little more difficult to visit a surgery at this location, equally others will find it easier. Any new surgery is expected to serve a larger patient population, and this site reduces the parking and congestion issues in the village centre. On balance the Parish Council consider the location accessible and meeting the expressed needs of the community in Great Staughton.
- 6.44 There is flexibility on the land uses proposed on the site and also the possibility of extending development into the field to the rear if demonstrated to be needed through the site viability assessment.

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**Policy GSNP 4 Allocation for Housing at The Green**

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- 6.45 The intent of Policy GSNP4 is to ensure that development of a site at The Green is completed in a sensitive way, that delivers housing to meet local needs and any scheme is design and landscape led.
- 6.46 The 0.71 hectare site, to the south of 29 The Green, is situated on the northern edge of the village, to the south of Jewell Close. To the east is open countryside which is relatively well screened by existing landscaping which limits the potential impact of the development on the landscape. It has good access to services and facilities of Great Staughton.
- 6.47 The site lies within Flood Zone 1 for fluvial flooding and has a low risk of fluvial flooding. The site has areas of low, medium and high risk surface water flooding across the site. The Flood Risk Map indicates that this site contains a significant surface water flow path. Any design will have to ensure, demonstrated through the submission of a site specific flood risk assessment and mitigation strategy, that the flood risk can be managed safely, over the lifetime of the development and considering the impact of climate change without increasing the risk of flooding elsewhere. Such an assessment and mitigation measures will need to be approved by Environment Agency, the Local Lead Flood Authority and the District Council.

- 6.48 More specifically, the SuDs system will need to be designed to a 1 in 100 year plus 40% climate change rainfall event. The design of the development will need to ensure that the existing flow path across the site is not obstructed by designing a flow path around the boundary or through the site. The finished floor levels should be sufficiently set above adjacent ground levels (at least 300mm) with external levels falling away. The design should ensure that there are no low spots in the vicinity of the access points in which water could pond to a level where it could potentially enter any dwelling.
- 6.49 There is an Anglian Water sewer crossing the site, that the developer will need to consider in terms of site layout. The sewer is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space.
- 6.50 Additionally, the scheme will be expected to address transport impacts on The Green, current infrastructure capacity issues, and an electricity pylon on the western boundary of the site.
- 6.51 The development will also need to retain where possible the existing boundary hedging and safeguard the setting and views of the nearby listed building, 31 and 33 The Green. The site will also need to be subject to an archaeological evaluation.
- 6.52 As such the site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 20 dwellings consistent with the finding of Huntingdonshire District Council's HELAA 2017.
- 6.53 The scheme must provide at least 40% affordable housing in line with Huntingdonshire District Council's affordable planning policy and accord with the policies in this Neighbourhood Plan and the District's Local Plan. The allocation of affordable housing should be made in accordance with Policy GSNP 6 – Allocation of affordable housing. For the avoidance of doubt, if the site were to provide a total of 8 affordable homes (40% of 20 homes), 4 of these affordable homes would be first offered to those with a local connection. Without the implementation of the allocation of affordable housing policy in line with Policy GSNP 6, the Parish Council would not support the allocation of this site at The Green.
- 6.54 It is demonstrated at Policy GSNP5 below that the existing housing stock in Great Staughton is significantly weighted towards larger homes. To rebalance the housing stock and to enable existing residents to downsize or for young people to get onto the housing ladder, the development should be predominantly 1 and 2 bedroom dwellings. This is supported by local community engagement responses.
- 6.55 The Green is a busy B road with few opportunities for existing and new residents to cross the road safely to gain access to the Recreation Ground and the Pavillion. Development will be supported that contributes to or facilitates an improved pedestrian controlled crossing at the B645 in consultation with the Local Highways Authority.

**POLICY GSNP 4 – Housing Allocation at The Green.**

The site, as defined on Map 5, totalling 0.71 hectares to the south of 29 The Green is allocated for the development for approximately 20 dwellings. Development proposals must:

- i. provide at least 40% affordable housing that meets locally identified affordable housing needs;
- ii. provide a mix of house sizes and tenures incorporating predominantly smaller units (1 and 2 bedroom units) suitable for older people seeking to downsize and younger adults seeking their first homes;
- iii. In consultation with the Environment Agency, the Local Lead Flood Authority and the District Council, provide a site specific flood risk assessment and mitigation strategy, demonstrating that the surface water flow path across the site is maintained and all flood risk, both on the site and elsewhere, can be managed safely over the lifetime of the development, considering the impact of climate change;
- iv. Finished floor levels of all dwellings must be at least 300mm above existing ground levels unless demonstrated in the flood mitigation strategy that such measures are not required;
- iv. provide a safe vehicular access to and from the site;
- v. provide off-street parking spaces (for cars and cycles) dedicated to each dwelling, alongside further visitor parking, to meet the needs generated by the development and in line with Local Plan standards;
- vi. make provision for a suitable access for the maintenance of foul drainage infrastructure;
- vii. provide an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement; and
- viii. provide an archaeological evaluation secured by condition on any planning consent.

Subject to the tests set out in Paragraph 57 of the NPPF (December 2023), development will be expected to contribute to the improved quality, visibility and identification of the B645 Pedestrian Crossing to enable residents to safely cross The Green and to access the recreation ground.

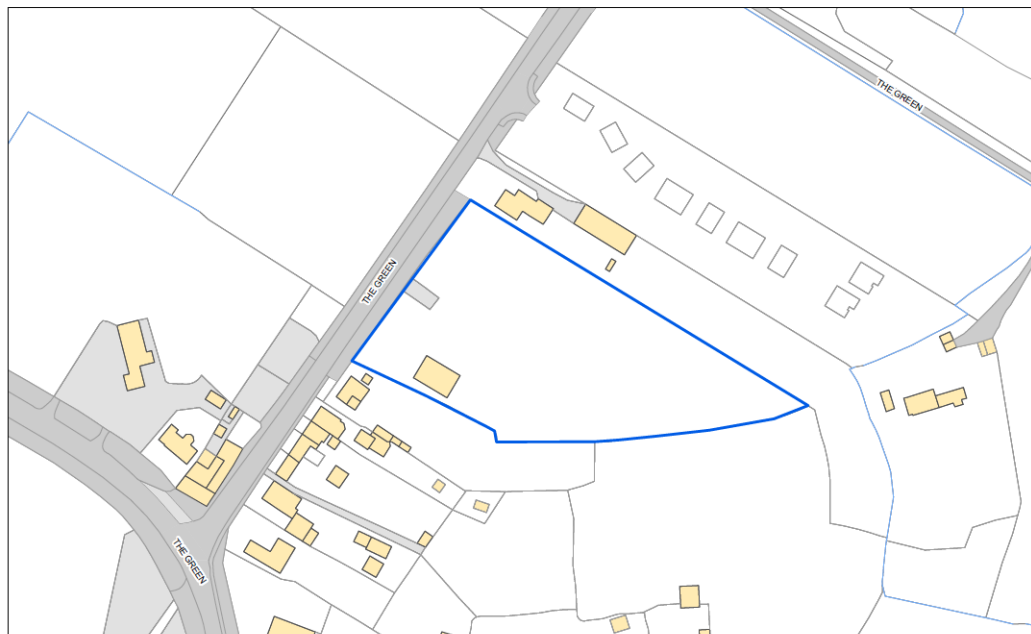
In order to ensure the development contributes positively to the existing landscape, built environment and historic character the following design principles will apply:

- i. Reflect the existing densities in adjoining areas;
- ii. Retain and protect trees and hedgerows along the boundaries and incorporate new native hedgerow and tree screening to mitigate the visual impact of the development on the landscape;
- iii. Ensure different tenures (affordable housing units) are well integrated and designed to the same high quality, creating a scheme of tenure neutral homes and spaces and
- iv. Ensure that the development safeguards the setting and significance of the nearby Listed Building and views associated with the heritage asset within a rural setting.

**Description:** Land South of 29 The Green

Scale = 1:300  
Date Created: 07/09/2023

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**Map 5 – Housing Allocation at The Green**

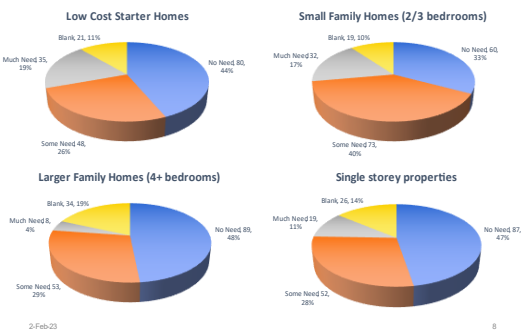
#### **Policy GSNP- 5 – Housing Mix**

- 6.56 The intent of this policy is to ensure that new housing developments coming forward in the parish should be specifically aimed at meeting the parish's needs and include a range of housing types. This will help enable local people to stay in the parish at different stages of their lifetime.
- 6.57 The provision of a housing choice will assist in ensuring a range of needs are met. The provision of a mix of house sizes will ensure the longer term sustainability of the village and its neighbourhoods with broad based communities supporting village services and facilities.
- 6.58 The proportion of the smallest (1 and 2 bedroom) dwellings in Great Staughton is below national levels and below the proportion in Huntingdonshire as a whole. The proportion of detached, 4-bedroom dwellings in the parish was well above both comparator areas, with the proportion of mid-sized (3 bedroom) homes relatively even across all comparator areas. The proportion of smaller bedroom dwellings in the parish is significantly below the levels seen across Huntingdonshire and England.
- 6.59 Numbers of people living in Great Staughton are expected to increase across the older age groups (65-85+) and decrease across the younger age groups (0-64). Population is expected to increase most among 75-84 year olds (+190) and over 85 year olds (+150) but most in percentage terms among over 85 year olds (+167%) and 75-84 year olds (+58%). The share of population aged 65 and above is therefore expected to increase from 22% to 32%, while the shares of people in younger age groups are forecast to fall.
- 6.60 At the time of the 2011 Census, three quarters (75%) of the 358 households in Great Staughton were one-family households, particularly one-family households (couples) aged under 65 with no children (17%) and one-family

households with dependent children (23% of all households). Compared to district averages, Great Staughton had higher shares of one-family households, particularly couples all aged 65 and over, couples aged under 65 with no children and one- family households with dependent children. It had a lower share of one person households and of lone parent families. The 2021 Census reports that 24% of all households were one person households.

- 6.61 New housing should not come forward in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. Given the profile of the existing and forecast population, and the current housing stock which has high levels of 4 bedroom homes, priority is given to providing smaller sized homes.
- 6.62 However, the housing mix provision also aligns with the wider objectives of the community and does not limit choice or threaten viability. The community engagement and consultation has highlighted a stronger demand for low cost starter homes and smaller 2/ 3 bedroom homes.

3. Housing Type Needed for Family and Friends



It is expected that during the plan period, an additional 240 individuals will join the 75+ age group in Great Staughton ward. It is projected that by the end of the plan period there will be 760 individuals in the 75+ age category.

- 6.63 The community consultation has highlighted the need for homes for elderly people and for those with disability. Given that there is unlikely to be a large volume of additional specialist housing for older persons delivered during the Plan period, it is considered appropriate, given the demographic shift to a higher proportion of elderly people, to support Local Plan proposals to ensure homes are built to adaptable and accessible standards.

POLICY GSNP 5 - Housing Mix

Housing development should contribute to meeting the existing and future needs of the parish. A mix in the size and tenure of housing will be required taking into account the needs of young people looking for smaller homes, growing families as well as the needs of older residents.

In order to address the need for smaller homes, proposals for dwellings with one or two bedrooms will be supported in principle, subject to other relevant policies in the plan.

Policy GSNP- 6 Allocation of Affordable Housing

- 6.64 The intent of the policy is to ensure that a proportion of affordable homes in the parish are offered firstly to those with demonstrated affordable housing needs and have a strong connection to Great Staughton. The Local Connections criteria is based upon the Great Staughton Community Land Trust's criteria and offers a consistent approach to addressing housing need in the parish.
- 6.65 The Neighbourhood Plan Spatial Strategy seeks to support an additional 30 dwellings to meet the indicative housing requirement for the parish.



- 6.66 It is considered that a significant proportion of the affordable housing coming forward in the parish should be allocated firstly to residents with a connection to the parish either through residence, employment or close family. 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.
- 6.67 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.scambs.gov.uk/media/19884/waterbeach-np-made-version-march-2022-reduced-1.pdf>.
- 6.68 If the Local Plan target of 40% were achieved on the remaining 30 homes needed, a further 9 affordable homes might be expected in the Neighbourhood Plan area. This is based on full delivery of the Local Plan indicative housing requirement minus completions, with no affordable homes on smaller windfall sites.
- 6.69 The demand for affordable homes for those with a local connection is demonstrated by the significant demand expressed for the Jewell Close development. There were 336 recorded bids but there was a level of duplication. The total unique bids across all properties was 233. The total number of bids counted per shortlist was:
- 3 x 3 bed houses – 80 bids per shortlist  
 – total of 18 confirmed connections
- 2 x 2 bed houses – 85 bids per shortlist  
 – total of 13 confirmed connections  
 2 x 1 bed flats – 54 bids per shortlist  
 - total of 15 confirmed connections  
 2 x 2 bed bungalows – 94 bids per shortlist –  
 - total of 12 confirmed connections
- 6.70 The social rental properties in Jewell Close were let to applicants with the following connections:
- Living in Great Staughton – 5  
 Living in connected village – 1  
 Family living in Great Staughton – 2  
 Employment in Great Staughton – 1
- 6.71 It is worth noting that there may have been more connections which were not confirmed. This figures above only report on the applicants who responded to the request for proof of connections.
- 6.72 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 all affordable rental and 50% of Low Cost Affordable Housing. The Community Land Trust has developed criteria for a Local Connection it is proposed that the same approach is adopted through the Neighbourhood Plan for consistency. The criteria have been adopted by the District Council in the S106 agreement for the development of affordable housing at Jewell Close.
- 6.73 It is important to note that Perry was once a part of Gt Staughton Parish and still shares many close ties including Joint Parish Charities, Designated school for both villages, a Shared Parish Church, cemetery and a Joint village magazine. For this reason, the criteria include Perry as a 'second qualifying parish' if at any one time the number of eligible applicants with a qualifying

local connection to Great Staughton is less than the number of available houses.

- 6.74 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 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.

#### **POLICY GSNP 6 - Allocation of Affordable Housing**

In respect of all new affordable housing provision within the Parish, a minimum of 50% of the affordable homes for rent and 50% of Low Cost Home Ownership shall be occupied by households with a strong local connection

The above provisions will be subject to a cascade mechanism so that if a social landlord or developer of an affordable dwelling has not received an application from a person meeting the definition of a strong local connection within 3 months of the property first being offered to those with a local connection, it will be made available to address wider affordable housing needs.

A proposal comprising a different percentage (to that set out in this policy) of affordable homes to be tied to a local connection criterion will be supported where this is justified through provision of up to date evidence on anticipated housing completion figures and affordable housing needs in the parish.

The Parish Council with Huntingdonshire District Council will undertake a review of the effectiveness of the policy and the extent to which it has satisfactorily addressed local affordable housing needs as part of a Neighbourhood Plan Review.

**Definition of a Strong Local Connection**

Applicants will be prioritised using the following criteria ranked in order of importance:

1. Immediately prior to making an application for housing the applicant has been Ordinarily Resident in the Parish of Great Staughton for five years or more
2. Immediately prior to making an application for housing the applicant has been Ordinarily Resident in the Parish of Great Staughton for two years or more
3. The applicant has a strong link with the Parish of Great Staughton which is that (without prejudice to the generality of the foregoing);
  - 3.1 The applicant has previously been resident in the Parish of Great Staughton for a minimum of three years during the past five years.
  - 3.2 The applicant has previously been resident in the Parish of Great Staughton for a minimum least five years during the past ten years.
  - 3.3 The applicant has family living in the Parish of Great Staughton who are close immediate relatives (i.e. parents, grandparents, children, brother or sister, this to be inclusive of step, foster and adopted relatives) who have lived in the Parish of Great Staughton for at least three years in the last five years.
  - 3.4 The applicant has family living in the Parish of Great Staughton who are close immediate relatives (i.e. parents, grandparents, children, brother or sister, this to be inclusive of step, foster and adopted relatives) who have lived in the Parish of Great Staughton for at least five years in the last ten years.
  - 3.5. The applicant is in bona fide permanent employment or has a confirmed bona fide offer of permanent employment, working a minimum of 15 hours per week in the Parish of Great Staughton.

If at any one time the number of eligible applicants with a qualifying local connection to Great Staughton is less than the number of available houses, then applications from eligible applicants in the Parish of Perry ("second qualifying village") will be considered using the Local Needs Housing Requirements as above

Source: Great Staughton Community Land Trust.

## 7 Village Character

### Objectives

- To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special
- To protect and enhance the historic character of Great Staughton
- To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces

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### Policy GSNP 7 – Landscape and Townscape Characteristics

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| <p>7.1 Local Plan Policies LP11 and LP12, supported by Huntingdonshire Design Guide 2017, state that new proposals should be compatible with their location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. The intent of Policy GSNP 6 is to provide specific local context to this strategic policy by requiring applicants to be guided by the Great Staughton Landscape and Townscape Assessment which itself describes these aspects (e.g. scale, density, mass etc) in the Parish.</p> <p>7.2 The Character area assessment was based upon identifying developments which had similar characteristics and which were clearly identifiable.</p> <p>7.3 Factors of key importance for townscape are consideration of:</p> <ul style="list-style-type: none"> <li>• the character of key features such as land use, layout, density, plot size, massing and, memorable places, cultural assets and vistas</li> <li>• historic street patterns</li> <li>• vernacular architectural styles, materials, design and detailing that provide local distinctiveness</li> </ul> | <ul style="list-style-type: none"> <li>• the character of boundary treatments such as walls, hedges and hedgerows</li> <li>• the character of open spaces and their relationship to the built development</li> </ul> <p>7.4 Defining characteristics of the Landscape of the Parish are the linear settlement pattern of Staughton Highway, the separate identities of The Green, The Town, Dillington and Staughton Moor, the village gateways, the many distinctive and far reaching views into and out of the settlements as well as the views across the wider landscape which are enjoyed from the roads and public footpaths.</p> <p>7.5 There are important areas of rural green space within the village environs. The Town bridge across the Kym is bordered with a white post and rail fence. From the bridge and close-by there are views towards the church and also across the Meadows. This is usually used as animal grazing land which adds to the quintessentially village environment. This gap between The Town and the Highway/Green area is part of the village character as well as providing a natural habitat.</p> <p>7.6 It is important to the community that the setting of the village and its gateways are maintained and enhanced. Entrances to the village are largely seen from long distances in a predominantly agricultural setting.</p> <p>7.7 For edge of settlement locations, development proposals should ensure that development is sensitively screened and assimilated into its surroundings. To achieve this, the creation of landscaped buffers (comprising native planting of hedges, trees and copses to frame and soften the village edges) will be required.</p> |
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- 7.8 Policy GSNP 7 requires that development proposals do not adversely impact the locally distinctive and locally valued views looking into and out of the settlements. Clause iv of the policy specifically refers to the views on maps contained within Appendix 1 – views and vistas. These are views of principal importance. However, the intention of this clause is not to negate the importance of the other attractive views in the Parish, for example the many long and open views across the wider landscape from the extensive network of public rights of way.

#### **Character Areas**

- 7.9 The Character areas were developed from community comments at a workshop and other village events combined with a walk about in the village and subsequent consultation on the proposals.
- 7.10 The Townscape and Landscape Assessment was developed in consultation with a steering group of Great Staughton residents that included representatives of the Parish Council and the Neighbourhood Plan group. The assessment is intended to capture the community's priorities for the design of future development within the parish and where development can improve and enhance the village's character. It is also intended to ensure that the key townscape and landscape characteristics of the parish are identified and where appropriate are protected or indeed enhanced.
- 7.11 The Character Areas identified are shown on a map 2 (page 6) and repeated below.

**Character area 1: The Highway; The Causeway; Green Lane and The Green; Marked in Red on the map.**

- 7.12 This area predominantly follows the linear form of development along The Highway and The Green which for centuries was the commercial heart of the village. It is an area with a rich and varied mix of historic and modern buildings including those within the Conservation Area.
- 7.13 The key characteristics of this character area are drawn from the Great Staughton Landscape and Village Character Assessment
- 7.14 Within Character Area 1, The Highway; The Causeway; Green Lane and The Green, development proposals should conserve and enhance the key aspects of the character area:
- continue to protect and reflect the rich varied and important historic mixture of buildings in this area.
  - preserve and enhance whole aspect of the Highway and its character area including the Conservation Area as it includes many significant buildings of historic and architectural note.
  - preserve the treelined and grassed borders.
  - use traditional building materials and styles.
  - where opportunities arise, address key traffic hotspots.
  - protect the Iconic Sundial erected in 1637
  - not harmfully impact the vistas as shown on the map along The Highway, Causeway, and The Green.
  - improve village approaches and increased tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting.
- 7.15 The setting and visibility of the significant existing structures along this Character area must be retained when new development takes place. The scale and density of any development



must be limited such it that it does not reduce the significance of the existing character of this part of the village.

**Character area 2: The Town Marked in Blue on the map**

- 7.16 This area is separated from Staughton Highway by the Causeway, an important area of separation between the more modern and oldest and most historic part of the village. The area comprises the Town Bridge, St Andrew's Church, Place House, a village green and Staughton House.
- 7.17 Development proposals should ensure that this unique character of The Town is conserved and enhanced:
- The cottage style with prestige housing is an important mix of the village heritage.
  - Is not a suitable area for significant new buildings as it is so historic in nature and any new structures should be sympathetic to this special local setting.
  - Any new build should ensure the use of traditional building materials for new builds, renovation projects or extensions are in keeping with the Conservation Area.
  - The approaches to The Town should increase tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting is desirable;
  - It is important to ensure key views are not lost.

**Character area 3: Dillington Marked in purple on the map**

- 7.18 This area is one of the original hamlets of the Parish. It contains a group of buildings of mixed vintage. The original buildings were associated with agricultural farms and small holdings. The Corner Farmhouse is a well-

established building in this context.

- 7.19 Development Proposals should conserve and enhance the key aspects of the character area:
- ensure that this part of the village is not over developed and retains its small holding and agricultural feel to the area.
  - use of traditional building materials and styles is important in this area.
  - maintain and improve the footpath links to the main village area from Dillington and also to the neighbouring Parish of Perry and the circular walk.
  - improved footpath along the B661 to the Dillington crossroads.
  - increased tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting is desirable; it is important to ensure key views are not lost.

**Character area 4: Beachampstead Rd, Moorycroft, Lye Close and Manor Close Marked in Green on the map**

- 7.20 This area is an area of modern housing estates completed in the 1970's. Many of the houses have been modified and extended but it retains a distinctive open plan character with a number of important green areas within the development.
- 7.21 Development Proposals should ensure:
- the area retains its open aspects with a feel of space between dwellings.
  - The open plan style should be retained.

**Character area 5: The Moor Marked in Yellow on the map**

- 7.22 The Moor area is a sparsely populated area of the Parish but contains some important aspects of the past from

Roman remains to the 13th Century moat of Cretingsbury and the Second World war buildings associated with Little Staughton airfield.

7.23 Proposals should not:

- allow intrusive development.
- the scattered nature of the dwellings, the isolated farms, hedgerows and woods should be retained.
- The lack of mains drainage, adequate roads constrain developments in this area.

**Character area 6: Natural: Kym Valley; The Meadows; River Walk**

7.24 This area is within the River Kym Valley with important meadows walks and wildlife habitats.

7.25 Development proposals should:

- ensure that the nature and aspect of the countryside is protected.
- the rural nature and wide vistas of the countryside should not be polluted by industrial development and associated traffic movements.
- developments should be empathetic to the countryside and wherever possible related to this rural aspect.
- create small-scaled streamside landscape zones with trees, copses, meadows and other features. This will necessitate setting aside 5-15m or more either side of streams to create semi-wooded corridors of diverse habitats.
- ensure that where remnants of the old ridge and furrow survive as grassland or in woodland they should be preserved.
- secure the careful management of ancient semi-natural woodlands and selective re-stocking and creation of 'edge areas' and new woodlands, woodland belts elsewhere. The Cambridgeshire Landscape guidelines set out clear advice on appropriate species to be used in

the Western Claylands.

- Selected hedgerows should be reinforced or managed for particularly significant impact, based upon their visual and wildlife potential. Historically significant hedgerows should be carefully conserved, and new hedges planted to emphasise the existing landscape.

**Policy GSNP 7 – Landscape and Townscape Characteristics**

As appropriate to their scale, nature and location, development proposals must recognise, maintain and where possible enhance the existing landscape and settlement character in Great Staughton parish as set out in the Great Staughton Landscape and Townscape Assessment 2023 (available [here](#)). Development proposals shall, where appropriate:

- i. respect and retain the historic linear settlement pattern of Staughton Highway;
- ii. maintain the visual and physical separation which currently exists between Staughton Highway and The Town;
- iii. conserve or enhance the setting of the village gateways;
- iv. avoid significant adverse impacts on the locally distinctive and locally valued views, vistas and landmarks defined on Maps in Appendix 1 - Views and Vistas;
- v. maintain or reinforce the strong connection between settlement and the surrounding rural landscape through the sensitive treatment of the settlement edges and
- vi. respect, retain or enhance the character and distinctiveness Great Staughton's rural landscape.

Development proposals in the character areas (as defined on Map 2), it will be expected to respond positively to existing landscape characteristics and settlement patterns, and incorporate measures that mitigate and manage landscape and visual impacts appropriately as set out in the Great Staughton Landscape and Townscape Assessment and as set out above in the Neighbourhood Plan.

**Table 1 – List of Valued Views and Vistas**

View Area	Location	Comment
1	The Causeway and Town Bridge	The Causeway provides a number of important views in Great Staughton. It provides a gap between the village environment on The Highway and the older settlements around the Church but as the properties become more spacious the views across the Meadows to the River Kym and towards the church provide a most iconic view of Staughton.
2	Moor Area	The ridge along the Moor provides stunning views of the village along the footpath which follows the ridge. The historic buildings the Church, the Manor and also the village environs are all plainly visible (11). In the background the Woods which surround this side of Grafham Water are plainly visible (12).
3	Dillington and Ancient Woods	The views from Dillington are significant as the buildings are spread and as a result there are good views of ancient Perry and Agden Woods. There are also good views looking towards the main village across the mainly hedge lined agricultural fields.
4	Kym Valley	The Kym provides scenic views from its entry to the Parish from Kimbolton. It is surrounded by agricultural land and some wooded areas. As it approaches The Town bridge there are some stunning views of both the churches of Little and Great Staughton.

### Policy GSNP 8 – Local Green Space

- 7.26 The intent of Policy GSNP 8 is to designate one new Local Green Space in the Parish.

#### **POLICY GSNP 8 – Local Green Space**

The Recreation Ground as shown on Policy Map 6 is designated as a Local Green Space.

Development proposals on this site will not be supported unless they are consistent with national policy for Green Belts and where it would support the use of the site as a Recreation Ground.

- 7.27 The Recreation Ground is an important open area centrally located within the Neighbourhood Plan area that provides an open, green and accessible space for the local community and should be acknowledged as such. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Paragraph 106 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

- 7.28 It is recognised that the designation of Local Green Spaces should not be used simply to block development.

- 7.29 A Local Green Space Assessment has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how the local space meets the criteria in paragraph 106 of the NPPF. The Recreation Ground is identified in Policy GSNP 8 and is illustrated on Map 6.

- 7.30 This area consists of a well-defined recreation field, play area, fenced tennis courts, and village hall within the heart of the community Staughton Highway and The Green. It is owned by the Parish Council. This is not only highly valued for its recreational use but also for its wildlife habitat. There are hedges, native, ornamental to the boundaries. The recreation ground is open to the public. 95% of consultation responses thought this area was valuable for recreation and 98% supported its protection.

- 7.31 The identification of this space as a Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



**Map 6 – Local Green Space at Recreation Ground**

## 8 Historic Environment

### Objective

- To protect and enhance the historic character of Great Staughton.

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### Policy GSNP 9 - Great Staughton Conservation Areas

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- 8.1 There are two Conservation Areas within the Neighbourhood Plan area. The Great Staughton Conservation Area comprises the area to the north and south of The Highway with predominantly residential properties but includes the church, public houses and farm buildings reflecting Great Staughton's heritage as a coaching location. The intent of this policy is to provide a distinctive layer of guidance, building upon Local Plan policy LP 34 and ensure development protects and enhances the original historic cores of the village, the views in and out of the Conservation Area and the setting of a number of listed buildings and historic features.
- 8.2 The Town Conservation Area comprises an area to the west of Staughton Highway closer to the River Kym with the grounds of Staughton Manor, St Andrews Church and the historic green. In townscape terms the Conservation Area protects the historic and landscape setting of the hamlet in the River Kym valley.
- 8.3 There are 48 listed buildings in the Parish. Historic England and HDC have full lists. The listed buildings include:
- 1 And 3, The Highway
  - 74 The Highway
  - Garden Farm, The Town
  - New Pond Farm, The Town
  - Blayworth Manor, Little Staughton Road, Colmworth
  - The Old Vicarage, Causeway
  - 35 Dillington

- Former Back Kitchen, Dillington Farm, Dillington
- 31 and 33 The Green
- Highway Farm

- 8.4 There are a number of scheduled monuments in the Parish Namely:
- The Old Manor House, Cretingsbury: a motte castle and moated manor house
  - Two bowl barrows 900m and 1000m east of Old Manor Farm
  - Roman site, Rushey Farm
  - Sundial /Village Cross
  - Staughton Green moated site
- 8.5 There is one site of Special scientific interest
- Perry Woods
- 8.6 Great Staughton evolved as a place in history from Roman times to its more recent history as a Second World War airfield with its associated buildings. The rich and varied set of buildings include a church first built between the 13<sup>th</sup> and 15<sup>th</sup> centuries, historic structures such as Place House and The White Hart as well as many thatched premises. There is no one consistent theme but there is rich mix of building character which needs to be preserved.
- 8.7 The long and rich history of the Parish has resulted in a number of specific character areas throughout the village. These range from the historical hamlets including that based around the Church, the main thoroughfare through the village from Roman times to the more modern estates. All the areas having due regard to the River Kym which winds its way through the village.
- 8.8 The Parish Council would support the preparation of a full Conservation Area Appraisal.



**POLICY GSNP 9 - Great Staughton Conservation Areas**

Development proposals within, affecting the setting of, or views into or out of, the Conservation Areas, should preserve or enhance the character and appearance of the Conservation Areas in accordance with Local Plan policy LP 34 by ensuring the proposals:

- i. Demonstrate a clear understanding of the significance of the Conservation Areas alongside an assessment of the potential impact of the proposal on that significance;
- ii. Use high quality, traditional materials and methods of construction;
- iii. Where appropriate, reduce the car dominated streetscape and create pedestrian friendly streets,
- iv. In Staughton Highway Conservation Area reflect the mix of dwelling types and retain the grassed and treelined boundaries; and
- v. In The Town Conservation Area retain the cottage style and open character reflecting its heritage.

Development should preserve or enhance the setting of the Conservation and will be assessed against the content of the Great Staughton Landscape and Townscape Assessment.

Proposals which involve the demolition of non-listed buildings that make a positive contribution to the Conservation Areas should demonstrate:

- i) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- ii) All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

**Policy GSNP 10 Designated and Non Designated Heritage Assets**

- 8.9 The intent of this policy is to identify buildings in the Parish of local significance that meet the criteria for inclusion as a heritage asset because of their age and condition, historical association, architectural interest, local characteristics and/or Parish significance and to which Local Plan LP 34 will apply.
- 8.10 The Parish Council has compiled a list of non-designated Heritage Assets on the basis of assessment using the criteria defined in Table 1 of the Historic England’s Advice Note no.7 ‘Local Heritage Listing’. The Non – Designated Heritage Assets report is available on the Parish Council website.
- 8.11 The non designated heritage assets are identified on Maps 7 and 8 below and are known as:
- Buildings and Control Tower at Little Staughton Airfield and Little America Industrial Site
  - The Old School and Headmasters House
  - The Snooty Tavern Pub
  - The Manse, The Causeway
  - 2-8 The Causeway
  - Ridge and Furrow Fields
- 8.12 The intent of Policy GSNP 10 is to work alongside Local Plan Policy LP 34 and to provide added context by providing clarity on the locally important non designated heritage assets in the Parish. If, during the Plan period, additional structures in the Parish are identified as being of local historical importance, these will be considered as potential non-designated heritage assets in a future review of the Neighbourhood Plan.
- 8.13 While local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an

objective of the NPPF and a material consideration when determining the outcome of a planning application.

- 8.14 The Parish Council notified the owners /occupiers of the proposed Non - designated heritage assets in June 2023 inviting comments on the proposals. The results of this consultation with stakeholders have been considered in reviewing the list of Non Designated Heritage Assets. Details of the Non – Designated Heritage Assets are included in the Non – Designated Heritage Assets Topic Paper January 2024.

**Policy GSNP10 – Designated and Non Designated Heritage Assets**

A development proposal affecting a heritage asset or its setting is required to:

- i. Demonstrate that it is sympathetic to the asset(s) in terms of scale, materials and architectural distinctiveness and will not adversely affect the setting of the asset;
- ii. Be accompanied by archaeological investigations where relevant and in the event of significant and/or extensive remains being found, they shall be preserved in situ;
- iii. Be accompanied by a heritage statement setting out how harm has been avoided or minimised or the significance of those assets more effectively revealed for the community to appreciate.

The assets listed below and shown on Maps 7 and 8 are designated as non-designated heritage assets:

- 1. Control Tower at Little Staughton Airfield and Little America Industrial Site.
- 2. Cookhouse, theatre, washroom and ancillary buildings at Little Staughton Airfield and Little America Industrial Site.
- 3. The Old School and Headmasters House.

Cont’d

4. The Snooty Tavern Pub.
5. The Manse, The Causeway.
6. 2-8 The Causeway.
7. Ridge and Furrow Fields.

Proposals for development that affect non-designated heritage assets, identified in this Neighbourhood Plan, will be considered taking account of the scale of any harm or loss and the significance of the non-designated heritage assets as set out in the National Planning Policy Framework and Local Plan Policy LP 34.

### Map 7 – Non – Designated Heritage Assets

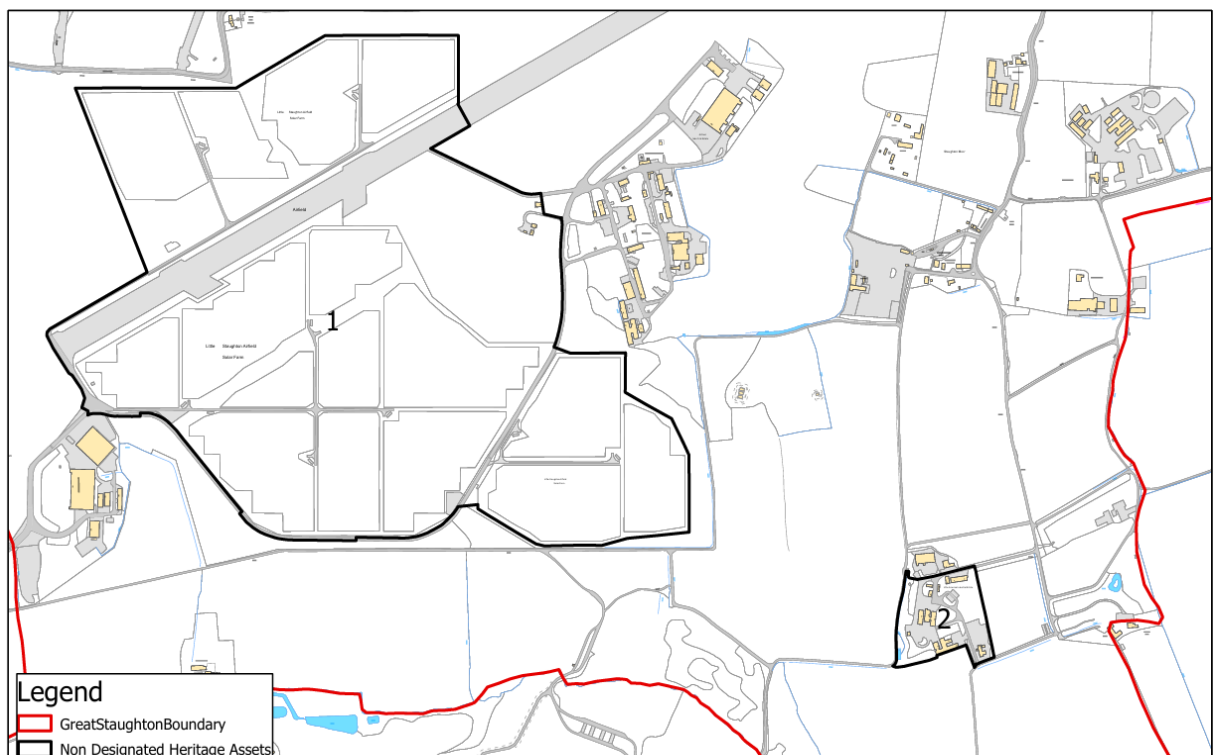
**Description:** Non Designated Heritage Assets



Scale = 1: 16,000

Date Created: 04/03/2025

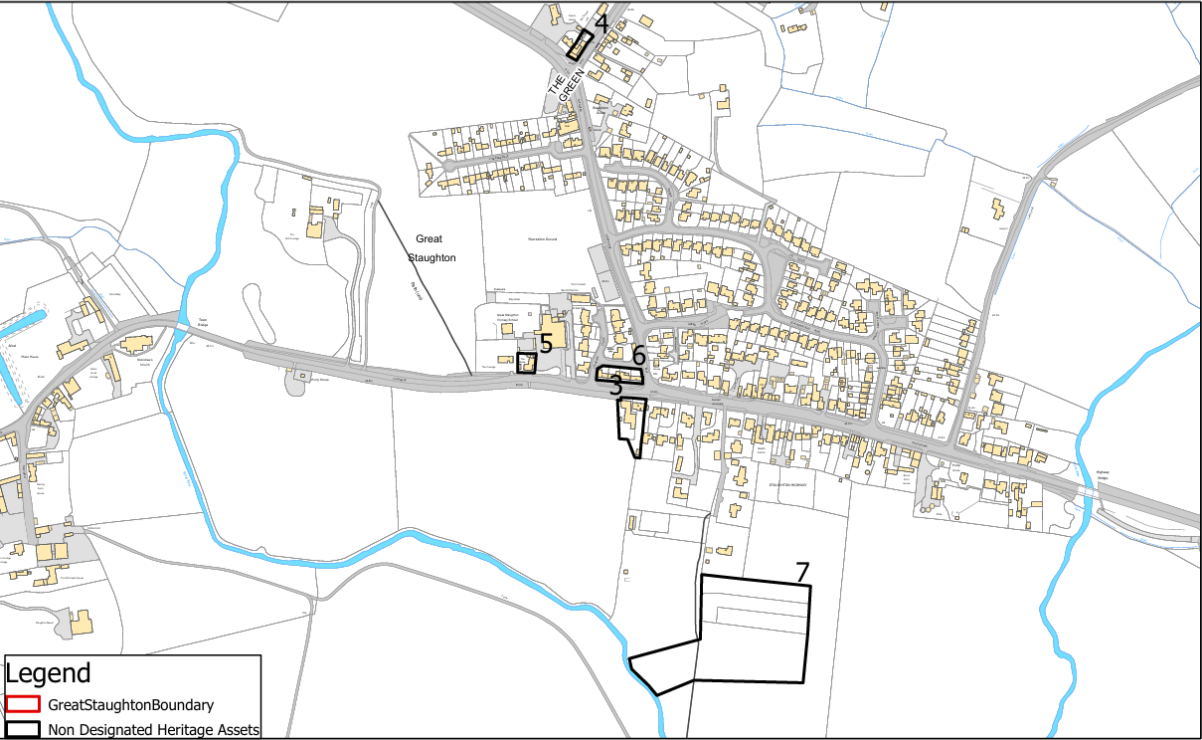
Huntingdonshire  
DISTRICT COUNCIL  
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Ordnance Survey HDC 100022322



Map 8 – Non – Designated Heritage Assets

Description: Non Designated Heritage Assets

Scale = 1: 5,000  
Date Created: 04/03/2025



## 9 Natural Environment

### Objectives

- To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces
- To ensure that Great Staughton is resilient against the future impacts of Climate Change.

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### Policy GSNP 11 - Biodiversity and Wildlife Habitats

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| <p>9.1 The village mainly surrounds the broad valley of the River Kym and is generally bordered by hedged fields.</p> <p>9.2 Great Staughton is located within National Character Area 88: Bedfordshire and Cambridgeshire Claylands. At a more local level, the Huntingdonshire Landscape and Townscape Assessment (June 2007) defines the Parish within the Southern Wolds and Great Staughton stands within Area 3: Western Claylands, of the Cambridgeshire Landscape Guidelines (1991).</p> <p>9.3 Huntingdonshire Landscape and Townscape Assessment (June 2007) identifies key issues for the Southern Wolds as preservation and management of existing deciduous woodlands, promoting opportunities to improve screening of existing developments and visually intrusive settlement edges, management of streams and rivers to maximise ecological value and including the planting of trees, copses and meadows in the valley bottoms, restoration of riverside meadows where practical and protection of the rural character of long distance views from the Kym Valley.</p> | <p>9.4 Local Plan Strategic Policy LP 3 – Green Infrastructure, ensures development will support green infrastructure and aligns with Cambridgeshire Green Infrastructure Strategy (2011) or a successor document.</p> <p>9.5 Proposals must support and incorporate green infrastructure; protect and enhance linkages between green infrastructure priority areas, consolidating less important habitats and facilitating access improvements.</p> <p>9.6 The Local Plan policies and plans details two Cambridgeshire Wildlife Sites, and 3 areas comprising SSSIs at Perry Wood. Biodiversity Action Plan (BAP) Priority Habitats in the neighbourhood area include floodplain grazing marsh, lowland fens, deciduous woodland, and traditional orchards – with areas of ancient woodland also present.</p> <p>9.7 Local Plan Policy LP 30 seeks to ensure that there will no net loss of Biodiversity and geodiversity including Special Areas of Conservation, Special Protection Areas, Ramsar site, SSSI, National Nature Reserve, Protected Species, Priority Habitat, and Sites of Local or Regional Importance. Regard is to be had to the Natural Cambridgeshire's publication 'Developing with Nature Toolkit'. Policy LP 31 seeks to conserve trees, woodland, hedges and hedgerows.</p> <p>9.8 However, the policy approach has now been superseded by the Environment Act 2021. The Environment Act 2021 makes 10% biodiversity gain mandatory for most developments.</p> <p>9.9 The Neighbourhood Plan is committed to the positive conservation and enhancement of natural assets in the Neighbourhood Plan area as they make an important contribution to the identity, distinctiveness and character of the parish as well as to the quality of</p> |
|--|---|

life. Huntingdonshire has few significant areas of woodland but the ancient and semi-natural woodlands are noted including Perry Wood which is particularly valued.

- 9.10 The intention of Policy GSNP 11 is to highlight the importance of retaining or enhancing specific features, which are a priority for the biodiversity and green infrastructure within the Parish. The Neighbourhood Plan policy provides more detail on the important areas for biodiversity, geodiversity or natural heritage. However, this list is not exhaustive or exclusive. It is recognised that there are areas of biodiversity and wildlife value outside of these areas, including at Staughton Moor, where there are extensive areas of flora, fauna and wildlife interest including water bodies and ponds. Developments, where biodiversity is identified, should demonstrate compliance with Policy GSNP11.
- 9.11 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.
- 9.12 It states that Cambridgeshire and Peterborough has some very attractive landscapes and many special areas designated for their rich wildlife. However, these need enhancing and augmenting in order to support public health and the economic success arising from the area's growth. It needs to do this because this area faces the significant challenges of being in the driest part of the country with limited water resources, and also soil degradation, habitat fragmentation, low tree and grassland cover, climate change, increasing flood risk, and low proportions of land under management for nature. A key objective is ensuring new housing and work place developments incorporate high quality green and blue infrastructure providing multiple benefits for people and the environment. The Strategy can be found at [naturalcambridgeshire.org.uk](http://naturalcambridgeshire.org.uk).
- 9.13 Policy GSNP 11 has regard to the national policy on securing Biodiversity Net Gain which seeks to increase the biodiversity net gain of 10% 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 higher net biodiversity gain is required.
- 9.14 Swale Borough Council used the Defra impact assessment 'central estimate cost per dwelling for the South East' for their draft Local Plan Viability Study. This looked at the difference between provision of 10% and 20% BNG and put costs at £948 per dwelling for 10% BNG with an additional £180 per dwelling for 20% BNG.
- 9.15 The Parish Council has examined 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. The Kent Nature Partnership net gain group has published a county-wide strategic viability assessment to understand the implications of a 20% BNG approach for Kent:  
<https://kentnature.org.uk/nature-recovery/biodiversity-net-gain/>. In summary:
- A shift from 10% to 15% or 20% BNG



will not materially affect viability in the majority of instances when delivered on-site or off-site.

- The biggest cost in most cases is to get to mandatory, minimum 10% BNG.
- The increase to 15% or 20% BNG in most cases costs much less and is generally negligible. It also found that BNG costs are low when

compared to other policy costs, in no cases are they likely to be what renders development unviable.

Additionally, costs are small BNG is unlikely to impact the viability threshold significantly, however, the policy includes provision for viability testing.

#### **POLICY GSNP 11 - Biodiversity and Wildlife Habitats**

Development Proposals on sites of ecological importance, including locally valued sites identified on map 9A, 9B, 9C and 9D, which is likely to have a direct or indirect adverse impact on their ecological importance (either individually or in combination with other developments), or the ecological connectivity between them shall demonstrate in an ecological assessment that a hierarchy of mitigation has been embedded into the design of the proposal with the following steps implemented in order:

- Firstly, avoid impacts: this means retaining habitats of value (including hedgerows, trees, ponds and any wildlife corridors and habitats) for enhancement and management and retaining species in situ;
- Secondly, mitigate impacts where these have been found to be unavoidable and include measures to replace lost protected and priority habitats or their ecological connectivity and accommodating displaced species in the site boundary;
- Thirdly, compensate if mitigation measures are insufficient. Include suitable measures to compensate for harmful effects.

Specific sites which are of biodiversity importance to the village are detailed on Map 9A, 9B, 9C and 9D.

Map 9A shows:

- The hedgerows on the perimeter of the Playing Field
- Birds Meadow to the South of the Causeway down to the River Kym
- The open space North of Vicarage Walk
- The ridge and furrow fields to the South of the Highway towards the Kym.
- Agden Woods
- The meadows between the school and the Old Vicarage
- Closed Churchyard
- Perry Woods

Map 9B shows the whole river valley of the River Kym throughout the Parish. This is part of the Grafham-Brampton-River Kym Habitat Network. In addition, there are the Roadside verges both within the village and on its approaches are wide and full of diverse wildlife.

Map 9C shows.

- South of The Town on exiting the village towards Pertenhall just off the footpath.
- South East off the Moor Road off the footpath which goes South to the Moor
- and C4. The identified moats

Cont'd

There are also a number of ponds for irrigation in the Parish which provide important support for wildlife

Map 9D shows many hedgerows which important to many forms of wildlife.

D1. The copse on the B645 exit towards Kimbolton, this has a particularly special oak tree - marked in green.

D2. The copse off of the B645 on entry to the village from St. Neots - marked in green

D3. and D4. The horse chestnut tree near the New Vicarage and those in the churchyard - marked in brown

D5. Trees at Old Vicarage driveway and near the cow sheds marked in red.

- At the back of Vicarage Walk and its environs (Marked blue).
- Along the footpaths off of Cage Lane between The Green and also along the 3 Shires bridleway towards Hail Weston (Marked blue)
- Willows at the entrance to the Village from St Neots – (Marked Green)

When a biodiversity net gain proposal is being formulated, the following are encouraged:

- i. The creation of new natural habitats appropriate for important wildlife species.
- ii. The planting of additional trees and hedgerows.
- iii. Restoring and enhancing existing biodiversity
- iv. Creating new wildlife corridors especially where these will help protect or enhance existing corridors in the parish.
- v. The restoration or creation of new natural habitats especially where these will help protect or enhance existing habitats

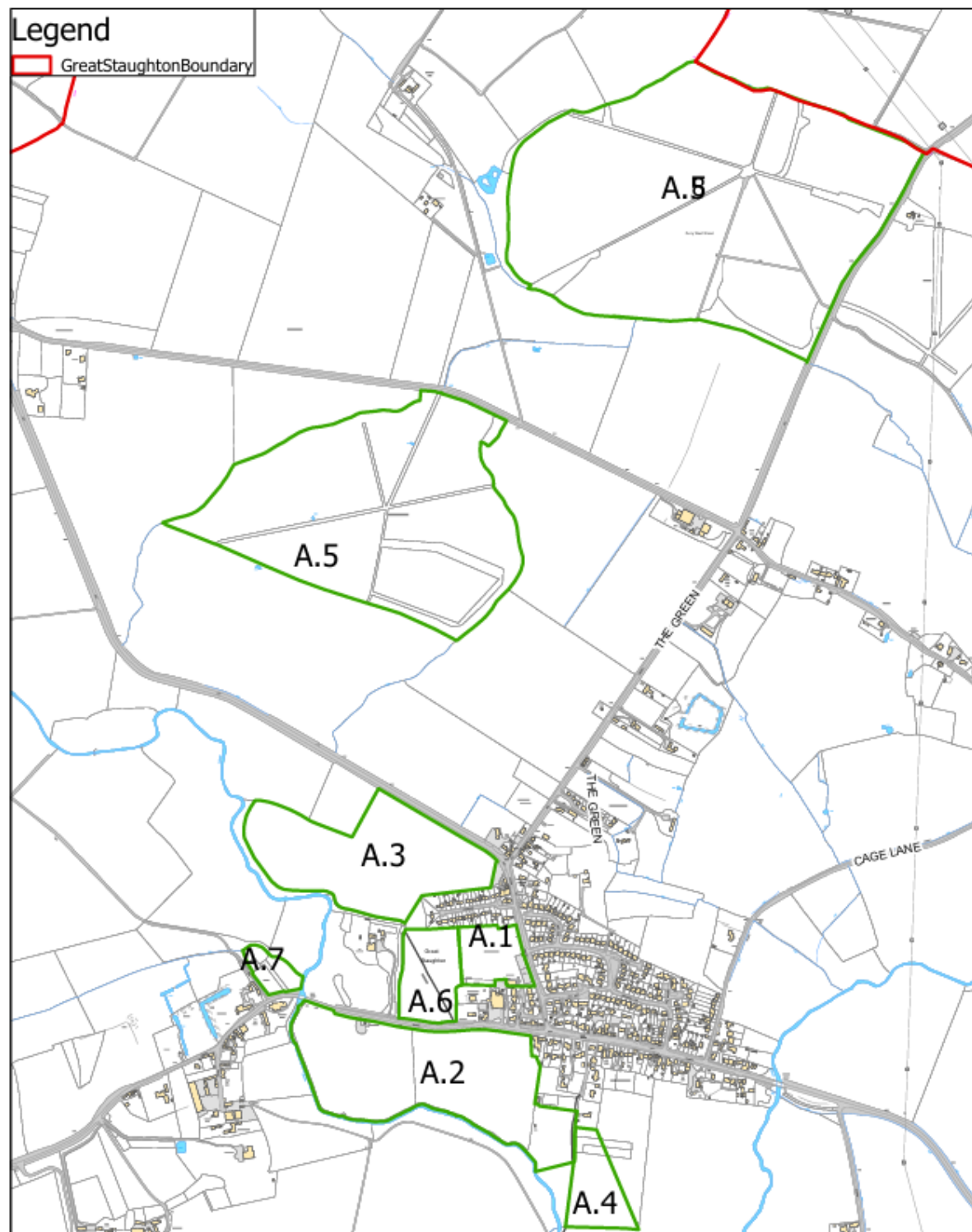
Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted.

For householder proposals which are otherwise exempt from mandatory biodiversity net gain requirements, an element of biodiversity gain is encouraged. Measures could include bird boxes, swift bricks, insect 'hotels', bee blocks, bat boxes and/or hibernation holes, the creation of new ponds for amphibians and invertebrates, making changes to garden fencing to allow access for small mammals, or other nature-friendly landscaping feature within the householder's garden.

**Map 9A – Sites of valued wildlife and biodiversity value Sites****Description: Map 9A**

Scale = 1:11,000

Date Created: 04/03/2025



**Map 9B – Sites of valued wildlife and biodiversity value River Kym**

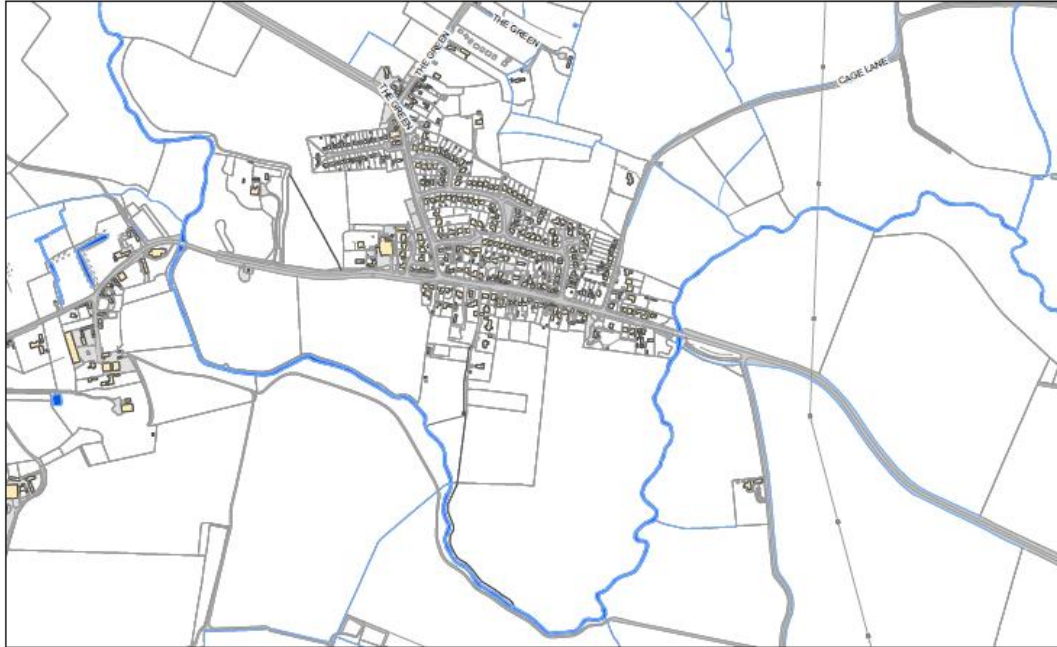
**Description:** Map 9B Great Staughton - River Kym Valley



Scale = 1: 8,000

Date Created: 07/09/2023

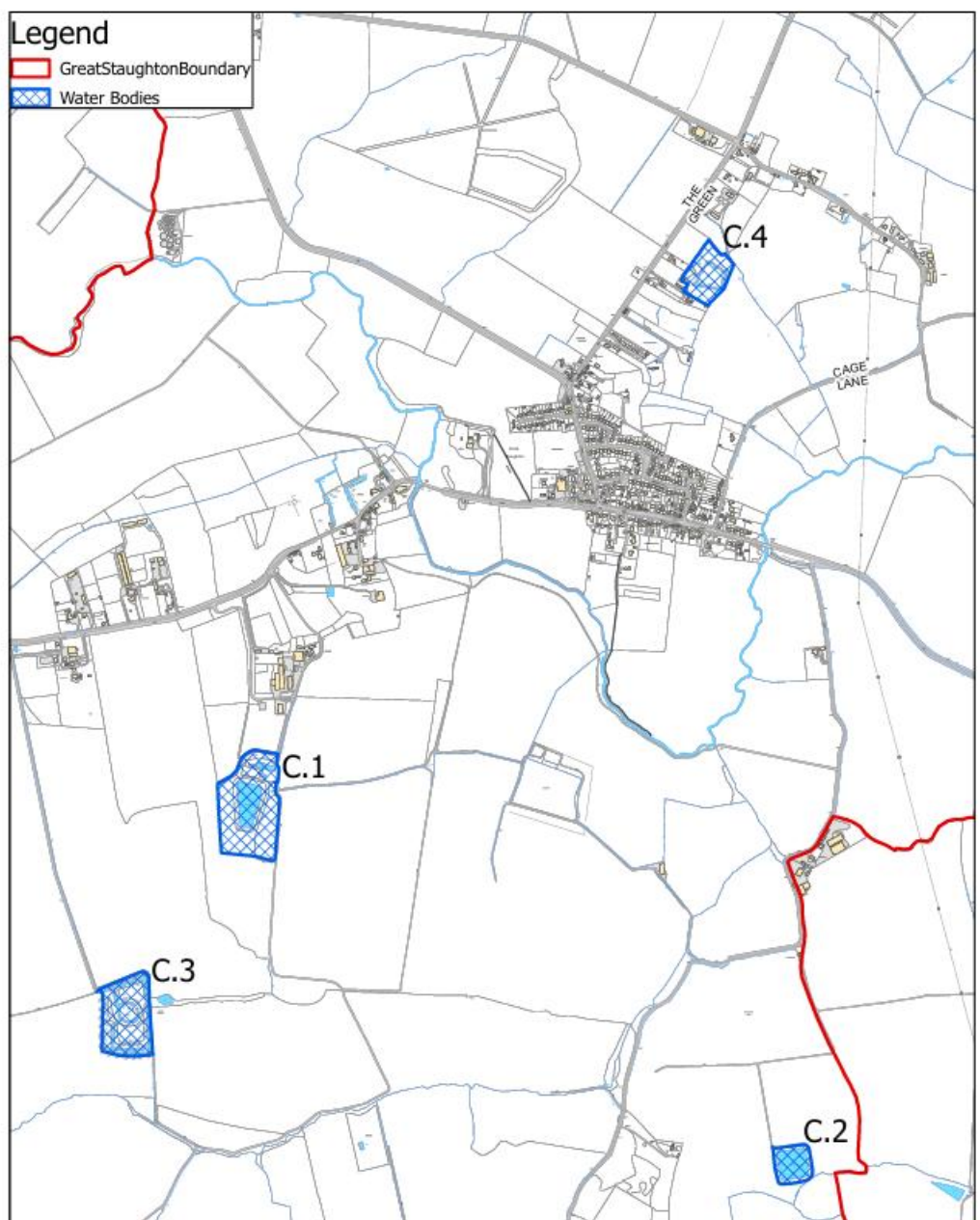
Huntingdonshire  
DISTRICT COUNCIL  
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Ordnance Survey ID: 100027522



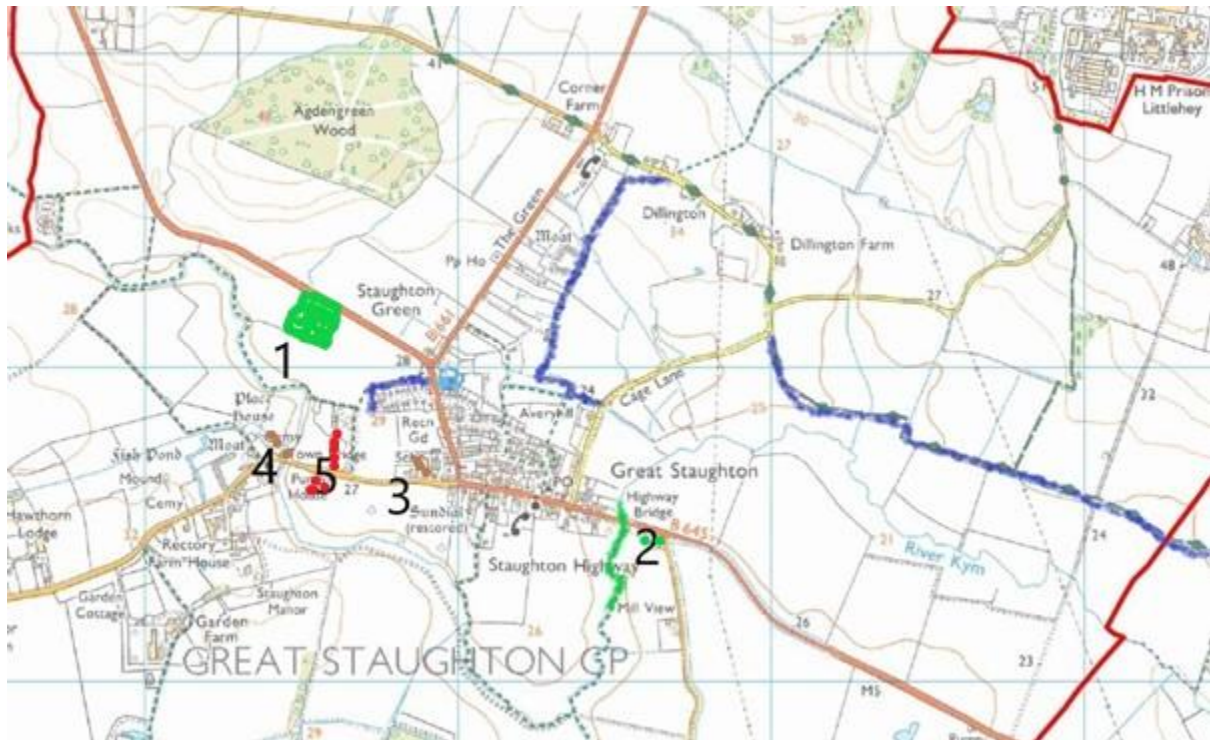
**Map 9C – Sites of valued wildlife and biodiversity value Ponds****Description:** Map 9C Water Bodies

Scale = 1:15,000

Date Created: 04/03/2025





**Map 9D – Sites of valued wildlife and biodiversity value Trees and Copses**



10 Climate Change

Objectives

- To ensure that Great Staughton is resilient against the future impacts of Climate Change
- To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk

10.1 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new

developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis.

10.2 The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met. The Future Homes Standard requires new homes to be equipped with low carbon heating and be zero carbon ready by 2025 as the electricity grid decarbonises. The intent of this policy is to ensure that the construction industry is encouraged to positively respond to the climate change emergency and implement government initiatives to move to a zero carbon future.

**Policy GSNP 12 Sustainable Construction and Energy Efficiency**

Development proposals should contribute towards the transition to a low carbon future in a changing climate. As appropriate to their scale and nature, proposals should, in whatever way they can, contribute to radical reductions in greenhouse gas emissions; minimising vulnerability and improving resilience; encouraging the reuse of existing resources, including the conversion of existing buildings; and supporting renewable and low carbon energy and associated infrastructure including the use of low carbon heat sources.

All development should be designed so as to be compatible with a net zero carbon future. This means applying the following steps in the energy hierarchy:

- i. Firstly, minimising the energy demand of buildings through passive design measures (optimising the orientation and mass of buildings, and appropriate window placement to maximise opportunities for solar gain and minimise winter cold wind heat loss);
- ii. Secondly, maximising energy efficiency through design measures (high levels of insulation, air tightness and mechanical ventilation with heat recovery to create buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions);
- iii. Thirdly, maximise the use of materials and building techniques that reduce heat and energy needs. Ideally, this could also consider using materials with a lower embodied carbon content and/or high practical recyclable content;
- iv. And finally, once energy demand and greenhouse gas emissions have been minimised through the above measures, incorporate, wherever possible, and if applicable, renewable energy sources (preferably on plot) such as solar panels to meet reasonable estimates of total annual energy demand across the year;

cont'd

Proposals that incorporate latest best practice in energy conservation will be supported where such measures are an integral element of the design of the buildings and minimise any impacts on the buildings or their surroundings.

All major development proposals should be accompanied by a Sustainability Statement that demonstrates:

- i. How the energy demand and greenhouse gas emissions have been minimised through following the energy hierarchy and the extent to which the design expectations above have been considered and incorporated into the design;
- ii. How the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable; and
- iii. the adaptability of the proposed buildings and associated spaces as climate continues to change e.g., using water more efficiently, reducing overheating and controlling high levels of rainwater run-off).

Where a robust Sustainability Statement is not provided, or is provided but demonstrates that reasonable opportunities to achieve the expectations set out in this policy have not been taken, then the proposal should be refused.

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| <p>10.3 UK Government is committed to reducing green house gas emissions by at least 100% of 1990 levels by 2050 and contribute to global emission reductions aimed at limiting global temperature rise to well below 2°C and to pursue effort to limit temperatures to 1.5°C above pre-industrial levels. The UK's strategy for achieving net zero is set out in its report Net Zero Strategy: Build Back Greener, published in October 2021.</p> | <p>building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continue to decarbonise.</p>   |
| <p>10.4 Huntingdonshire District Council adopted the climate strategy in response to recognising the climate crisis in February 2022. This policy seeks to support the implementation of the Climate Change Strategy. This is supported by Policy LP12 which address sustainable design and construction methods.</p>  | <p>10.6 Also, 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>10.5 A Ministerial Statement on 13<sup>th</sup> December 2023 on local energy efficiency standards states that a further change to energy efficiency</p>  | <p>10.7 Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is</p>   |

not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.

10.8 The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

1. Minimising energy demand;
2. Maximising energy efficiency;
3. Utilising renewable energy;
4. Utilising low carbon energy; and
5. Utilising other energy sources.

10.9 Initiatives can include:

- i. Siting and orientation to optimise passive solar gain.
- ii. The use of high quality, thermally efficient building materials.
- iii. Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- iv. Incorporation of renewable / low carbon energy generation provision onsite including Combined Heat and Power, or connection into an existing nearby renewable, low or zero carbon energy generation network where they exist.
- v. Designed to minimise overheating and incorporate a green roof to aid cooling, add insulation and enhance biodiversity.
- vi. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

- vi. Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards detailed in this policy.

10.10 With respect to residential development proposals, applicants are strongly encouraged to achieve operational targets for new homes set out in best practice guidance such as the 'Net Zero Carbon Toolkit', prepared by Levitt Bernstein, Elemanta, Passivhaus Trust and Etude commissioned by West Oxfordshire, Cotswold and Forest of Dean District Councils funded by the LGA Housing Advisers Programme or subsequent updated by Government best practice or other [Net Zero Carbon Toolkit](#).

10.11 The Net Zero Carbon Toolkit, was 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.

10.12 It explains that a net zero carbon home in operation is very energy efficient and has an ultra low level of space heating demand. It does not use any fossil fuels on site and therefore improves air quality. It also generates renewable energy on site and is cheap to run.

10.13 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:

1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances.
2. Low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low

- carbon heating system and must not connect to the gas network.
3. Renewable energy generation. The toolkit states that renewable energy generation (e.g. through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building).
- 10.14 In addition, the toolkit looks at the embodied carbon in materials used in each development.
- 10.15 People considering new development proposals in the parish are encouraged to use the toolkit. The toolkit also provides guidance and advice to homeowners looking to retrofit or extend their existing property. It includes information on how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.
- 10.16 The toolkit includes a set of energy targets and key performance indicators for both new residential and retrofit schemes. These targets are an assessment against energy use and are thought to be more robust than carbon reduction targets required by Building Regulations and advocated in the New Homes Standards.
- 10.17 The information required as part of a sustainability statement will be proportionate to the size of a proposed development.
- 10.18 The Sustainability Statement should include the following so as to get a full picture of the sustainability credentials of the development, which in turn will help demonstrate whether the development proposal is meeting the design expectations of the policy:
- How the energy hierarchy, explained in the policy has been applied in the approach to minimising the overall energy demand of a proposed building.
  - The calculated space heating demand expressed through kWh/m<sup>2</sup>/yr
  - The calculated energy use intensity expressed through kWh/m<sup>2</sup>/yr
  - Where renewables are being installed, the electricity generation intensity in terms of 120 kWh/m<sup>2</sup>fp/yr
  - In the case of residential development not achieving the operational targets set out above, an explanation as to the reasons for this.
- 10.19 For major development proposals, the sustainability statement should also include information on the embodied carbon emissions of the proposed development. This means the carbon emissions associated with the extraction and processing of materials, energy use in the factories and transport as well as the construction of the building and repair, replacement and maintenance.
- 
- Policy GSNP 13 - Community Led Renewable Energy Projects**
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- 10.20 To intent of this policy is to ensure that community led renewable energy projects are supported in line with Policy LP 35 of the Local Plan.

### **POLICY GSNP13 – Community Led Renewable Energy Projects**

Proposals for Community Led Energy Projects will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable in accordance with Policy LP 35 of the Local Plan.

10.21 HDC Local Plan states 'The lack of rain and associated cloud cover, and relatively flat landscape, makes the district suitable for solar and wind renewable energy generation, helping to reduce the amount of carbon dioxide produced via energy generation. A positive approach to renewable energy is an important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change. 'Renewable and Low Carbon Energy' sets out the Council's approach to proposals for renewable energy development including wind energy'.

10.22 Cambridgeshire Renewables Infrastructure Framework (CRIF) has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. Local Plan Policy LP35 is intended to encourage appropriate schemes whilst ensuring that the risk of adverse impacts is properly addressed.

10.23 The community, with its neighbouring parishes, has explored the viability of a district wide heating scheme. The policy seeks to ensure support is explicit for a community led energy scheme that creates fair and affordable clean energy for everyone.

### **Policy GSNP14 -Water Efficiency**

10.24 Population growth, climate change and environmental protection measures all put pressure on water resources and contribute to water scarcity and water stress in the area identified in the Cambridgeshire Flood and Water SPD 2019. Planning policy is a vital tool to help ensure long term sustainable management of water supplies, as well as helping protect our local rivers and wildlife. The intent of this policy is to ensure that water efficiency, incorporating a range of water saving devices, is included in the design of residential and major non-residential development including where there are opportunities for retrofitting as part of a renovation or extension scheme.

#### **POLICY GSNP 14 - Water Efficiency**

Development proposals, including household applications, are required to be designed to maximise water efficiency, such as water efficient fittings and appliances, rainwater harvesting and reuse, greywater recycling, and storage features. Development proposals are encouraged to meet a water efficiency standard of 85 litres per person per day.

Proposals for major non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 3 credits for water use levels unless demonstrated not practicable.

10.25 Anglian Water, which covers the East of England, states the region is in "serious" water stress. Water Resources East's first regional Water Resource Plan published in November 2022 states the region faces projected water shortages of more than 600 million litres of water per day by 2050, equating to a quarter of current water use. Anglian Water have recently published a revised draft Water Resources Management Plan 2025-

2050 (WRMP). The draft WRMP focuses on demand management which includes reducing leakage and encouraging customers to use water more efficiently.

- 10.26 This water deficit is being driven by population and economic growth, climate change, and the urgent need to take far less water from rivers and groundwater sources that are showing the effects of over-abstraction.
- 10.27 The Local Plan demonstrates that there is a clear local need to opt for a lower per-capita consumption figure of 110 litres/person/day in new housing. The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan. It sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. In the response to the SEA Screening Opinion, the Environment Agency advocates a higher level of 85 l/p/d. The designation of the area as being under "serious" water stress provides the evidence for a stronger approach and is supported by the Neighbourhood Plan.
- 10.28 BREEAM credits 3 would result in a 40% improvement over baseline water consumption. This is consistent with Policy LP 12 – Design Implementation. A Water Conservation Strategy should set out how the development will seek to reduce the amount of water consumed by system optimisation (water efficient systems, leak detection and repair), water conservation measures (including irrigation and landscaping measures) and water reuse / recycling systems.

- 10.29 This policy is intended to complement Huntingdonshire Local Plan Policies LP 5, and the Cambridgeshire Flood and Water Supplementary Planning Document adopted by HDC, and guidance contained with NPPF and planning practice guidance. Areas of the parish have acknowledged and specific surface water flooding issues and the intention behind this policy 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 realised taking a positive approach to mitigating and adapting to climate change.
- 10.30 There are small areas of flood risk in the Parish from the River Kym. The flood plains across the Meadows where the Kym flows near the Church should not have any development. Similarly, the flood plains at the St. Neots end of the village where the Kym flows under the B645 must not have any developments on them.
- 10.31 It is essential that development proposals do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.

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**Policy GSNP 15 Surface Water Flood Risk**

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- 10.32 Above-ground open SuDS such as



wetlands, attenuation basins, ponds and swales are supported as they provide water quantity, water quality, amenity and biodiversity benefits. However, consideration needs to be given to the longer term impacts of

static water in an increasingly hot environment and the prevalence of water borne insects.

10.33 The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.

**POLICY GSNP 15 – Surface Water Flood Risk**

In addition to meeting the policy requirements set out in Huntingdonshire Local Plan’s Policy LP 5 Flood Risk, having regard to the Secretary of State’s policy set out in paragraphs 165 to 175 of the National Planning Policy Framework (NPPF), the advice in Planning Practice Guidance, the Adopted Cambridgeshire Flood and Water Supplementary Planning Document, proposals for major development will need to demonstrate, through a site-specific Surface Water Drainage Strategy, that the development will not increase flood risk on site or elsewhere. A Surface Water Drainage Strategy should:

- i. ensure each development is designed to manage the full range of flood risk, incorporating Sustainable Drainage Systems (SuDS), within the development’s own site;
- ii. not result in an unacceptable burden on an existing drainage systems;
- iii. ensure raised ground levels do not lead to flood water being discharged onto adjacent sites which are not raised on embankments;
- iv. ensure flood alleviation measures designed as visually attractive green infrastructure, including landscaped areas and green roofs, contribute positively to the landscape character, biodiversity and Great Staughton’s network of green spaces;
- v. where multi-functional SuDS are designed as an integral part of the green infrastructure and include open space provision, be managed and be able to function as an accessible and useable open space for the majority of the time; and
- vi. include a suitable maintenance plan which should be submitted and agreed by Huntingdonshire District Council including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

For other proposals other than major development, applicants will be expected to provide, through proportionate information, details of its surface water drainage proposals.

All schemes shall justify the appropriateness of the proposals which shall include an allowance for climate change, in accordance with the most up to date Environment Agency advice.

Opportunities to reduce overall flood risk in the parish are encouraged.

Proposals for appropriate on-site storage and run off rates will be expected to meet the standards set in technical guidance including advice set out in the Cambridgeshire Flood and Water Supplementary Planning Document, DEFRA’s Non-Statutory Standards for Sustainable Drainage, and the CIRIA SuDS Manual.

- To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities.

**POLICY GSNP 16 - Walkable neighbourhoods**

11.1 The intent of this policy is to ensure that any new development is designed with a layout and facilities which secure ease of safe movement for pedestrians and cyclists travelling to and from residential areas and to services and facilities.

11.2 Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced ‘Active Design’ (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design. This policy supports this approach.

11.3 Within the residential areas of Staughton Highway and The Green there is a reasonable degree of permeability within the developments themselves with good access to The Highway and Green Lane. Permeability between Green Close and Beachampstead Road is secured through footpaths enabling residents to avoid the main roads. However, many of the village services and facilities, including the doctors’ surgery, primary school, village hall, shops and recreation ground are all sited to the west and south of the busy B645.

These services and facilities are broadly on the opposite side of the road to most of the settlement’s homes.

**POLICY GSNP 16 – Walkable and Cycle Neighbourhoods**

Where a development generates additional movement of residents , workers, shoppers), and where fair and reasonably related to the proposed development, it should take every available opportunity, to:

- i. provide improved or new safe, convenient and high-quality internal footpaths;
- ii. provide direct footpath and cyclepath connections into neighbouring areas;
- iii. improve connectivity across the wider neighbourhoods through the provision of new footpath and cycle links; and
- iv. secure safe pedestrian crossings along the B645 and The Causeway.

Development proposals which impair footpath links between residential areas and shops and services (including the school) or which fail to utilise opportunities to provide new connections will not be supported.

11.4 The lack of safe and convenient pedestrian crossings on the B645 is a key issue raised during the community consultation. There is only one zebra crossing adjacent to the Recreation Ground at Green Lane which facilitates a safe crossing. On The highway, pedestrians have to navigate a series of ‘islands’ to cross the road. This B645 which is a heavily trafficked route with a significant number of HGVs cutting across from the A1 to Kimbolton, A45 and A14. The route is also used extensively by motorbike clubs and outings at the weekends. The Parish Council may consider using Community

Infrastructure Levy (CIL) monies to support the necessary intervention to improve the safety of this crossing.

- 11.5 A footpath provides access from centre part of The Town settlement to the Primary School and The Highway although it is not fully made up and is unsuitable for cycles. The footpath does not extend to The Cemetery.
- 11.6 The community consultation exercise identified weaknesses in the existing footpath and cycle way network. This includes the lack of footpaths or cycleways linking places within the village and linking the village to Dillington and to St Neots which in particular could be used to support more sustainable work journeys.
- 11.7 There are high levels of HGV movements through the village. It is considered that inappropriate development at Staughton Moor, the speed of traffic, accident points and the volume of motorbikes through the village has exacerbated the problems associated with highway safety. The type of traffic, the traffic volumes, inadequate pavements and junctions creates a hostile and challenging environment to pedestrians and cyclists along the major roads. The difficulties experienced by pedestrians in the Great Staughton parish can be broadly categorised as:
- Instances of poor quality pavements along key routes
  - Poor street scene amenity, such as The Highway, Green Lane and The Causeway, directly caused by noise, vibration and air pollution from busy roads
  - Lack of direct and segregated non-vehicular routes between residential areas and key destinations such as the primary school and doctor's surgery. Primary school children are forced to walk alongside busy roads

during the morning and afternoon peak.

- Lack of safe crossing points and connections between residential areas and key services and facilities which encourages car-use for shorter in-village journeys.
- 11.8 There is a need for a link pathway between Dillington and the village centre. Currently this can only be achieved on foot by walking on the busy B661 road for approximately half a mile. A paved walkway beside the road is desirable for safety of Dillington residents and to facilitate the leisure walk around Great Staughton.
- 11.9 There is a need for an extension of existing footways to allow access to the cemetery which can only be achieved currently by walking along the very narrow road to Pertenhall. To access the cemetery requires an additional 100m of pathway.
- 11.10 There have been numerous incidents and complaints about traffic speeds along the B661 along The Green and over the existing crossing. This crossing should be improved to reduce speeds in this area and facilitate safe passage across the road.
- 11.11 There is a regular need for residents and others to cross the B645 on the Highway and this together with erratic parking is a considerable safety hazard which requires to be addressed.

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#### **Policy GSNP 17 - Road Safety and Parking**

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- 11.12 The intent of this policy is to ensure road safety improvement measures made necessary by development proposals are delivered as part of the development. Knowledge of existing concerns and issues regarding road safety is key to understanding how a new proposal may impact on Great

Staughton, and these are identified below. This list is not intended to be exhaustive.

**POLICY GSNP 17 - Road Safety and Parking**

Development proposals for non-residential development and new dwellings will be assessed for their impact on road safety and should ensure a satisfactory provision of off street parking.

Where proposals are likely to unacceptably impact adversely on road safety including the safety hotspots identified in paragraph 10.13, they will be expected to mitigate their impact by providing or contributing towards road safety measures.

Proposals which will have an unacceptably impact adversely on road safety, including B2 and B8 development without access directly to a B Class road, or cause an increase in on street parking after considering mitigation, will be refused.

Proposals which lead to an overall improvement in road safety will be supported.

All highways work in or in the vicinity of the Great Staughton Conservation Areas, required to mitigate the impact of a development, must be sensitively designed and seek to conserve or enhance the significance of individual heritage assets as well as the Conservation Areas.

- 11.13 It is clear from the community engagement that pedestrian and road safety in the parish is a key concern to parishioners. The B645 itself is an issue for all road users but within the village, the impact of through traffic using the village as a cut through from the A1, raises issues in the village. The key

safety hotspots include:

- Pedestrian crossings over the B645 from the main residential area to facilities such as the school, playing field and the Church.
- The crossing over the B645 to the Doctor's surgery which often has limited vision as the area suffers from disorganised parking pressures exacerbated by the Doctors surgery, the pub, and the hairdressers. This disorganised parking also impacts on visibility from pulling on to the Highway from driveways which further raises safety issues.
- The junction of The Moor and The Highway including the rural roads leading into Great Staughton from the Moor, and Little Staughton which are not suitable for heavy traffic. Five accidents have been recorded by Cambridgeshire County Council, including one fatal accident at the junction with the Moor and Staughton Highway between 2017 and 2022.

- 11.14 The accessibility of any site by vehicles and the safety of young and elderly crossing the road must be a prime concern in rural settings. The Neighbourhood Plan seeks to ensure that developments falling within Use Class B2 or B8, which are likely to require HGV and delivery vehicles should have direct access to a road designated with a 'B' classification.

- 11.15 This policy provides sufficient detail to ensure that appropriate regard is had in the planning decision making process to the distinctive road safety issues identified by the community in the Neighbourhood Plan.

- 11.16 Highways works, required as a result of the development, should be designed to consider the impact on the Conservation Areas. In accordance

with Policy GSNP 7, works within the highway should be designed to consider the criteria set out in the Great Staughton Landscape and Townscape Assessment. It is recognised that new road signs, street furniture, crossings or changes to road layouts may fall outside the scope of planning and be addressed through other legislation such as the Highways Act 1980. However, engineers are encouraged to design measures which both address highway safety but also are designed to protect or enhance the visual character of Great Staughton

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#### **POLICY GSNP 18 - New Pedestrian and Cycle Routes.**

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- 11.17 The intent of this policy is to safeguard land for the future provision of a new cycle and pedestrian links to be provided between Staughton Highway and Dillington, Staughton Green to Kimbolton and Staughton Highway and the A1. It is essential that development does not come forward that undermines the deliverability of these routes. (marked on the map 10).
- 11.18 Dillington is an isolated hamlet divorced from the main areas of the settlement. It is accessed via the B661 and for the majority of the route there is no distinct segregated right of way which links the services and facilities provided in Staughton Highway with the hamlet.

#### **POLICY GSNP 18 New Pedestrian and Cycle Routes**

The routes identified below and on

Map 10 are safeguarded for the provision of new cycle and pedestrian routes (suitable for non motorised forms of transport) between:

- i. Staughton Highway and The Green with Dillington
- ii. Staughton Highway to the east boundary of the parish towards the A1.
- iii. Staughton Green to Kimbolton
- iv. Staughton Highway to Pertenhall

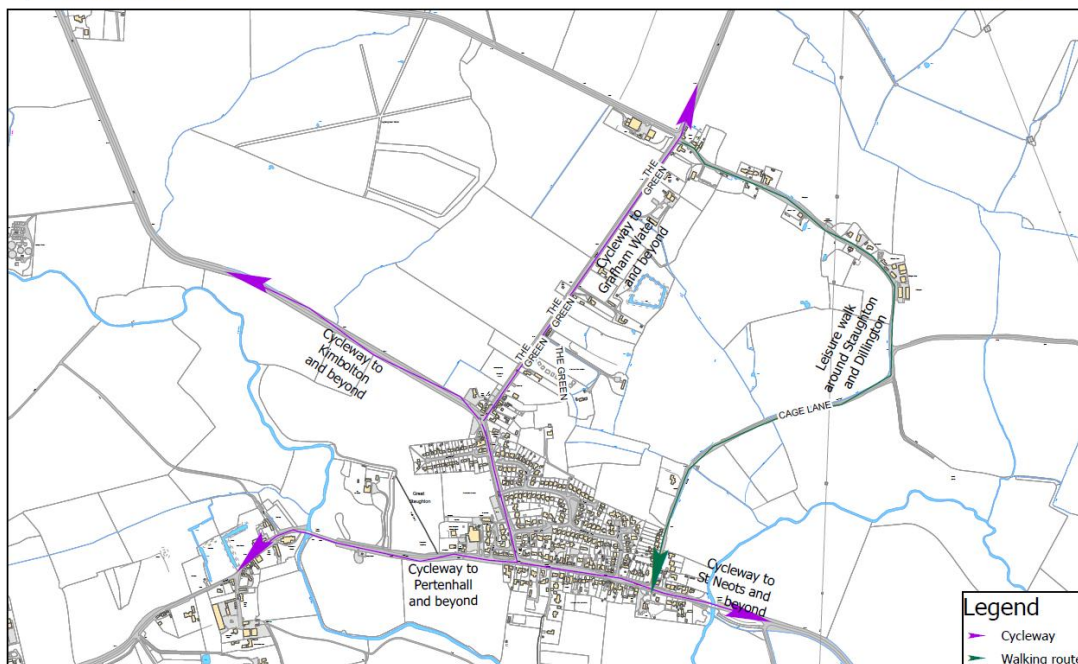
Proposals which support the implementation and delivery of these routes will be supported.

- 11.19 Rural public footpaths cross from Dillington to The Highway. However, these public rights of way are unmade, unlit, passing to the west of The Green (B661) through agricultural land and is unsuitable for school age children. An existing made footpath extends part of the route. The policy seeks to ensure that the opportunity to extend this route to Dillington is safeguarded for any future investment to provide a footpath and or cycle way by Cambridgeshire County Council. The Parish Council may consider using Community Infrastructure Levy (CIL) monies to support the necessary intervention to support a footpath link along the B661.
- 11.20 The routes identified are being considered for inclusion in the County Council's Active Travel Schemes Transport Proposals Database. If accepted, they will be considered for future funding opportunities. Each of the schemes will need to be LTN 1/20 compliant (Government's Guidance on Cycle Infrastructure Design) and may require additional private land beyond the highway verge to allow for separation from the highway.

**Description:** Cycle and pedestrian routes

Scale = 1:16,000  
Date Created: 11/09/2023

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DISTRICT COUNCIL  
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Ordnance Survey HDC 100022322



**Map 10 – New pedestrian and cycle routes**



## 12 Economy and Village Facilities

### Objective

- To Support a revitalised and vibrant hub with shopping, commercial, leisure, cultural and community activities.

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### **POLICY GSNP 19 - Protect Local Services and Facilities**

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- 12.1 Where planning permission is required, the intent of this policy is to safeguard the vibrancy and vitality of the parish by resisting the loss of local retail, service and facilities which are key assets for the health and wellbeing of the community.
- 12.2 The continued presence of existing retail and community facilities is important in order to minimise the need to travel to other centres to secure the service, especially for those with limited access to a car. However, it is recognised that demands change over time, when planning permission is required to change the use of existing premises, it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.
- 12.3 Proposals for such change will be considered against the criteria in Policy LP 22 of the Local Plan.
- 12.4 There are instances, under the Government's General Permitted Development Order (GDPO), where changes between uses are permitted without requiring planning consent. As such, Policy GSNP 19 cannot apply to such circumstances.

12.5 The Recreation Ground is a valued and important local facility. However, the Recreation Ground is identified as a Local Green Space and has therefore has the protection of Green Belt policy. It is not substitutable in the way that Local Plan Policy LP22 allows. Therefore, for clarity, to avoid conflict between the two policies, the Recreation Ground is not included within this policy.

12.6 It is also recognised that some modest tourism would be good for the village. It provides support for local businesses and an interest in the community.

**POLICY GSNP 19 - Protect Local Services and Facilities**

Where planning permission is required, development proposals that result in the loss of community facilities including retail uses will only be supported where the criteria in Local Plan Policy LP 22 are met.

Development Proposals that will result in the loss of the following valued facilities and services

1. School Great Staughton Pre-school and Primary Academy
2. Great Staughton Village Hall
3. St Andrews Church
4. Great Staughton Surgery
5. The White Hart Pub
6. The Snooty Tavern
7. Gilbert Family Butcher
8. May's Hair Lounge

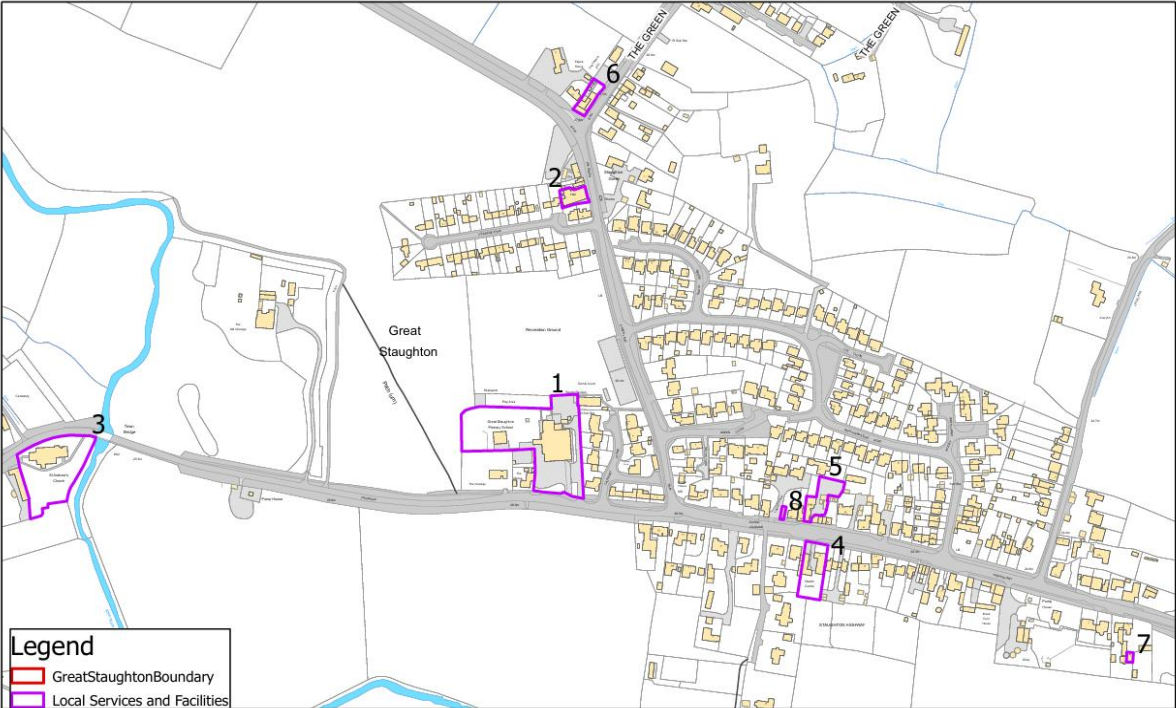
will only be supported where:

- i. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale or rent for a minimum of 12 months; and
- ii. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- iii. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

Description: Local Services and Facilities

Scale = 1: 4,000  
Date Created: 06/03/2025



## Monitoring and Review

- 12.7 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored by the Parish Council and reviewed if it becomes apparent that the vision, goals and objectives of the Plan are not being met.
- 12.8 Monitoring is a shared responsibility of the Parish Council as the qualifying body; Huntingdonshire District Council as the Local Planning Authority; and users of the Neighbourhood Plan. The Parish Council will consider the effectiveness of the policies and proposals in the Neighbourhood Plan each time it makes representations on a planning application; alongside seeking views on the Neighbourhood Plan at each Annual Parish Meeting.
- 12.9 The Parish Council will review generally:
- how the policies are being applied to shape decisions on planning applications (development management)
  - Whether projects and/or actions identified are being achieved
  - level of monies raised through the Community Infrastructure Levy (CIL) and how such monies are being used
  - whether plan aims are being achieved
  - • changes to national and local policy
  - changes in the local area
- 12.10 Specifically, the Parish Council, with stakeholders will monitor:
- Dwellings completed throughout the plan period
  - Affordable dwellings completed through the plan period
  - Dwellings allocated to those households with a local connection
  - Provision of a NHS Healthcare Facility
  - Number of major applications accompanied by a Water Management Strategy
  - Number of applications promoting 20% BNG
  - Number of applications refused proposing the loss of a valued service or facility.
- 12.11 It will be important that Huntingdonshire District Council raises any issues arising out of the development management process in determining individual planning applications using the Neighbourhood Plan. Users of the Neighbourhood Plan are encouraged to make comments on monitoring of the Neighbourhood Plan to the Parish Council at any point.
- 12.12 The Neighbourhood Plan has been prepared to guide development up to 2036. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2036.
- 12.13 There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, Great Staughton Parish Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation.

## 13 Glossary

Term	Definition
Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions :</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
Community Infrastructure Levy	<p>The Community Infrastructure Levy is a planning charge, introduced by the Government through the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon, such as schools and roads. The Levy applies to most new buildings and charges are based on the size and type of new floorspace.</p>

	<p>The Council's Charging Schedule came into force on 1 February 2013 (updated January 2023).</p> <p>The Council have produced detailed guidance for applicants</p>
Community Land Trust	<p>Community Land Trusts (or CLTs) are when people from a village, street, neighbourhood or town get together to create a charitable organisation for the good of their community. Run completely by volunteers, the management trustees are voted for by its members. A CLT strives to meet the long-term needs of its community, for example building permanently affordable housing, workspaces or acquiring pubs, gardens and shops; these then stay owned by the community forever.</p>
First Homes	<p>Government guidance published by the Department of Levelling Up, Housing and Communities (DLUHC) on 24th May 2021, states that a minimum of 25% of all affordable housing units secured through developer contributions should be 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. Specifically, First Homes are discounted market sale units which:</p> <ul style="list-style-type: none"> <li>a) must be discounted by a minimum of 30% against the market value;</li> <li>b) are sold to a person or persons meeting the First Homes eligibility criteria;</li> <li>c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,</li> <li>d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).</li> </ul>
Habitats Regulation Assessment	<p>A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites identified under these regulations are referred to as 'habitats sites' in the National Planning Policy Framework.</p>
M4 (2) adaptable and accessibility standards M4(3) Wheelchair User Dwellings	<p>The building regulations set out legal requirements for specific aspects of building design and construction. Approved documents provide general guidance on how different aspects can be met. Approved document M provides guidance for satisfying part M of the building regulations. The requirements set out in M4 (2) applies to accessible and adaptable dwellings. It is an optional requirement which is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of occupants, including older people, individuals with reduced mobility and some wheelchair users.</p>



	<p>M4(3) – Wheelchair User Dwellings</p> <p>Under Part M, this optional requirement will be met when the dwelling makes reasonable provision for wheelchair users to live in the dwelling and make use of any parking facilities, private outdoor space or communal spaces.</p>
Major Development	<p>Major development is defined in NPPF as housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>
S106	<p>Planning obligations (or S106 agreements) are legal obligations entered into to mitigate the impacts of a development proposal.</p> <p>This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority.</p> <p>Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.</p>
Screening Opinion	<p>The SEA Regulations require HDC to ‘determine’ whether or not a plan is likely to have significant effects, and therefore whether SEA is needed. A screening determination will need to be produced by either the Parish Council or HDC.</p>
Strategic Environmental Assessment	<p>A Strategic Environmental Assessment (SEA) is a systematic process for evaluating the environmental implications of a proposed policy, plan or programme and provides means for looking at cumulative effects and appropriately address them at the earliest stage of decision making alongside economic and social considerations.</p>
Rural exceptions site	<p>As set out in the NPPF 2021, these are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>

## 14 Appendix 1

### Views and Vistas Report

#### Introduction

The report forms part of the evidence base for Policy GSNP 7 of the Great Staughton Neighbourhood Development Plan, and is to be read in conjunction with that Policy. The report defines those views and vistas and finds that are offered protection under Policy GSNP 7 – Settlement Patterns and Identity.

Paragraph 6.20 of the Great Staughton Neighbourhood plan discusses the significance of important views in the Parish and sets out in policy GSNP 7 the planning policy related to views.

This document describes each view in more detail, with a photo alongside and a map which shows the location and direction of the viewpoint.

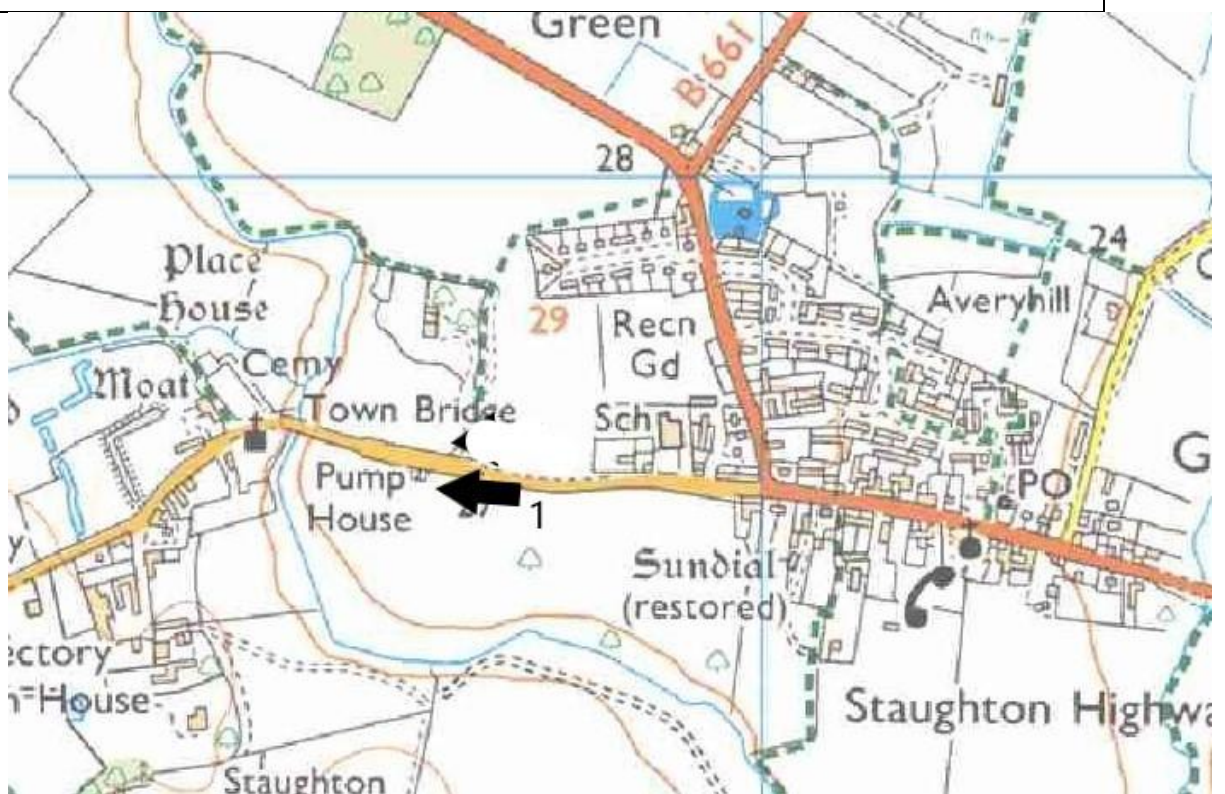
These are by no means all the important views and when proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape.

The maps showing the Parish location of the key views in the Neighbourhood Plan are shown. There are some distinct areas of views in the Parish of Great Staughton

1. The Causeway and Town Bridge
2. The Moor area
3. Dillington and ancient woods
4. Kym Valley

#### 1. The Causeway and Town Bridge

The Causeway shown on the map below provides a number of important views in Great Staughton. It provides a gap between the village environment on The Highway and the older settlements around the Church but as the properties become more spacious the views across the Meadows to the River Kym and towards the church provide a most iconic view of Staughton.





Views across Birds Meadow (6) from The Causeway towards the River Kym. The Town bridge across the Kym is bordered with a white post and rail fence. From the bridge and close-by there are views towards the church and also across the Meadows. This is usually used as animal grazing land which adds to the quintessentially village environment. Some of this area floods when the river is in full flood.

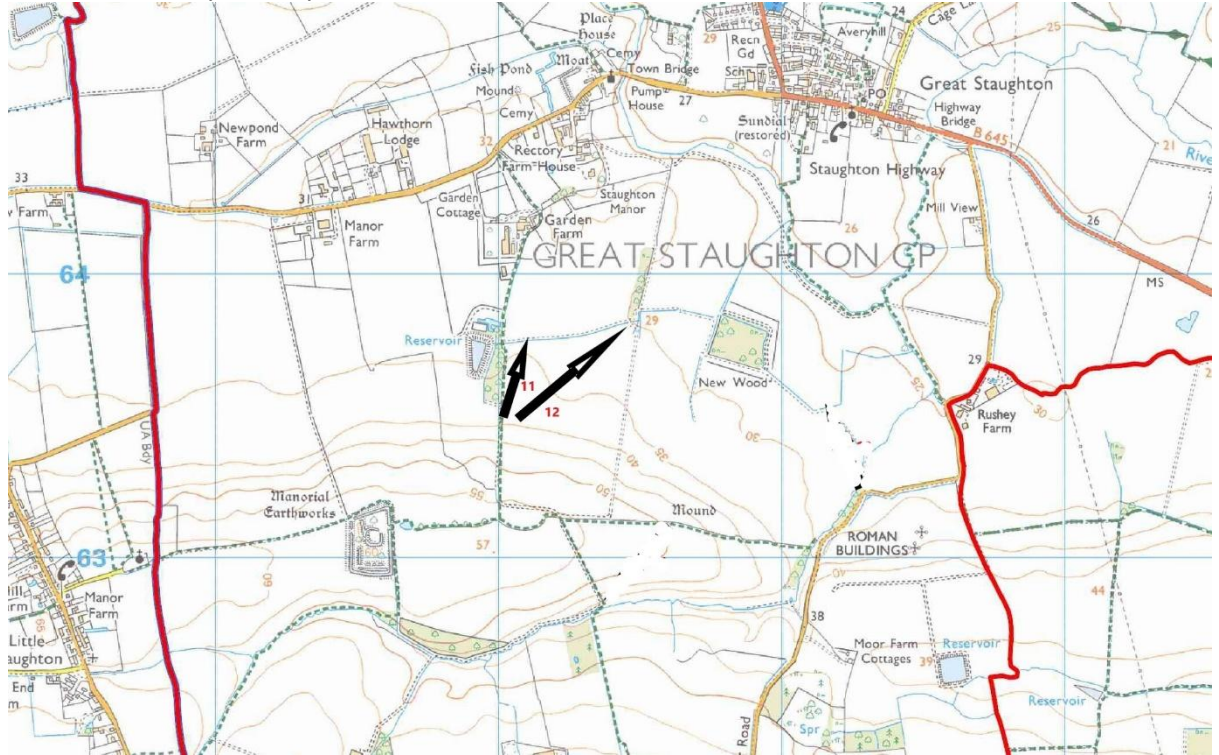


6.



## 2. Moor Area

The ridge along the Moor provides stunning views of the village all along the footpath which follows the ridge. The historic buildings the Church, the Manor and also the village environs are all plainly visible (11). In the background the Woods which surround this side of Grafham Water are plainly visible (12). The moor area provides some significant views of rural Cambridgeshire. The rise to the Moor provides sweeping views of the countryside and treelined River Kym valley.



11.



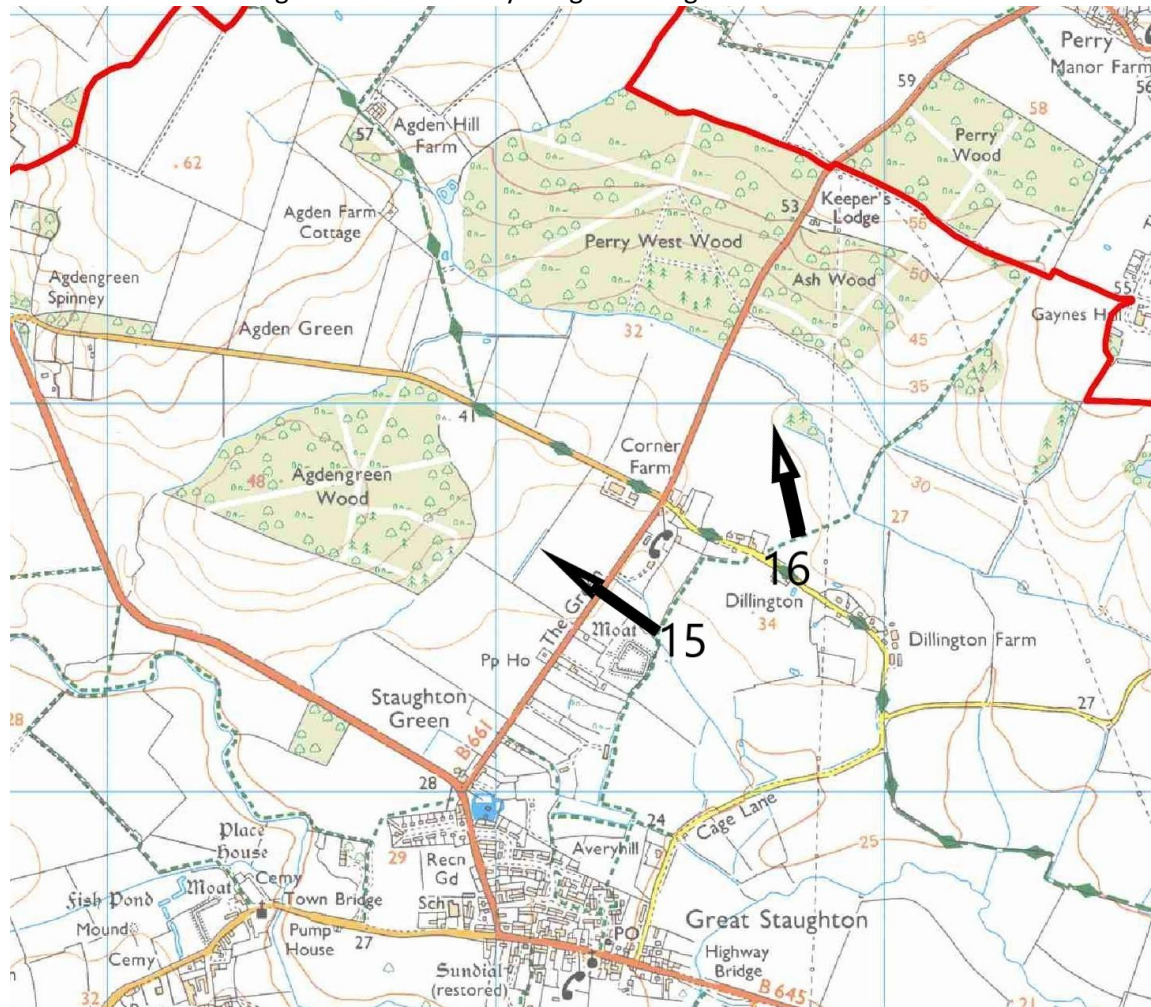
12.





### 3. Dillington and Ancient Woods

The views from Dillington are significant as the buildings are spread and as a result good views are enabled of the ancient Perry and Agden Woods. There are also good views looking towards the main village across the mainly hedge lined agricultural fields.



15.



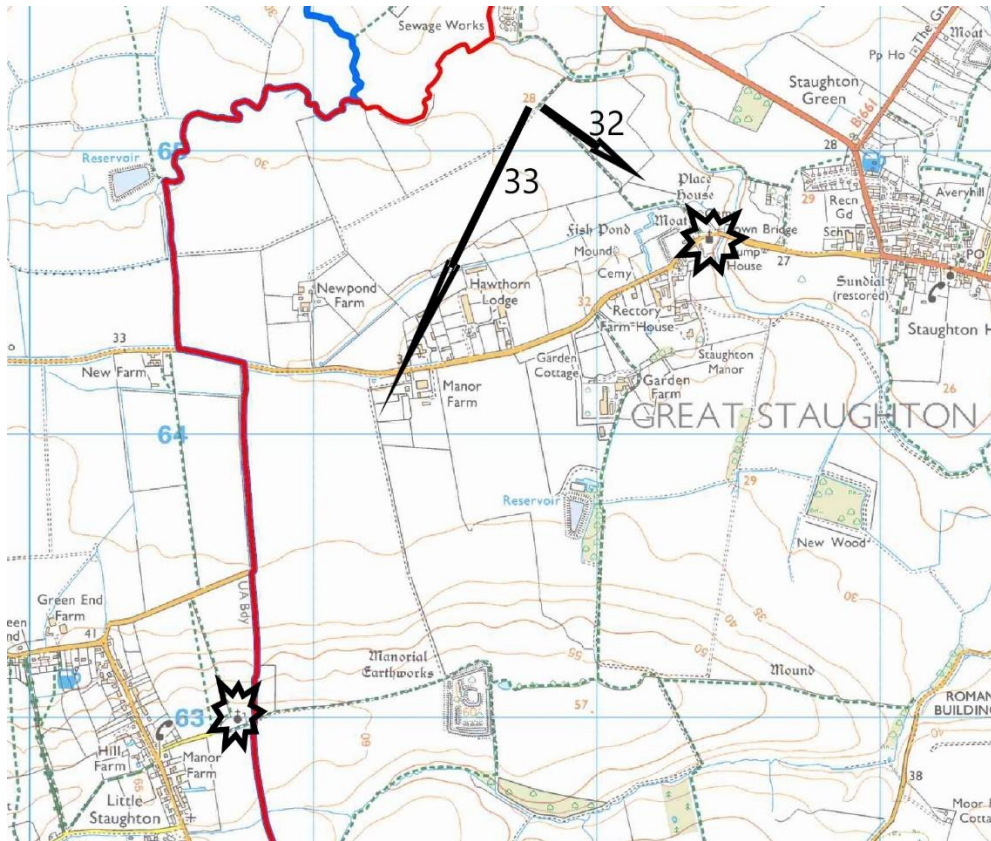
16.





#### 4. Kym Valley

The Kym provides scenic views from its entry to the Parish from Kimbolton. It is surrounded by agricultural land and some wooded areas. As it approaches The Town bridge there are some stunning views of both the churches of Little and Great Staughton.



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The flow of the river around the village is followed by a footpath which allows views of the village, the Moor and also the rich vegetation along the river. It is rich in wildlife.



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