

Huntingdonshire Local Plan  
Part One  
Adopted December 1995

# Foreword

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Huntingdonshire District Council is planning, through this Local Plan, for the future of the District up to the year 2001. The Plan has been the subject of extensive public consultation and debate and is now published in its adopted form.

The Plan seeks to implement the Cambridgeshire Structure Plan Policies and provide for the continued growth and prosperity of Huntingdonshire, whilst conserving the character and quality of its towns, villages and open countryside.

The District has been the subject of increasing development pressures ever since the Town Expansion era of the 1960's. This Plan will generally assist the District Council in the difficult decisions which have to be made to guide and control development in the interests of the Huntingdonshire community as a whole. The Plan is intended to give clear guidance to residents, businesses, local groups, developers and investors alike as to how the District will develop through the 1990's to the new millennium.

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# Introduction

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The Local Plan provides a detailed land use framework to guide both development and conservation in the area up to 2001. The Plan will enable the Cambridgeshire Replacement Structure Plan published in 1989 and the approved Plan at the time of preparation of the Local Plan to be implemented.

The District Council is required to prepare a Local Plan covering the whole District area. The legislative framework is provided by Part II of the Town and Country Planning Act, 1990 (as amended by the Planning and Compensation Act, 1991) and in the Town and Country Planning (Development Plan) Regulations, 1991.

The Huntingdonshire Local Plan was being prepared before this legislative framework came into force. There are transitional arrangements to ensure that District Wide Local Plans placed on deposit prior to commencement of the new provisions on 10th February 1992 can be seen through to adoption. The Huntingdonshire Local Plan, therefore, can be treated as if it were adopted under the new law and formally constitutes part of the Development Plan for the area.

The Ouse Valley Recreation Local Plan remains an adopted plan (April 1988) but only those policies listed in the 'Continuation in Force Direction' from the Secretary of State continue to be operative.

This Direction, dated 24th November 1994, and the policies it covers, are included in Appendix 1.

This document is the Huntingdonshire Local Plan: Adopted Plan. It consists of a Part I document presenting policies and supporting text which clarifies and explains the policy in question and a Part II document showing specific proposals on a detailed (inset) map base. These insets are part of a larger Proposals Map for the whole District which is contained in a sleeve at the back of the Part II document. A further Supplementary Planning Guidance document is to be published to provide further guidance but is not a formal part of the adopted Local Plan. The stages in its preparation have been:-

Publication of the Huntingdonshire Local Plan: Consultation Draft (September 1989)  
Certification of Huntingdonshire Local Plan: Deposit Plan (June 1990)  
Publication of Local Plan and placing on Formal Public Deposit (June 1990)  
Formal period for Representations (21st June 1990 - 6th August 1990)  
Public Local Inquiry to consider unresolved objections. (April 1991 - June 1992)  
Consideration of Inspector's Report (received January 1994)  
Publication of Huntingdonshire Local Plan: Proposed Modifications (September 1994)  
Formal period for Representations (29th September 1994 - 9th November 1994)  
Publication of Huntingdonshire Local Plan: Further Proposed Modifications (March 1995)  
Formal period for Representations (23rd March 1995 - 3rd May 1995)  
Publication of Huntingdonshire Local Plan: Further Proposed Modification No. 327  
Formal period for Representations (3rd August 1995 - 13th September 1995)  
Notice of Disposition to adopt Local Plan (9th November 1995)  
Formal adoption of Local Plan (7th December 1995)

# Local Plan Strategy

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## INTRODUCTION

1.1 The Local Plan provides detailed planning guidance based on the policy framework established by the Cambridgeshire Replacement Structure Plan (1989) approved by the Secretary of State for the Environment in March 1989. The Structure Plan provides a strategy to control and direct growth within the County, whilst protecting the character of settlements and countryside, for the period 1986 to 2001.

1.2 The primary objectives of the Local Plan are:

to develop the general policies and proposals of the Cambridgeshire Replacement Structure Plan (1989), show how they are to be implemented at local level and set out proposals for the development or other uses of precise areas of land;

to provide detailed policy guidance for dealing with planning applications;

to provide a basis for the co-ordination of public and private development so that the provision of services and facilities is related to the needs of the area;

to bring local and detailed planning issues before the public.

1.3 The Local Plan Policies and proposals for the District are divided into subject chapters. Land use allocations are shown on the Proposals Map, which is supported by a series of detailed Inset Maps for each settlement in Huntingdonshire. The information published with the Inset Plans in the Deposit Plan is now to be published separately as Supplementary Planning Guidance.

1.4 The base date for the Local Plan is 1986. Information used in determining the scale of land use commitments and allocations derives from work done by mid-1989. The explanatory text to the Policies in the Plan has been updated to reflect changes to legislation to national planning policy and to physical features on the ground. This has been done to inform the reader as fully as possible of the current position without compromising the Policies of the Local Plan which have been determined at varying stages in a Local Plan process which has taken six years from the publication of the Consultation Draft Plan.

1.5 Where there are no specific land use allocations it is generally expected that the existing uses will remain during the Plan Period.

## GROWTH AND INVESTMENT

1.6 The Structure Plan provides the overall strategy for growth in Huntingdonshire to the end of the century. The Local Plan establishes the criteria for implementing that strategy, having regard to the social and physical infrastructure that must be provided in concert with new development.

1.7 The Local Plan also takes account of the East Anglian Regional Strategy, 1989 (produced by the Standing Conference of East Anglian Local Authorities) and the Cambridge Sub-Regional Study, 1990 (published by the University of Cambridge Department of Land Economy). These reports, together with the Cambridgeshire Structure Plan, refer to the need to accommodate the growth of employment uses away from Cambridge. Local Plan Policies seek to allocate and control the occupancy of employment land in accordance with the dispersal strategy for Cambridge.

1.8 The areas in Huntingdonshire that are most attractive for housing and business development also have similar environmental constraints to sites in Cambridge. There are also some areas of the District, such as Ramsey, where there will need to be substantial infrastructure investment to allow development to proceed. It would, therefore, be inappropriate to commit Huntingdonshire to act as a long-term receiving area for dispersed growth, partly because of the constraints referred to

above and partly because there are other areas of the County that need the economic benefits that such development can bring.

1.9 The policies and proposals of the Local Plan have regard to the adequacy of existing services and infrastructure. Concern about the standard of highway provision has resulted in a strategy of restricting growth along the A1123, for example, and at Somersham.

#### INFRASTRUCTURE, SERVICES AND AMENITIES

LPS1 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED UNLESS THE RELEVANT INFRASTRUCTURE AND COMMUNITY PROVISIONS ARE CAPABLE OF MEETING SATISFACTORILY THE EXTRA DEMANDS PLACED UPON THEM BY THE DEVELOPMENT.

WHERE A DEVELOPMENT ADVERSELY AFFECTS AN IMPORTANT AMENITY OR ENVIRONMENTAL RESOURCE ON SITE, ADEQUATE MITIGATION OR COMPENSATION WILL BE SOUGHT.

1.10 The criteria which developments will be expected to meet in respect of facilities and infrastructure are set out in the respective policies of the Plan. Specific requirements will be given in Supplementary Planning Guidance.

1.11 The requirements of the policy will generally be met by the requisite infrastructure or other works being carried out but sometimes a financial contribution towards them may be more appropriate.

1.12 Compliance with this policy will normally be secured by means of conditions attached to the planning permission but, in some circumstances, an agreement under Section 106 of the Planning and Compensation Act, 1991 may be necessary.

1.13 In either case, the extent of requirements placed on a developer will be limited to those, which are fairly and reasonably related in scale and kind to the proposed development.

#### LOCAL NEEDS HOUSING

LPS2 THE DISTRICT COUNCIL WILL SEEK TO MEET LOCAL HOUSING NEEDS BY ENCOURAGING A VARIETY OF HOUSING TO INCLUDE AN APPROPRIATE MIX OF DWELLING TYPE, SIZE AND DENSITY ON DEVELOPMENT SITES IN THE DISTRICT.

1.14 The Housing Policies in the Local Plan seek to enable local housing needs to be met over the Plan Period. Most of the existing and future local housing need within Huntingdonshire is and will be met by the existing housing stock for owner occupation or private rent and by dwellings rented or sold by the Local Housing Authority and Housing Associations. The new dwellings built from commitments existing at or since mid-1986, from allocated sites and from windfalls will contribute to meeting much of the increase in local demand for housing arising from new household formation, natural increase and in-migration.

1.15 Policies on affordable housing are explicitly included as part of the Local Plan Strategy. Whilst the private and non-private housing sectors provide inexpensive, low cost housing they do not yet cater for all local housing demand. Part of the general housing need in the District comes from individuals and households who either now or during the Plan Period cannot afford to buy or rent or cannot gain access to local, non-private sector housing or hostels. The District Council will adopt appropriate policies and seek appropriate action to help meet the housing needs of local people. In accordance with the advice of the Government's Planning Policy Guidance Note No. 3 (PPG3), the provision of affordable housing will be a material consideration when determining planning applications on both allocated and windfall sites. An increasing number of people are unable to afford access to the general housing market and action will be needed to ensure that rented accommodation or some assisted purchase scheme is available. Such housing will usually be

provided by Housing Associations. The District Council will use Section 106 Agreements, under the Planning and Compensation Act 1991, to secure such provision and will work closely with Town and Parish Councils and Housing Associations to identify local need.

1.16 The guidance in PPG3 makes clear that to secure the achievement of an acceptable balance and mix of development it may be appropriate for development sites to include an element of affordable housing.

## PETERBOROUGH SOUTHERN TOWNSHIP

LPS3 THE DISTRICT COUNCIL IN CONSULTATION WITH PETERBOROUGH CITY COUNCIL, WILL SUPPORT THE DEVELOPMENT OF THE PETERBOROUGH SOUTHERN TOWNSHIP, AS DEFINED IN POLICY P17/2 OF THE CAMBRIDGESHIRE REPLACEMENT STRUCTURE PLAN, TAKING INTO ACCOUNT LOCAL PLAN POLICIES, IN PARTICULAR POLICIES LPS1 AND LPS2.

1.17 The Cambridgeshire Replacement Structure Plan (1989) has identified an area to the south of Peterborough for the development of a new Township. An outline planning application for the Township, which incorporates a Master Plan for the whole development, was approved in March, 1993 and is subject to a Section 106 Agreement. The Master Plan provides the overall framework for the proposal and it is the key elements of the Plan which are reflected in the Proposals Map (Inset Map for the Southern Township). A large proportion of the new Township will be located within Huntingdonshire. It is essential that the separate identities of Yaxley and Farcet are protected whilst providing appropriate footpath, cycleway and road linkages to the main Township Centre. This will be achieved through the careful planning of the new Township within Structure Planning Guidelines and the provision of a major landscaped recreation and open space wedge between the existing villages and the new development.

1.18 Policies in the Huntingdonshire Local Plan relate to those land uses identified in the Master Plan within Huntingdonshire. If implementation of the Township deviates in any material way from the Plan resulting in new and different land uses within Huntingdonshire, then those proposals will be treated on their merits within the context of the overall Township development and the policies contained in the Peterborough Local Plan.

1.19 It is important that the Township should become a balanced community in both social and physical terms. The appropriate level of social and commercial facilities should be provided. A large District Centre is envisaged, together with several local centres. Transport infrastructure will require careful planning. Changes will be required to the primary road system and a carefully designed road hierarchy will be needed to distribute traffic within the Township. The needs of public transport must also be fully taken into account. A comprehensive system of cycleways and footpaths is also planned. In some areas development is proposed on made up land and the District Council will require that the appropriate safeguards be taken. Nature conservation and environmental considerations must also be taken into account. It is important that a full range of housing is provided to meet the needs of a development of this significance to the sub-region and a wide variety of houses in terms of design, density, type and tenure should be provided.

## TOWN CENTRES

1.20 The Town Centres of Huntingdon, Ramsey, St Ives and St. Neots are the principal centres of economic and cultural activity in the District. The Local Plan provides the policy base to support this role for the Town Centres, but it will be necessary to prepare more detailed planning guidance on such matters as traffic management, environmental enhancement and urban design. Such detailed planning advice will be prepared as part of the first review of the Local Plan.

# Housing

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## INTRODUCTION

2.1 At the end of June 1986 the population of Huntingdonshire District was 137,200 persons having grown by 9.4% from 1981, and faster than any other District in Cambridgeshire. The District population is forecast, in the Cambridgeshire Replacement Structure Plan (1989), to grow to 167,700 persons by 2001.

2.2 The high level of commitments outstanding at mid 1986 together with the new commitments to date has meant that the scope for providing additional sites for housing is limited.

2.3 The policies for housing in Huntingdonshire contained in this Local Plan seek to address the following issues:

to provide adequate land to meet the housing needs of the District to 2001, within the context of Replacement Structure Plan (1989) policies and having regard to existing commitments;

to provide suitable housing to meet local need;

to implement a settlement hierarchy which concentrates major growth in the Market Towns but provides for some growth in the villages to maintain housing choice and ensure the vitality of village life;

to ensure population growth does not outstrip the supply of jobs and to minimise commuting, by the appropriate phasing of the development;

to maintain, and where possible improve, the amenities of existing residential areas.

2.4 Monitoring the implementation of housing development, and monitoring the achievement of Local Plan housing provision policy is an integral and important part of the planning process. Careful monitoring will identify over time, where the scale and distribution of development deviates from the expected patterns of provision. Any adjustments to housing policies and proposals or village limits that become necessary can be incorporated in a review of the Local Plan.

2.5 It will be necessary to undertake a review to ensure that Structure Plan housing requirements to 2001 will be achieved.

## DEFINITIONS

H1 THE SCALE OF HOUSING DEVELOPMENT REFERRED TO IN THE SUCCEEDING POLICIES ARE NORMALLY AS FOLLOWS:-

HOUSING ESTATE:

DEVELOPMENT ENTAILING THE CONSTRUCTION OF MORE THAN 30 DWELLINGS.

SMALL HOUSING ESTATE:

A HOUSING ESTATE OF 30 DWELLINGS OR LESS.

HOUSING GROUP1:

NORMALLY UP TO 8 DWELLINGS FORMING A PLANNED ENTITY USING EITHER AN EXISTING FRONTAGE OR GROUPS AROUND A SHORT CUL-DE-SAC

INFLILLING2:

THE FILLINGS OF AN UNDEVELOPED PLOT IN AN OTHERWISE BUILT-UP FRONTAGE BY NO MORE THAN 2 DWELLINGS.

## NOTES:

1 A housing group may exceptionally consist of up to 15 dwellings where it is contained within the framework of a village and makes the best use of a particular site.

2 When considering infilling it cannot be assumed that a small gap will be allowed to be filled if it forms an essential feature in the village scene. Infilling normally refers to sites within environmental limits or towns. See paragraph 2.76 where exceptions to this rule will be appropriate.

2.6 The Cambridgeshire Replacement Structure Plan (1989) has determined the overall scale of new housing development in the period 1986-2001 to provide support for economic growth and to meet reasonable housing demand without prejudice to important agricultural, environmental and infrastructural constraints. The Structure Plan identifies a settlement hierarchy, the objectives of which are to concentrate housing growth but retain an element of housing choice and provide support and safeguarding services in more rural areas. This hierarchy consists of:

Major Centres and Market Towns - In Huntingdonshire these are Huntingdon (including Godmanchester, Brampton and The Stukeleys), St. Neots (and Lt. Paxton), St. Ives and Ramsey (and Bury).

Rural Growth Locations:

(i) Rural Growth Settlements (estates) In Huntingdonshire these are Yaxley, Sawtry, Warboys.

(ii) Limited Rural Growth Settlements (small estates) to be determined by Huntingdonshire District Council in this Local Plan.

Other Settlements:

Groups and infill only to be determined by Huntingdonshire District Council in this Local Plan.

2.7 For this settlement hierarchy and the strategy underlying it to be effective it is considered necessary that the types of development appropriate for each category of settlement are defined and thereby understood by developers

## LAND REQUIREMENTS

H2 THE DISTRICT COUNCIL WILL ALLOCATE LAND FOR HOUSING TO ENSURE THAT THE FOLLOWING HOUSING PROVISION IS APPROXIMATELY ATTAINED IN THE PERIOD 1986-2001:-

HUNTINGDONSHIRE DISTRICT  
15,950 DWELLINGS 1

HUNTINGDON (INCLUDING GODMANCHESTER BRAMPTON & THE STUKELEYS)  
3,900 DWELLINGS

ST. NEOTS (INCLUDING LT. PAXTON)  
2,700 DWELLINGS

ST. IVES  
800 DWELLINGS

RAMSEY (INCLUDING BURY)  
1,700 DWELLINGS

YAXLEY  
500 DWELLINGS



OTHER RURAL GROWTH & LIMITED RURAL GROWTH VILLAGES\*  
2,250 DWELLINGS

OTHER IN TOWNS AND VILLAGES  
4,100 DWELLINGS

\* A MORE DETAILED BREAKDOWN OF THIS CATEGORY IS PROVIDED BY POLICY H15.

\*\* INCLUDES INFILL AND GROUPS OF DWELLINGS, CHANGES OF USE, ETC, THROUGH THE DISTRICT (INCLUDING NAMED SETTLEMENTS, OTHER RURAL GROWTH AND LIMITED RURAL GROWTH VILLAGES, GROUP AND OTHER VILLAGES): PLUS LARGE SITES IN GROUP AND INFILL VILLAGES, AND LARGE WINDFALLS POST MID-1989.

Note:

1 This figure does not include that part of Peterborough Southern Township which lies within Huntingdonshire.

2.8 The overall settlement planning objective for the County is to concentrate growth which should make the best use of public expenditure, make it easier for more people to use existing facilities, reduce commuting by more closely relating housing and employment growth and provide a more viable basis for the maintenance of public transport services. To achieve this Strategy, over two thirds of new development is located in the established urban settlements of the District.

2.9 The Cambridgeshire Replacement Structure Plan (1989) identifies the overall housing provision for the District and the specific provision for Huntingdon, St. Neots, St. Ives, Ramsey and Yaxley. The Structure Plan is the basis for a provision of 6,350 dwellings for Other Rural Growth and Limited Rural Growth Settlements and for the Other Provision category.

2.10 The element of housing demand associated with the Peterborough Southern Township which is anticipated to be met within Huntingdonshire is not quantified in Policy H2. The total Township provision for 5,200 dwellings is given in the Cambridgeshire Replacement Structure Plan (1989) Policy P17/2. This is part of the provision for the Peterborough Sub-Area, specifically for Peterborough and hence is not part of the Huntingdonshire District provision requirement of 15,950 dwellings for 1986-2001. The Master Plan for the new township and detailed planning applications once approved, will determine the precise number of dwellings to be built within Huntingdonshire

2.11 The Council will monitor permissions and housing completions for the 'Other in Towns and Villages' category to ensure that the objectives underlying the Cambridgeshire Replacement Structure Plan (1989) settlement hierarchy are not undermined by the cumulative effects of small scale development and windfalls.

2.12 The level of housing provision in Policy H2 reflects the level of demand for additional dwellings to be met in Huntingdonshire between mid 1986 and mid 2001. Housing supply, from permissions at or since mid 1986, allocations and the residual allowance for windfalls to 2001 will approximately achieve the Policy requirement. Policy H2 makes no provision for a 'carry forward' beyond 2001 in the form of a land bank allowance for additional housing.

2.13 A review of the Local Plan will enable an appropriate roll forward of housing allocations, taking account of commitments, windfall sites and house building. The review will enable new allocations to be brought forward, if needed, to ensure Cambridgeshire Replacement Structure Plan (1989) housing requirements are met by 2001.

## LAND SUPPLY

2.14 Strategic policy in the Cambridgeshire Replacement Structure Plan (1989) establishes the approximate level of housing requirement to be met in the District during the Plan Period. This total, disaggregated by specific provision type for named settlements is expressed in Policy H2. In producing the Local Plan, the Council has had to assess current and future housing supply within Huntingdonshire in order to determine the need to identify additional land for housing and the need to relax village environmental limits so that this strategic policy can be achieved. The information is summarised in Table 1.

2.15 For Local Plan preparation purposes, the forecast of housing supply was divided into four elements.

Policy H2 relates to the period 1986-2001. Therefore, house building between mid 1986 and mid 1989 is a 'known' element because houses have been built and are part of the actual supply. (Table 1, Column F);

(ii) Planning permissions which had not been implemented but which had not lapsed by mid 1989 are also counted. These 'outstanding commitments' are 'known' because these sites have a history of planning permission, and the level of site yield is known for those with full or reserved matters consents. The 'take up' rate is variable, but for the purposes of the Local Plan, the Council assumes that these sites will be built by 2001. (Table 1, Column G);

(iii) The third component is made up of site specific allocations. In order to avoid double counting of sites and to separate out commitments which arose before Local Plan consultation procedures began from those which came forward afterwards, the District Council carefully chose the mid 1989 date and identified the number of dwellings built (1986-1989) and the outstanding commitments at mid 1989. At that date no planning permissions had been granted on sites allocated for housing development in the Local Plan. Table 1 is the basis for identifying the level of housing provision that has not been met by completions or outstanding commitments by mid 1989 (Table 'I, Column H), generally calculated by subtracting mid 1989 commitments (Column E) from the requirement figure (Column A). By mid 1989, less than one third of total requirement was not accounted for by either completions or outstanding commitments. The Local Plan allocates sites sufficient to meet only part of this residue allowing reasonable flexibility in the Plan for unidentified 'windfall' sites to come forward. Allocated sites are shown on the Inset Plans of this Local Plan. They form the basis for Policies H9, H16 and H19.

### HOUSING STRATEGY : HOUSING COMMITMENTS AND ALLOCATION REQUIREMENTS AT MID 1989

LOCATION	A Replacement Structure &/or Local Plan Provision	B Commitment at Mid 1986  (with p.p.)		C New Commitment Mid 1986 - 30.6.89  (new p.p.s)		D Lapsed Planning Permissions Mid-86 - Mid-89	E Current Total Commitments (B+C-D)	F No. built  Mid 1986 - 30.6.89	G Outstanding Commitment 1.7.89 (E-F)	H Remaining Local Plan Requirement (A-E)
		Large *3	Small *3	Large *3	Small *3					
<a href="#">HUNTINGDON</a>	3900	1994		1272		0	3266	1200	2066	634
<a href="#">ST. NEOTS</a>	2700	1324		958		14	2268	1388	990	432

<a href="#">ST. IVES</a>	800	544		500		0	1044	531	513	-244 <sup>*2</sup>
<a href="#">RAMSEY</a>	1700	307		172		0	479	313	166	1221
<b>URBAN TOTALS</b>	<b>9100</b>	<b>4169</b>		<b>2901</b>		<b>14</b>	<b>7057</b>	<b>3432</b>	<b>3625</b>	<b>2287<sup>*2</sup></b>
<a href="#">YAXLEY</a>	500	176		223		0	399	174	225	101
OTHER RURAL AND LIMITED RURAL GROWTH VILLAGES	2250	690		669		12	1347	749	598	903
OTHER IN TOWNS AND VILLAGES <sup>*1*3</sup>	4100	187	822	65	1255	107	2222	1055	1167	1878
<b><a href="#">HUNTINGDONSHIRE DISTRICT</a></b>	<b>15950</b>	<b>5222</b>	<b>822</b>	<b>3859</b>	<b>1255</b>	<b>133</b>	<b>11025</b>	<b>5410</b>	<b>5615</b>	<b>5169<sup>*2</sup></b>

\*1 Including small sites in the urban (market town) areas. Yaxley, Sawtry and Warboys, and the LRGVs.

\*2 St. Ives overprovision is "ignored" by being counted as zero, hence the figure of 5169 is 244 above the actual summation of the cell contents in Column H. Similarly the Urban Total of 2287 is 244 in excess of the Urban Total summation.

\*3 Large sites (including windfalls except conversions/change of use) are sites of 9 or more dwellings (net). Small sites are sites of 8 or less dwellings (net). Net sizes refer to the number of additional dwellings to be provided on a site after subtracting any existing dwellings, which have been replaced. "Large" conversions or changes of use are included in the Small Sites columns for 'Other in Towns and Villages' to accord with Structure Plan definitions.

Notes: Huntingdon includes Godmanchester. Brampton and The Stukeleys, St. Neots includes Lt. Paxton, and Ramsey includes Bury.

The Peterborough Southern Township housing provision, much of which will be located in Huntingdonshire, is not included in the above table because it is in addition to the Huntingdonshire Provision Requirement of 15950 dwellings.

These allocations are made in the context of the overall strategic objectives of the Local Plan and more specifically, having regard to the level of commitments at mid 1989, the allowance for windfalls, and in particular the following criteria: -

Environmental capacity of each settlement;

The need to protect both good quality agricultural land and the areas of best landscape and nature conservation;

The availability and cost of infrastructure;

The availability of social, sporting and leisure facilities;

The availability and development of employment opportunities,

The effect of growth on both the inter-urban and local highway network.

(iv) The Plan allows for other housing sites to come forward, subject to other Local Plan policies, which have not been previously identified. Such sites are 'windfall sites' and include all sites not

identified by allocation in statutory development plans. The term can encompass all small sites as well as large sites permitted before mid 1989 outside allocations. For supply calculation purposes, 'windfall' sites are new sites coming forward after mid 1989 which are not allocations.

All new sites permitted after mid 1989 and which are not allocated in the Local Plan are windfalls and, therefore, count towards the category of 'Other in Towns and Villages' in Policy H2. These sites may range in scale and type from infill to estates, new build to conversion or redevelopment. The Plan does not attempt a precise forecast of windfalls but, using knowledge of post mid 1989 permissions, assumes that 'windfall' levels will continue to come forward at similar rates. Such rates could be met by the allowance made within the level of unmet provision. The level of allocation and allowance for windfalls have been made such that their cumulative effect does not significantly alter the strategic thrust of the Plan.

2.16 Paragraphs 2.4, 2.5, 2.12 and 2.13 above acknowledge the difficulties in forecasting demand for housing and forecasting the sources of housing supply to meet the level of demand in the context of strategic policy. The approximate match between strategic policy figures and the supply identified in the mid 1989 monitoring exercise (Table 1) is a sound basis for Local Plan preparation. This general match depends on assumptions about site yield, take up rates, windfall sites and the state of the housing market. All these variable and sometimes unpredictable factors affect the supply forecast calculations. Such forecasts are inevitably imprecise.

2.17 Monitoring of permissions and completions will identify where actual provision deviates from the forecast of supply and from the requirement to be achieved under strategic policy. It will indicate whether review, adjustment and roll-forward of the Local Plan will be needed to achieve strategic guidelines.

2.18 Monitoring for mid 1989 suggests that there has been some divergence between housing requirement and actual supply. The Cambridgeshire Replacement Structure Plan (1989) provision at St. Ives has already been exceeded by commitments. There are major physical and environmental constraints to estate scale growth outside the present limits of the town. Provision requirement remaining to be met is therefore nil, although local considerations have resulted in an allocation.

2.19 At Huntingdon (including Godmanchester, Brampton and the Stukeleys) and at St. Neots (including Lt. Paxton), allocations have been made which should meet the remaining housing requirement (after accounting for outstanding commitments) of approximately 630 and 430 dwellings respectively. At Ramsey most of the 1,200 dwelling residue of provision is planned to be achieved by the major allocation to the west. In Yaxley, the allocation exceeds the forecast remaining provision of 100 dwellings. In the other Rural Growth and the Limited Rural Growth villages, the level of allocations broadly match the level of provision unmet at mid 1989.

2.20 Allocations in Group and Infill Villages constitute only part of the supply to meet the remaining 1,878 dwellings provision requirement for the 'Other in Towns and Villages' category. The Council anticipates that the remainder of this element of supply will be met for example, from site redevelopment in towns as well as from small sites of under 0.2 hectares (0.5 acres) in towns and villages which are appropriate for infilling, groups, change of use or conversion.

2.21 The District Council considers that the policies and proposals contained within the Plan make adequate provision for housing supply taking account of commitments at mid 1989 and allocations, and with sufficient flexibility in its allowance for windfalls to enable strategic policy to be achieved. Regular monitoring will highlight potential problems of supply shortfall or surplus. Review of the Plan will be the opportunity to amend supply policies and constraint policies.

2.22 Whilst part of the Peterborough Southern Township will be located within Huntingdonshire, it will meet the needs of Peterborough and the Peterborough SubArea. Since it is not meeting provision requirements for the District of Huntingdonshire it is, therefore, not included in Policy H2. However, the Local Plan acknowledges the intention to allocate part of the Southern Township

within Huntingdonshire within an area north of the leisure buffer zone to the north of Yaxley on the Southern Township Inset Map.

2.23 The potential land needs of service personnel outside Ministry of Defence Bases are not known and are not considered in this Local Plan. Should more land be required outside Bases or should allocations in this Local Plan be taken up by service families, the District Council will seek to review its land allocations and/or favourably consider applications for housing in appropriate locations in the context of any additional need identified.

2.24 The Government's Planning Policy Guidance Note 3 advises Local Planning Authorities to ensure the availability of five years' supply of housing land, judged against the general scale and location of development provided for in approved Structure Plans and adopted Local Plans. The District Council will seek to monitor the availability of housing land to ensure that there is a five year supply and that it is maintained and normally monitored against the District total of housing provision requirement set out in Policy H2.

2.25 'Windfall sites' are sites given permission for housing which have not been identified in advance by the District Council. They usually occur on land currently used for a land use other than residential. They will be monitored for their contribution to the housing supply for both the Plan Period and for the five year supply figures. In as much as it is anticipated within the housing provision figures in Policy H2 that infill development will occur, windfall sites are more narrowly defined for the purpose of this Plan therefore as sites normally of more than two dwellings. Whilst it is difficult to predict the level of windfall sites that will materialise, it is considered that there is sufficient flexibility in the 'Other in Towns and Villages' provision figure to allow them to occur without overtaking the strategic housing provision requirement figures in Policy H2. Windfall and infill sites will require close monitoring because of their unpredictability and cumulative impact on supply.

2.26 Taking into account existing planning permission commitments and supply from allocations, it will be particularly important to assess and monitor whether 'windfall applications', which do not conflict with other policies of the Local Plan, would, if permitted, result in significant over commitment of housing in the Plan Period. This will require continual monitoring of the situation. The Local Plan makes adequate provision through supply from commitments and allocations, subject to the windfall allowance to meet requirement. Where there is strong pressure for further development in the Plan Period, the District Council will consider refusing a windfall application if it would result in the Plan provision being significantly exceeded and if the five year land availability requirement is satisfied.

## DENSITY

**H3 HOUSING DEVELOPMENT FOR GROUPS OF OVER 8 DWELLINGS OR ESTATES WILL NORMALLY CONSIST OF A VARIETY OF PLOT DENSITIES WITH AN AVERAGE NETT DENSITY OF 25-30 DWELLINGS PER HECTARE (10-12 DWELLINGS PER ACRE).**

2.27 In order to maintain a range of house sizes throughout the District and satisfy market demand, new developments should be built at varying densities. It is the District Council's intention to provide development briefs for specific allocations, which will consider plot densities and overall site densities in the context of policy objectives, site location and characteristics, settlement characteristics, market demand and the overall level of housing commitment.

2.28 For the purpose of determining the amount of land needed to be allocated in the Plan it will be assumed that the sum total of the varying development densities will result in an average District-wide density for new development of 25-30 dwellings per hectare (10-12 dwellings per acre). The densities planned for and achieved on the new allocations will be continually monitored. If the emerging density is significantly different from that assumed then a review of allocations and phasing will be undertaken to ensure that the overall level of housing provision for the District is achieved but not significantly exceeded.

2.29 Nett residential development is defined as the number of dwellings divided by the site area including dwellings, gardens, incidental open space, children's play areas, parking areas and half the width of surrounding roads, but excluding community facilities and larger open space areas.

#### AFFORDABLE HOUSING

H4 THE DISTRICT COUNCIL WILL SEEK TO ACHIEVE AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING FOR SALE AND FOR RENT TO MEET LOCAL NEED BY ENCOURAGING THE INCLUSION OF SUCH DEVELOPMENT WITHIN APPROPRIATE HOUSING ALLOCATIONS AND PERMISSIONS. FOR SUCH PROPOSALS, DEVELOPMENT OF THE AFFORDABLE HOUSING AT ABOVE AVERAGE DENSITY MAY BE PERMITTED AND SUCH PROVISION WILL BE PART OF THE DISTRICT HOUSING PROVISION TOTAL. THE DISTRICT COUNCIL WILL SEEK THE APPROPRIATE ARRANGEMENTS TO ENSURE THE LONG TERM AVAILABILITY OF AFFORDABLE HOUSING.

H5 THE DISTRICT COUNCIL WILL SUPPORT PROPOSALS ON WINDFALL SITES TO PERMIT AFFORDABLE HOUSING IN TOWNS AND VILLAGES WHERE A LOCAL NEED FOR SUCH HOUSING IS PROVEN AND WHERE SUITABLE SITES ARE PROPOSED WITHIN THE BUILT UP FRAMEWORK OF THE SETTLEMENT. SUCH PROPOSALS, IF APPROVED, WILL BE PART OF THE DISTRICT HOUSING PROVISION TOTAL. THE DISTRICT COUNCIL WILL SEEK THE APPROPRIATE ARRANGEMENTS TO ENSURE THE LONG TERM AVAILABILITY OF AFFORDABLE HOUSING.

Note: Affordable housing for Policies H4 and H5 is defined as housing where the purchase price or rent of the housing is reduced by an element of subsidy. The cost of housing in this sector may also be kept low by the cost of factors of production being reduced or shared.

2.30 The District Council is aware that in many instances the natural increase of local communities has been steadily displaced in recent years as competition from in-migrants has had its effect on property values and availability. This situation has been further influenced by the cut back in Local Authority Housing Programmes. In Huntingdonshire, the need for housing is met in the main from dwellings built for private owner-occupation or privately rented, and from dwellings rented or sold by the Housing Association or the Local Housing Authority. These sectors already meet some of the demand for low cost housing through the provision of smaller and inexpensive properties. In addition to existing stock and permissions, Policy H2 allows for allocations and windfall sites, including low cost housing, to come forward for housing development.

2.31 Existing and projected households that are unable to afford buying or renting private sector housing should be catered for by Local Authority and Housing Association stock. Not all of this existing need has yet been met as evidenced by the Council's housing waiting list and the actions undertaken by the Local Housing Authority under the homelessness provisions of the 1985 Housing Act. The extent to which existing and future households' need for non-private sector housing exceeds existing and future supply in that sector equates to the level of unmet housing need, including some special needs, which may want affordable housing. Where the development of a housing allocation or housing windfall site can reasonably contribute towards meeting some of that need, then the provision of affordable housing will be considered a material consideration when determining an application for development.

2.32 Through the Local Plan, the District Council seeks to achieve the general level of affordable housing need in relation to Huntingdonshire as a whole and enable those who cannot afford to buy housing on the open market and those who desire but cannot yet obtain non-private sector housing to be housed by financially affordable means. To achieve this, the Plan depends on the implementation of the affordable housing policies, principally Policies H4 and H5 and exceptionally Policy H6. The District Council in implementing the provisions of Policies H4 and H5 will do so in accord with Government advice in Planning Policy Guidance Note 3. In particular, the District Council will seek appropriate evidence of the local need for affordable housing.

2.33 'Local need' for affordable housing in the context of policies H4 and H5 is defined as follows:

'It is the need of the District's residents for affordable housing due to being in unsuitable housing and being unable to afford market housing and willing to move to another dwelling in the District.' 'Local need' also relates to locational preference for named settlements by those in need which reflects their personal, social and economic circumstances.

2.34 An individual application site cannot meet all of the District's affordable housing need. That need must be divided and assessed for smaller zones within the District. 'Local need' is derived from the specific needs of individuals and households, which will vary between locations and over time as circumstances change. Successful implementation of the affordable housing policies through the determination of planning applications for housing development will, therefore, depend on clear, up to date evidence of the scale and distribution of the need for affordable housing within specific areas. These areas must have a direct geographic and demographic affinity to the location of the application site (on allocations, windfalls and renewals of planning permission)

2.35 Assessment of local need relating to Policies H4 and H5 and development of housing to include affordable housing in the market town areas of Huntingdon, St. Neots, St. Ives or Ramsey should include the associated villages listed in Policy H9. Assessment of local need in villages may include assessment of need in neighbouring parishes. Information from the District Council's Housing Waiting List and from contemporary surveys will indicate preferences for locations and willingness to consider alternative settlements. The District Council will consider applications, which include affordable housing within the context of such indications of geographical affinity.

2.36 Clear evidence is required to prove the local need for affordable housing in order to implement Policies H4 and H5, as well as the 'exceptions' policy under Policy H6 below. The District Council will make recourse to all appropriate information at its disposal to assess the specific level of need to be catered for in association with the development of a specific allocation or windfall site. The Council will seek to augment Housing Waiting List figures for the District with more detailed surveys of local housing need in order to provide specific, contemporary information with which to negotiate with developers. Where appropriate, the Council will seek full funding from or ask the developers to undertake detailed survey work, to a specification approved by the Local Authority, as part of preliminary site investigations. It will be important to demonstrate that market and site conditions have been taken into account.

2.37 The assistance of the Local Housing Authority will be sought to ensure that proposals meet local housing need, to examine how the proposed dwellings will match the ability of the potential occupants to afford the housing and to ensure that the dwellings remain affordable in the future.

2.38 In accordance with Policy LPS2, the District Council will normally encourage developers to provide a reasonable mix of house types and sizes for general housing (including low cost units) and affordable housing on allocated and windfall sites. The balance of this mix will depend on the size of the scheme and the scale and range of local need.

2.39 The District Council will seek to ensure that the provision of affordable housing is on a long term basis. The Council will, therefore, require appropriate management arrangements to be entered into to ensure that such housing is provided in perpetuity at a level below market value or market rents. This will normally be achieved by involving Housing Associations.

2.40 Under Policy H4, the scale and distribution of allocations throughout the District provides the Council with opportunities to enable much of the District-wide local need for affordable housing to be met with reasonable regard to the spatial distribution of that need. Sites allocated by the Local Plan to meet general housing demand will not be reserved through planning mechanisms for local needs only. The District Council will consider applications for renewal of permissions for housing or where former permissions have lapsed (which are not windfall sites in the context of Policy H4).

2.41 Policy H5 provides the opportunity for the Council to negotiate an element of affordable housing on unallocated windfall sites (defined in paragraph 2.25 above) which come forward within urban areas or village environmental limits. Not all windfall sites are likely to be suitable for affordable housing but sites will be considered, subject to other Local Plan Policies. Such sites, if

approved, will count as part of the overall District housing provision. Policy H6 below is the 'exceptions' policy which allows for the release of small sites (windfalls) which the Local Plan would not otherwise allocate for housing around existing settlements and which will not count towards meeting the District housing provision total.

H6 THE DISTRICT COUNCIL MAY RELAX NORMAL RESTRICTIVE OPEN COUNTRYSIDE DEVELOPMENT POLICIES TO PERMIT AFFORDABLE HOUSING OUTSIDE SETTLEMENTS, SUBJECT TO THE SUITABILITY OF AN IDENTIFIED SITE AND DEVELOPMENT IN TERMS OF ENVIRONMENTAL IMPACT AND THE AVAILABILITY OF NECESSARY INFRASTRUCTURE. A LOCAL NEED FOR SUCH HOUSING MUST BE PROVEN AND APPROPRIATE MANAGEMENT ARRANGEMENTS WILL BE SOUGHT TO ENSURE THE LONG TERM AVAILABILITY OF AFFORDABLE HOUSING. SUCH PROVISION WILL BE ADDITIONAL TO THE OVERALL DISTRICT HOUSING ALLOCATION.

Notes:

Affordable housing is as defined in the notes under Policies H4 and H5.

Valid local need relates to a settlement or group of settlements. This definition of local need for affordable housing differs from that to be used in the context of Policies H4 and H5. Indicators to be used in defining local need are:-

existing residents needing separate accommodation in the area (newly married couples, people leaving tied accommodation on retirement);

people whose work provides important services and who need to live closer to the local community;

people who are not necessarily resident locally but have long standing links with the local community, (e.g. elderly people who needed to move back to a village to be near relatives);

people with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing;

existing residents who would otherwise qualify for housing or re-housing under the criteria used by the District Council in respect of its Housing Waiting List including those who by reason of age, infirmity or disability are in need of special housing.

2.42 Land values are a major factor in the cost of housing development. Only if land can be made available at historic cost or be acquired at a cost only modestly above current use values where the site has no short-term development hope value, can this element of property value be eliminated or drastically reduced from the total cost of development.

2.43 Any application for affordable housing development must establish the existence of local housing need and clearly indicate how the proposed development would directly resolve that need. It is envisaged that Town and Parish Councils and voluntary associations of local people could play an important role in these schemes. The District Council will seek to encourage such local involvement and provide assistance where it can.

2.44 The District Council will ensure that the provision of affordable housing is on a long-term basis. The Council will, therefore, require appropriate management arrangements to be entered into to ensure that such housing is provided in perpetuity at a level below market value or market rents. This will normally be achieved by involving Housing Associations. Affordable housing in locations outside settlements and granted under this policy will not be considered against the identified District housing provision.

2.45 Policy H6 is one of the exceptions to Policy En17 on development in the open countryside that is outside the built up framework of villages (denoted by village environmental limits) and of



towns. To avoid causing significant environmental harm, development proposed under this 'exceptions' policy will be limited to small schemes. Proposals may be particularly sensitive in relation to environmental factors, which must be fully taken into account. The sites shall be close to the village environmental limit or the built up framework of the town.

## SERVICES

H7 ALL HOUSING DEVELOPMENT MUST PROVIDE ADEQUATE DRAINAGE, OPEN SPACE TO APPROPRIATE STANDARDS (SEE POLICY H5) NECESSARY HIGHWAY IMPROVEMENTS AND ADEQUATE LANDSCAPING. THE DISTRICT COUNCIL WILL SEEK CONTRIBUTIONS AS APPROPRIATE FROM DEVELOPERS TO MEET THE COST OF NECESSARY AND ASSOCIATED OFF SITE WORKS REQUIRED FOR DEVELOPMENT.

2.46 Development, which creates the need for infrastructure and facility improvements, should finance such schemes in accord with Government Advice in PPG3 and Circular 16/91. Legislation, other than Town and Country Planning Legislation may provide the vehicle by which the Policy is achieved, e.g. The Water Act, 1989 in relation to water supply, sewerage or sewage disposal. Where the necessary requirements to allow development cannot be achieved by other legislation, then the District Council will seek the appropriate planning obligations by the developers to ensure their achievement

2.47 By adopting this policy the District Council recognises the need for early involvement of Statutory Undertakers and facility agencies and it alerts developers to consequent costs.  
OPEN SPACE

H8 MAJOR NEW RESIDENTIAL DEVELOPMENTS SHOULD NORMALLY MAKE PROVISION FOR OPEN SPACE/COMMUNITY RECREATIONAL FACILITIES (EXCLUDING INCIDENTAL OPEN SPACE) AT LEAST COMMENSURATE WITH THE STANDARDS SET OUT IN THE RECREATION AND LEISURE CHAPTER OF THE LOCAL PLAN.

2.48 Basic minimum standards are set in the Recreation Policies of this Plan and developers will be expected to provide Public Open Space to meet those standards. Where necessary, legal agreements will be entered into to ensure that these standards are achieved.

## MARKET TOWN POLICIES

H9 THE DISTRICT COUNCIL ALLOCATES THE FOLLOWING SITES IN THE MARKET TOWN AREAS FOR HOUSING:-

TOWN	ALLOCATION	AREA (GROSS)	AREA (NETT) <sup>1</sup>
<b><u>HUNTINGDON (INCLUDING GODMANCHESTER BRAMPTON &amp; THE STUKELEYS)</u></b>	<b>1. HINCHINGBROOKE LOWER SCHOOL</b>	<b>2.8 HA (7 AC)</b>	<b>2.0 HA (5 AC)</b>
	<b>• CALIFORNIA ROAD, OXMOOR</b>	<b>1.3 HA (3.25 AC)</b>	<b>1.0 HA (2.5 AC)</b>
	<b>• OFF SAPLEY ROAD, HARTFORD</b>	<b>2.66 HA (6.56 AC)</b>	<b>2.3 HA (5.6 AC)</b>
	<b>• HINCHINGBROOKE PARK <sup>2</sup></b>	<b>25.1 HA (62.0 AC)</b>	<b>6.1 HA (15.0 AC) 6.1 HA OF THE OVERALL ALLOCATION OF 17.8 HA (44.1 AC) TO</b>

			<b>BE BUILT IN PLAN PERIOD.</b>
	• HINCHINGBROOKE (OPPOSITE HOSPITAL)	10.8 HA (26.7 AC)	9.6 HA (23.6 AC)
	• THE PARKS, GODMANCHESTER.	1.1 HA (2.7 AC)	1.1 HA (2.7 AC)
	• EAST OF BUCKDEN ROAD, <u>BRAMPTON.</u>	1.74 HA (4.29 AC)	1.7 HA (4.1 AC)
	<b>TOTAL</b>	<b>45.5 HA (112.5 AC)</b>	<b>23.8 HA<sup>3</sup> (58.5 AC)</b>
<b><u>ST. NEOTS</u></b> <b>(INCLUDING LT. PAXTON)</b>	1. BARFORD ROAD, EYNESBURY.	17.0 HA (42 AC)	13.7 HA (34.0 AC)
	2. OFF ST. JAMES ROAD LT. PAXTON	1.0 HA (2.5 AC)	1.0 HA (2.5 AC)
	<b>TOTAL (TO 2001)</b>	<b>18.0 HA (44.5 AC)</b>	<b>14.7 HA (36.5 AC)</b>
<b><u>ST. IVES</u></b>	1. LAND NORTH OF ST. AUDREY LANE	4.19 HA (10.26 AC)	4.19 HA (10.26 AC)
	<b>TOTAL</b>	<b>4.19 HA (10.26 AC)</b>	<b>4.19 HA (10.26 AC)</b>
<b><u>RAMSEY</u></b> <b>(INCLUDING BURY)</b>	SITE BETWEEN UPWOOD ROAD BURY AND ST. MARYS ROAD <u>RAMSEY (INCLUDING NORTHERN MILLS)</u> <sup>4</sup>	105.2 HA (260 AC)	52.2 HA (129.0 AC)
	<b>TOTAL</b>	<b>105.2 HA (260 AC)</b>	<b>52.2HA (129.0 AC)</b>

Notes:

1 Nett areas are the areas remaining after excluding land considered likely to be required for landscaping, open space and community facilities.

2 The housing part of a larger mixed development.

3 Nett area relates only to area intended to be developed in the Plan Period to 2001.

Gross area is of whole site, excluding employment allocation and land for relief road between south boundary of allocation and B1040 at Wistow Toll. Nett area is for proposed residential land only and together with existing commitments will meet the Structure Plan housing provision for the town (identified in Local Plan Policy H2) up to 2001.

H10 WITHIN THE DEFINED LIMITS OF THE VILLAGES THAT ARE INCLUDED IN THE MARKET TOWN INSETS, HOUSING DEVELOPMENT WILL BE RESTRICTED AS FOLLOWS:-

(i) BRAMPTON, BURY, GODMANCHESTER AND LITTLE PAXTON: GROUP AND INFILL DEVELOPMENT ONLY;

(ii) THE STUKELEYS: INFILL DEVELOPMENT ONLY.

2.49 Much of the Market Town provision is already built or committed for the period 1986 - 2001. The satisfactory housing land supply situation in the District and the major infrastructure problems associated with most of the new allocations mean that the District Council will expect a large proportion of these sites to come on stream in the latter half of the Plan Period. It is possible that the major allocations, for example at Ramsey, in addition to housing commitments could generate a total figure in excess of the dwelling provision figures stated in Policy H2. In these circumstances, development would be phased beyond 2001 to prevent undue over provision.

2.50 The closure of RAF Upwood as an operational base may release a significant number of houses. This Services housing has been included by the District Council in their calculations of the existing housing stock in Ramsey but the effect of this may have implications for the phasing of development at Ramsey.

2.51 For the avoidance of doubt, settlements other than Market Towns within the Market Town Areas, are considered to retain a distinct and separate identity. As such, it is considered appropriate to define environmental limits for these settlements in order to retain their unique identity and to ensure that they do not merge. The scale of future development in these settlements over and above committed and allocated sites will be limited to group or infill within settlement limits and will be determined by the availability and capacity of services in the settlement and the appropriateness of the site for development.

2.52 The detailed proposals for each allocated site are shown on an Ordnance Survey base plan.

**H11 THE DISTRICT COUNCIL WILL NORMALLY SUPPORT PROPOSALS WHICH INVOLVE THE RE-INTRODUCTION OF HOUSING UNITS INTO TOWN CENTRES SUBJECT TO COMPLIANCE WITH CONSERVATION POLICIES TO PROTECT THE ENVIRONMENT AND OTHER LOCAL PLAN POLICIES. IN RAMSEY TOWN CENTRE, THE REINTRODUCTION OF SPECIAL NEEDS HOUSING ONLY WILL BE CONSIDERED WITHIN THE TOWN CENTRE AREA SHOWN ON THE RAMSEY INSET MAP, TOWN CENTRE SECTION.**

2.53 The District Council has long been concerned that the number of housing units has steadily been diminishing in Town Centres, and this trend has resulted in the lack of life and movement particularly after business hours.

2.54 More recently, a shift in land and housing values has seen a number of projects being undertaken which re-introduce housing units in and around Town Centres and the District Council wishes to actively encourage such trends providing they do not conflict with other Local Plan policies.

2.55 There is, however, a need to ensure that the high value placed on residential land does not discourage other important land uses from locating in the Town Centres. This is particularly relevant in Ramsey Town Centre. There is a need to ensure that housing in Ramsey Town Centre is restricted to satisfying special needs only to protect the commercial role of the area.

2.56 Much potential for useful residential development exists, particularly above ground floor level and by the retention, refurbishment and conversion of listed buildings. Development proposals in the Town Centre should, however, take into account nearby noise sources, which may adversely affect amenities of potential housing occupants.

2.57 The boundaries of the defined Town Centre areas are shown on the Inset Maps - Town Centre Sections.

**H12 THE DISTRICT COUNCIL WILL NORMALLY RESIST DEVELOPMENT PROPOSALS WHICH RESULT IN THE LOSS OF EXISTING DWELLINGS IN TOWN CENTRES.**

2.58 It is desirable to encourage the use of upper storeys of shops/offices in Town Centres to maintain the vitality of the streets and help preserve the fabric of the buildings.

2.59 Whilst existing Town Centre housing units do not normally comprise ideal accommodation for family homes, they do nevertheless fulfil a vital role in the local housing stock, most often providing rented accommodation for single persons or small households.

2.60 To support its policy of encouraging new housing units in Town Centre areas the District Council will not normally approve proposals which result in a loss of existing residential accommodation in Town Centres except in developments where there is a nett gain in the number of housing units.

2.61 Exceptions to this policy will be instances where existing units enjoy only low grade residential amenities e.g. restricted privacy, outlook, light and ventilation and unacceptable noise levels from traffic and surrounding uses.

2.62 Particular consideration will also be given to relaxing this policy where the future of a listed building may be assured through conversion to a more viable nonresidential use.

## DEVELOPMENT BRIEFS

H13 WHERE THE DISTRICT COUNCIL CONSIDERS THAT MORE DETAILED PLANNING GUIDANCE FOR NEW ESTATE-SCALE RESIDENTIAL ALLOCATIONS IN TOWNS OR VILLAGES IS APPROPRIATE, DEVELOPMENT BRIEFS WILL BE PREPARED, IN WHICH THE CO-OPERATION OF OWNERS/PROSPECTIVE DEVELOPERS WILL BE SOUGHT.

2.63 Development Briefs will identify where appropriate, site features which need to be preserved, main access points, road, cycleway and footpath alignments and links, types of dwellings, density, location for shops and community facilities as well as open space, landscaping and phasing requirements

2.64 Prospective developers are urged to effect early consultation with Statutory Undertakers to ascertain whether or not development-related financial contributions will need to be made towards the cost of on or off-site infrastructure improvement (see also Policy H7).

2.65 The use of development briefs and early contact with Statutory Undertakers should enable prospective developers to accurately assess site constraints and requirements for development.

H14 WITHIN THE OVERALL PROVISION FOR THE RURAL GROWTH AND LIMITED RURAL GROWTH VILLAGES, PROVISION<sup>1</sup> WILL BE APPROXIMATELY AS FOLLOWS:-

YAXLEY  
500 DWELLINGS

SAWTRY  
450 DWELLINGS

WARBOYS  
350 DWELLINGS

LIMITED RURAL GROWTH VILLAGES  
1450 DWELLINGS

Note:

<sup>1</sup> EXCLUDES 'OTHER', INFILL AND GROUPS OF DWELLINGS, CHANGES OF USE, ETC. OVER PLAN PERIOD AND LARGE WINDFALL SITES WHICH ARISE AFTER MID 1989.

2.66 The figure of 500 dwellings for Yaxley is given in the Cambridgeshire Replacement Structure Plan (1989). Sawtry and Warboys are identified as Growth Villages in the Replacement Structure Plan, partly reflecting the already high commitment in these villages. These villages were identified in order to meet the continuing demand for dwellings in the rural surroundings whilst at the same time avoiding widespread dispersal and consequent high cost of service provision. The County Council chose the Rural Growth Villages on the basis that they had:

Good food and non-food shopping provision,

A primary school (at least).

A Post Office and range of other facilities (bank, doctor's surgery, library, public hall, etc.)

Good access to road network.

Good public transport for work and shopping.

2.67 A provision of 450 dwellings in Sawtry and 350 in Warboys and the residual provision of 1,450 dwellings in Limited Growth Villages has been determined by reference to the need and desire to retain an identifiable settlement hierarchy; the opportunities for development in the various villages; and the need to retain an element of housing choice throughout the settlement hierarchy,

2.68 The provision above is for development on allocated sites and large sites committed by mid 1989. Large 'windfall' sites permitted after mid 1989, large conversions and small sites, e.g. groups or infilling, outstanding or permitted since mid 1986, should be considered against the provision of 4,100 for 'Other in Towns and Villages' (Policy H2).

**H15 THE VILLAGES OF ALCONBURY, BLUNTISHAM, BUCKDEN, EARITH, FENSTANTON, FOLKSWORTH, GREAT GRANSDEN, GREAT PAXTON, HEMINGFORD GREY, HOLME, KIMBOLTON, THE OFFORDS, RAMSEY ST. MARY'S, SOMERSHAM, SPALDWICK AND STILTON ARE SELECTED AS LIMITED RURAL GROWTH VILLAGES WHERE THE DEVELOPMENT OF HOUSING ESTATES WILL BE ALLOWED ON SITES IDENTIFIED IN THE LOCAL PLAN.**

2.69 To afford some choice of location, some growth is proposed in the selected rural centres mentioned above which are identified as Limited Rural Growth Villages wherein small estates will be permitted or larger estates on allocated sites. The criteria for selecting these particular settlements was:

The availability of a range of facilities including shopping, primary school, post office and public transport.

Growth could be accommodated without detriment to village character or sensitive areas.

Growth could be accommodated without conflict with other Structure or Local Plan policies relating to the natural environment and agriculture.

Growth will be consistent with improvements to community life.

It is likely that other villages meet this criteria but it is the intention to limit the number of villages in this category in order to allow reasonable growth in association with community benefits in those chosen. The justification of those settlements selected as Limited Rural Growth Villages is set out in Appendix 2.

**H16 THE DISTRICT COUNCIL ALLOCATES LAND FOR HOUSING IN THE RURAL GROWTH AND LIMITED RURAL GROWTH VILLAGES ON SITES IDENTIFIED ON THE VILLAGES INSET PLANS AS FOLLOWS:-**

<b>VILLAGES</b>	<b>HECTARES (GROSS)</b>	<b>ACRES (GROSS)</b>
<b><u>YAXLEY</u><sup>1</sup></b>	<b>13.5</b>	<b>33.4</b>

<b><u>SAWTRY</u></b>	<b>2.7</b>	<b>6.7</b>
<b><u>WARBOYS</u></b>	<b>2.2</b>	<b>5.4</b>
<b><u>ALCONBURY</u></b>	<b>2.4</b>	<b>5.9</b>
<b><u>BLUNTISHAM</u></b>	<b>1.9</b>	<b>4.7</b>
<b><u>BUCKDEN</u></b>	<b>3.0</b>	<b>7.4</b>
<b><u>EARITH</u><sup>2</sup></b>	<b>0.0</b>	<b>0.0</b>
<b><u>FENSTANTON</u></b>	<b>3.6</b>	<b>8.9</b>
<b><u>FOLKSWORTH</u></b>	<b>1.9</b>	<b>4.7</b>
<b><u>GT. GRANSDEN</u></b>	<b>4.6</b>	<b>11.4</b>
<b><u>GT. PAXTON</u></b>	<b>2.0</b>	<b>4.7</b>
<b><u>HEMINGFORD GREY</u></b>	<b>3.7</b>	<b>9.1</b>
<b><u>HOLME</u></b>	<b>2.8</b>	<b>6.9</b>
<b><u>KIMBOLTON</u></b>	<b>0.8</b>	<b>2.0</b>
<b><u>OFFORDS</u></b>	<b>0.0</b>	<b>0.0</b>
<b><u>RAMSEY ST. MARY'S</u></b>	<b>4.8</b>	<b>11.9</b>
<b><u>SOMERSHAM</u></b>	<b>3.6</b>	<b>8.9</b>
<b><u>SPALDWICK</u></b>	<b>2.1</b>	<b>5.2</b>
<b><u>STILTON</u><sup>3</sup></b>	<b>0.0</b>	<b>0.0</b>
<b>TOTAL</b>	<b>55.6</b>	<b>137.2</b>

Notes:

1 The main allocation in Yaxley will be phased beyond 2001. Only the acreage likely to be developed up to 2001 is included here.

2 Location and scale for any further large residential development at Earith will be largely influenced by the route of the bypass and subject to a legal agreement under Section 106 of the Planning and Compensation Act, 1991 in order to secure a contribution towards its construction. A decision on any further allocation should, therefore, await a firm line. The situation will be considered at the future review of the Local Plan and any allocation would be made within the context of Policy LPS1. There is scope for windfall development, particularly south of High Street, which could generate in excess of 50 dwellings and be of a scale appropriate to and justifying the Limited Rural Growth status.

3 Growth in Stilton will be reviewed when improvements to the Norman Cross Roundabout are made.

2.70 The Cambridgeshire Replacement Structure Plan (1989) suggests that Limited Rural Growth Villages will grow further by up to 200 dwellings. The actual size will be determined by the Local Planning Authority. It is difficult to predict the number of infill and windfall sites that might arise, but sites in excess of 0.2 hectares (0.5 acres) have been allocated for development, in accordance with strategic and local plan policies affecting the villages.

2.71 Each site allocated in each village is shown on Ordnance Survey base plans used for the Village Inset Maps of the Proposals Map

**H17 WITHIN THE ENVIRONMENTAL LIMITS OF RURAL GROWTH AND LIMITED RURAL GROWTH VILLAGES THE DISTRICT COUNCIL WILL NORMALLY ALLOW GROUP AND INFILL DEVELOPMENT WHERE SUITABLE SITES EXIST.**

2.72 The provision for the Limited Rural Growth Villages has been determined, within the context of the identified villages on the basis of existing commitments and constraints, including commitments for group and infill developments in these villages. Further group and infilling development in these villages will be considered against the Other Provision in Towns and Villages (Policy H2).

**H18 THE VILLAGES OF ABBOTS RIPTON, ALCONBURY WESTON, CATWORTH, COLNE, ELLINGTON, ELTON, FARCET, GRAFHAM, GT. GIDDING, GT. STAUGHTON, HILTON, HOUGHTON & WYTON, NEEDINGWORTH, RAWISEY FORTY FOOT, RAMSEY MERESIDE, UPWOOD AND WISTOW ARE SELECTED AS GROUP VILLAGES WHERE DEVELOPMENT OF GROUPS OF DWELLINGS AND INFILLING WILL NORMALLY BE PERMITTED ON APPROPRIATE SITES WITHIN VILLAGE ENVIRONMENTAL LIMITS AND WHERE DEVELOPMENT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE VILLAGE.**

2.73 In assessing which villages should fall within this category, the Cambridgeshire Replacement Structure Plan (1989) suggests that the main criterion should be the existence of a modest service base with a range of community facilities such as a primary school and shops. Those villages not included in the higher settlement categories which possess a primary school have mostly been included within this category, namely, Abbots Ripton, Elton, Farcet, Gt. Gidding, Gt. Staughton, Houghton & Wyton, Needingworth & Upwood. Whilst Brington possesses a primary school, it is considered too small to accommodate group development without adversely affecting the form and character of the village.

2.74 Certain other villages namely, Alconbury Weston, Catworth, Colne, Ellington, Grafham, Hilton, Ramsey Forty Foot, Ramsey Mereside and Wistow - are considered capable of taking extra development consistent with group housing village designation. Although they do not have a primary school, they possess a modest range of facilities and are villages of reasonable size.

**H19 THE PLAN ALLOCATES LAND FOR HOUSING IN GROUP AND INFILL VILLAGES AS SHOWN ON THE VILLAGE INSET PLANS OF THE Proposals Map ON THE FOLLOWING BASIS:**

<b>GROUP VILLAGES</b>	<b>HECTARES (GROSS)</b>	<b>ACRES (GROSS)</b>
<b><u>ABBOTS RIPTON</u></b>	<b>2.1</b>	<b>5.1</b>
<b><u>CATWORTH</u></b>	<b>0.7</b>	<b>1.7</b>
<b><u>COLNE</u></b>	<b>0.5</b>	<b>1.2</b>
<b><u>GRAFHAM</u></b>	<b>0.4</b>	<b>1.1</b>

<b><u>GT. GIDDING</u></b>	<b>1.5</b>	<b>3.8</b>
<b><u>HILTON</u></b>	<b>1.6</b>	<b>4.0</b>
<b><u>HOUGHTON &amp; WYTON</u></b>	<b>1.0</b>	<b>2.5</b>
<b><u>NEEDINGWORTH</u></b>	<b>1.1</b>	<b>2.7</b>
<b><u>RAMSEY MERESIDE</u></b>	<b>2.1</b>	<b>5.2</b>
<b><u>UPWOOD</u></b>	<b>1.6</b>	<b>4.0</b>
<b><u>WISTOW</u></b>	<b>1.6</b>	<b>4.0</b>
<b>INFILL VILLAGES</b>		
<b><u>BUCKWORTH</u></b>	<b>0.5</b>	<b>1.2</b>
<b><u>GLATTON</u></b>	<b>0.9</b>	<b>2.1</b>
<b><u>HAIL WESTON</u></b>	<b>1.2</b>	<b>3.0</b>
<b><u>PIDLEY</u></b>	<b>0.8</b>	<b>1.9</b>
<b><u>RAMSEY HEIGHTS</u></b>	<b>1.0</b>	<b>2.4</b>
<b><u>STOW LONGA</u></b>	<b>0.7</b>	<b>1.8</b>
<b><u>YELLING</u></b>	<b>0.6</b>	<b>1.4</b>
<b>TOTAL</b>	<b>19.4</b>	<b>47.8</b>

2.75 Those sites of 0.2 hectares (0.5 acres), and upwards considered suitable for housing development in these villages are allocated on Village Inset Maps of the Proposals Map. A small number of specific allocations have been identified in Infill villages where an exception to general policy is considered appropriate,

**H20 IN ALL OTHER VILLAGES HOUSING WILL NORMALLY BE RESTRICTED TO INFILLING, WHERE SUITABLE SITES EXIST WITHIN THE VILLAGE ENVIRONMENTAL LIMITS.**

2.76 There may be occasions where insistence on a maximum of 2 dwellings on an infill site would not create an appropriate development for the village or be the best use of the land. Such occasions are likely to be rare but may require the District Council to make an exception to its policy where there is a convincing planning argument to do so.

#### **OUTSIDE SETTLEMENTS**

**H21 WHERE SMALL GROUPS OF HOUSES ARE LOCATED IN THE OPEN COUNTRYSIDE AND NOT DEFINED BY ENVIRONMENTAL LIMITS, LIMITED INFILL DEVELOPMENT MAY BE ACCEPTABLE WHERE IT WILL NOT RESULT IN A MATERIAL CHANGE TO THE CHARACTER OF AN AREA NOR SET A PRECEDENT FOR FURTHER DEVELOPMENT WHICH WOULD MATERIALLY CHANGE THE AREA'S CHARACTER.**



2.77 This policy has been introduced in accordance with Central Government advice contained in Planning Policy Guidance Note 7 which identifies that there may be occasions when infilling within small groups of dwellings located in open countryside may be in the best interests of preserving the countryside and protecting agricultural land. Such groups have usually been constructed prior to the introduction of planning legislation but have not been regarded as part of substantial built up settlements. Infill development in such locations may be acceptable if it:

- does not materially change the character of the location in particular change it from that of a group of dwellings in open countryside to a more substantial built up settlement.
- does not set a precedent for further infilling, the cumulative effect of which is detrimental to the location's existing character.
- does not result in ribbon development or the perpetuation of existing ribbon development.
- helps preserve and enhance the (social) vitality of the countryside.

2.78 More substantial groupings of dwellings which are not defined by village limits and which are therefore in open countryside are places to which this policy is particularly relevant. The loose uncohesive nature of these places means they are particularly vulnerable to significant infill development, the cumulative effect of which would be the emergence of a defined village settlement in open countryside. The District Council will implement this policy in particular to avoid this happening in the following places considered most at risk:

Barham, Caldecote, Coppingford, Denton, Diddington, Dillington, Fenton, Haddon, Lt. Gidding, Lt. Raveley, Morborne, Steeple Gidding, Stirtloe, Tetworth, Toseland, Wennington & Woolley.

**H22 THE DISTRICT COUNCIL WILL RESIST DEVELOPMENT PROPOSALS WHICH RESULT IN THE PERMANENT LOSS OF HIGH QUALITY AGRICULTURAL LAND, (GRADES 1 OR 2) OR THE SEVERANCE AND DISRUPTION OF VIABLE AGRICULTURAL UNITS EXCEPT IN INSTANCES WHERE THERE IS AN OVERRIDING NEED TO EXPAND SETTLEMENTS.**

2.79 If settlements are to expand in a logical and convenient manner it is inevitable that some high quality agricultural land will represent the best choice for future development and will be promoted and adopted by the District Council

2.80 Permanent losses of high quality land (Grades 1 and 2) will be kept to a minimum and only considered where other sites of lower quality are not available. Consideration will be taken of the manner in which land is farmed to avoid severance and disruption problems.

**H23 THERE WILL BE A GENERAL PRESUMPTION AGAINST HOUSING DEVELOPMENT OUTSIDE ENVIRONMENTAL LIMITS WITH THE EXCEPTION OF DWELLINGS REQUIRED FOR THE EFFICIENT MANAGEMENT OF AGRICULTURE, FORESTRY AND HORTICULTURE. PLANNING PERMISSION WILL NOT BE GRANTED WHERE THE DISTRICT COUNCIL IS SATISFIED THAT ALTERNATIVE ACCOMMODATION CAN BE SUITABLY PROVIDED IN NEARBY SETTLEMENTS. ALL SUCH EXEMPTED DWELLINGS WHICH ARE SUPPORTED BY BONA-FIDE JUSTIFICATIONS WILL BE SUBJECT TO APPROPRIATE CONDITIONS RESTRICTING OCCUPANCY.**

2.81 It is an important function of planning policies to protect important landscape, rural amenity and wildlife habitat and the District Council will restrict all development outside defined settlement limits to those bona-fide proposals which support agriculture, forestry and horticulture. All forms of development which could be visually intrusive in the countryside and detrimental to rural amenity or damage wildlife interests will therefore be resisted.

2.82 Experience has shown that a considerable number of countryside uses can be efficiently managed by employees occupying dwellings in nearby settlements. In examining the need to relax

normal restrictive policies to dwellings in the countryside the District Council will closely examine both the need for 24 hour/day supervision and the availability of suitable accommodation in surrounding settlements. Only when the District Council is totally convinced of the overriding need will planning permission be granted.

2.83 The District Council will examine most carefully, with expert independent advice where necessary, the claimed justification for uses exempted in this policy.

2.84 To ensure permitted dwellings are retained for the purpose originally approved, the District Council will impose conditions restricting occupancy by persons involved in that specific exempted use.

H24 THE DISTRICT COUNCIL WILL NORMALLY REFUSE CONSENT FOR A NEW DWELLING ON AN AGRICULTURAL HOLDING SOUGHT AS A REPLACEMENT FOR A DWELLING PREVIOUSLY AVAILABLE FOR OCCUPATION WITH THAT HOLDING.

2.85 Many agricultural enterprises are supported by dwellings erected prior to planning control which are not therefore subject to restrictive occupancy control. The District Council will not normally grant permission for new dwellings where there is evidence that any dwelling previously available to support the agricultural holding has been disposed of for general housing purposes.

H25 THE DISTRICT COUNCIL WILL NOT NORMALLY APPROVE APPLICATIONS TO RELAX RESTRICTIVE OCCUPANCY CONDITIONS UNLESS IT CAN BE SHOWN THAT:

(i) THE DWELLING IS SURPLUS TO THE EFFICIENT MANAGEMENT OF THE ENTERPRISE.

(ii) WRITTEN EVIDENCE CONFIRMS THAT BONA-FIDE ATTEMPTS HAVE BEEN MADE TO MARKET THE SURPLUS PROPERTY AT A VALUE WHICH REFLECTS THE RESTRICTIVE OCCUPANCY CONDITION.

2.86 As the size and management of agricultural holdings and other enterprises change, occasions will arise where related dwellings become surplus to the needs of the holding, and owners will seek to dispose of such unwanted assets. The District Council will require evidence that the dwelling is surplus to the current and foreseeable needs of the holding, and that genuine attempts have been made to market the property at a value reflecting its occupancy restriction.

EXISTING BUILDINGS IN THE COUNTRYSIDE

H26 PROPOSALS INVOLVING THE REFURBISHMENT AND ALTERATION OF DWELLINGS IN THE COUNTRYSIDE WILL NORMALLY BE REFUSED IF THEY SIGNIFICANTLY CHANGE THE FORM AND SCALE OF THE ORIGINAL BUILDING.

2.87 The Local Authority is aware of instances where the refurbishment of country cottages have been used as the justification to achieve larger dwellings outside settlement limits through schemes of extensive enlargement. The District Council consider this to be an undesirable trend which should be controlled and will only determine such proposals favourably if the schemes respect the form and scale of the original dwelling.

H27 REPLACEMENT DWELLINGS IN THE COUNTRYSIDE MAY BE ACCEPTABLE, PROVIDED THAT PROPOSALS INVOLVE ONLY MODEST CHANGES IN BUILDING SIZE, ARE OF GOOD DESIGN, ARE WELL RELATED TO THEIR SETTING, AND DO NOT CREATE OR PERPETUATE A TRAFFIC HAZARD.

H28 REPLACEMENT DWELLINGS WILL NOT NORMALLY BE PERMITTED:

(i) WHEN ONLY THE SITE OF THE PREVIOUS DWELLING REMAINS;

(ii) WHERE THE CONDITION IS SUCH THAT IT COULD BE CONSTRUCTED AS A NEW DWELLING.

2.88 The Local Authority will favourably consider the replacement of dwellings in the countryside providing that the structure to be replaced has not, by its condition or subsequent use abandoned its original residential use. Replacement schemes will be required to be of a similar scale to the original dwelling and of a design appropriate to its rural setting.

2.89 Where hazardous traffic conditions such as a blind vehicular access point are incapable of improvement replacement dwellings will not be permitted.

2.90 in areas where new housing would normally be allowed, there is no objection in principle to the demolition and replacement of existing dwellings. However, in the open countryside, a stricter policy is applied. Where a dwelling has been demolished or collapsed, or where because of its state of dereliction any new building work would in effect be creating a new dwelling, the policy is to refuse consent for replacement unless there are sound reasons for residential occupation.

2.91 This policy is defined through the use of existing powers of Building Regulations and Planning Legislation and the additional principle of abandonment. The Building Regulations state that a dwelling's walls must be 3 metres (10 feet) high for the modernisation not to be regarded as constituting the creation of a new dwelling. The General Permitted Development Order 1995 lists the categories of development which have permitted development rights and therefore do not require planning permission. If the residential use can be shown to be abandoned then the modernisation of a building for residential purposes will be viewed as the construction of a new dwelling.

2.92 In such a situation, the appropriate settlement policies of the Local Plan would apply to assess the appropriateness of the development, in particular Policy H23.

H29 UNLESS IT IS DEMONSTRATED THAT AN EMPLOYMENT GENERATING USE WOULD EITHER NOT BE REASONABLY ATTAINABLE OR THAT IT WOULD BE INAPPROPRIATE ON PLANNING GROUNDS, CONVERSIONS OF BUILDINGS IN THE COUNTRYSIDE TO RESIDENTIAL USE WILL NORMALLY BE SUBJECT TO THE SAME CONSTRAINTS AS IMPOSED BY POLICY H23 ON NEW DWELLINGS: IN ANY EVENT,

PERMISSIONS FOR SUCH CONVERSIONS WILL BE SUBJECT

TO: -

(i) THE BUILDING BEING OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH ITS SURROUNDINGS, AND OF SUBSTANTIAL CONSTRUCTION REQUIRING NO MAJOR ADAPTATION OR ADDITION TO BE PUT TO THE PROPOSED USE;

(ii) THERE BEING NO OVERRIDING OBJECTIONS ON TRAFFIC OR ENVIRONMENTAL GROUNDS.

2.93 Traditional farm buildings in the countryside, occasionally become vacant and owners seek new uses for these structures. There has been considerable pressure to convert many such barns into housing units, but this is clearly contrary to the general policy of restricting housing proposals outside established village limits.

2.94 The District Council will normally resist changes of use and conversion schemes to residential use, although exceptions may be made if there is a special overriding need, such as finding a viable use which ensures the retention of a listed building or a building or group of buildings within a Conservation Area. Sufficient details would need to be submitted with the application to demonstrate that the conversion would not harm the character of the building or substantially alter its appearance.

2.95 The conversion of listed farm buildings to residential use, can, in some cases, harm the character of the building. An alternative use may therefore be appropriate.

#### EXISTING RESIDENTIAL AREAS

H30 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR THE INTRODUCTION OF, OR EXTENSION TO, COMMERCIAL USES OR ACTIVITIES WITHIN EXISTING RESIDENTIAL AREAS WHERE THIS WOULD BE LIKELY TO HAVE A DETRIMENTAL EFFECT ON AMENITIES.

2.96 The District Council recognises the general desire of residents to ensure that their existing living environment should remain unaffected by the potentially damaging effects such as dust, noise, smell, traffic movements and parking problems, which may result from the introduction of commercial uses. Such activities will therefore be generally resisted.

2.97 It is recognised that the benefits to residents of the often essential services provided by such as shops, public houses, places of assembly, doctors and dentists are additional factors that will need to be taken into account when proposals for their siting in a residential area are being considered.

H31 NEW DWELLINGS AND CONVERSIONS OF EXISTING DWELLINGS OR BUILDINGS TO PROVIDE SEPARATE UNITS OF ACCOMMODATION WILL ONLY BE PERMITTED WHERE APPROPRIATE STANDARDS OF PRIVACY AND AMENITY CAN BE MAINTAINED AND ADEQUATE PARKING PROVISION PROVIDED.

2.98 Schemes involving the sub-division of a dwelling into multiple occupation have the potential of being detrimental to surrounding dwellings by virtue of overlooking and increased traffic movements.

2.99 The District Council will closely examine such proposals for unneighbourly effects and will resist schemes, which fail to maintain acceptable standards of privacy and amenity.

2.100 'Granny' units and annexes will normally be permitted subject to the assessment of individual schemes although non-severance conditions will be placed on any approval to ensure that any new small unit is not divorced from the main dwelling.

H32 THE SUB-DIVISION OF LARGE CURTILAGES WILL ONLY BE ALLOWED WHERE THE RESULTANT DWELLING AND ITS CURTILAGE WILL BE OF A SIZE AND FORM SYMPATHETIC TO THE LOCALITY.

2.101 The rise in residential land prices in recent years has led to pressures to find and create building plots in many ways, the most popular of which has been by the subdivision of curtilages. The District Council recognise that the character and amenity of an existing residential area can be detrimentally altered if such sub-division results in the erection of housing units which are unsympathetic to the scale and form of existing dwellings, and by the adoption of this specific policy expresses the intention to closely control this form of development.

H33 THE SUB-DIVISION OF LARGE CURTILAGES WILL NORMALLY BE RESISTED WHERE THE SETTING OF A LISTED BUILDING, OR THE QUALITIES OF A CONSERVATION AREA ARE NOT PRESERVED OR ENHANCED, OR THE SUB-DIVISION WILL DETRIMENTALLY AFFECT EXISTING TREES WORTHY OF PROTECTION OR IF IT MATERIALLY DETRACTS FROM THE DESIGN INTEGRITY OF PARKS AND GARDENS RECOGNISED IN THE REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST IN ENGLAND.

2.102 The form and character of any environment is comprised of a range of elements including buildings, trees, walls, hedges and open spaces. Where these elements exist in a concentrated

and cohesive pattern the District Council has designated Conservation Areas which afford the Local Authority supplementary powers to the normal planning regulations.

2.103 To protect the qualities of Conservation Areas the District Council must therefore be concerned for all these individual elements.

2.104 It is often the mature landscaped curtilages of large buildings (such as a former Manor House, Rectory or Town Mansion) which are threatened by sub-division proposals. Such important buildings, which are often the visual focus of the local environment, are usually protected by listed building legislation and, by the adoption of this specific policy, the District Council reaffirms its intention to continue to protect the individual elements which together make up the equally important settings of buildings. Policies En2 and En9 further support the intentions of this specific policy.

#### H34 EXTENSIONS TO DWELLINGS SHOULD HAVE REGARD TO THE AMENITY AND PRIVACY OF ADJOINING PROPERTIES.

2.105 The District Council is keenly aware that insensitively located extensions to dwellings can have a detrimental effect on the amenity of adjoining properties mainly through reasons of light and privacy. Where such detrimental effects would be experienced as a consequence of a proposed extension, then planning permission will be refused.

2.106 It should, however, be borne in mind that many small householder proposals can occur as permitted development under Schedule 2 Part 1 of the General Permitted Development Order, 1995 and such proposals do therefore fall outside the scope of this policy and Local Authority planning control.

#### H35 THE DISTRICT COUNCIL NORMALLY WILL RESIST PROPOSALS WHICH CREATE 'TANDEM' DEVELOPMENT.

2.107 Tandem development is the description given for development which results in a dwelling being located in a backland position behind a frontage dwelling, often on a plot that has restricted highway frontage.

2.108 Such forms of development often have amenity disbenefits for the frontage dwelling and create inappropriate and inconvenient location problems for private open space and car parking.

2.109 The District Council will not normally approve proposals, irrespective of whether the development is in respect of the frontage or backland dwelling, if the scheme results in this classic tandem development form.

#### ENVIRONMENTAL POLLUTION

#### H36 HOUSING DEVELOPMENT IN RURAL AREAS WITH NO MAINS DRAINAGE AVAILABLE MUST HAVE AN ACCEPTABLE MEANS OF FOUL SEWAGE DISPOSAL.

2.110 For dwellings to be permissible in the rural areas away from mains drainage they must be provided with a means of foul sewage disposal which does not cause local pollution of water courses and the water table nor a visual or smell nuisance.

2.111 In some instances this will be achievable by a septic tank; in other cases, especially where ground conditions are unfavourable, more substantial means of disposal will be required. In some parts of the District where a clay sub-stratum inhibits drainage, an integrated sewage disposal system will be required

#### H37 HOUSING DEVELOPMENT WILL NOT BE PERMITTED IN LOCATIONS WHERE THERE IS A KNOWN SOURCE OF ENVIRONMENTAL POLLUTION WHICH WOULD BE DETRIMENTAL

TO RESIDENTIAL AMENITY OR WHERE THERE IS A HAZARDOUS INSTALLATION POSING A SUBSTANTIAL RISK TO THE PUBLIC.

2.112 Where there is an existing source of pollution, residential development will not be considered in areas affected, unless and until the pollution has been resolved or satisfactory ameliorative measures undertaken.

H38 DEVELOPMENT SITES ADJOINING MAIN HIGHWAYS, RAILWAYS, INDUSTRIAL OPERATIONS AND OTHER POTENTIALLY DAMAGING NOISE POLLUTION SOURCES WILL BE REQUIRED TO IMPLEMENT ADEQUATE DESIGN SOLUTIONS TO PRODUCE ACCEPTABLE AMBIENT NOISE LEVELS WITHIN THE DWELLINGS AND THEIR CURTILAGES.

2.113 Noise pollution is an important factor to be assessed when future housing sites are selected and individual proposals considered. Development Briefs for allocated sites identify the need for noise pollution measures to be effected.

2.114 Double glazing, acoustic ventilation and wall insulation are methods used to produce acceptable internal standards whilst acoustic fencing and landscaped mounding are solutions commonly used to protect external environments. Both internal and external measures are to be considered to resolve noise problems.

2.115 Acoustic fencing is visually harsh and has on-going maintenance costs and for these reasons the District prefers the use of natural landscaped barriers and will normally specify or seek this method as a noise attenuation solution.

#### RESIDENTIAL CARAVANS AND MOBILE HOMES

H39 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR RESIDENTIAL CARAVANS AND MOBILE HOMES ON SITES, WHICH WOULD NOT BE APPROVED FOR PERMANENT HOUSING. EXCEPTIONALLY IN AREAS WHERE THERE IS A PROVEN LOCAL NEED FOR AFFORDABLE HOUSING AND, SUBJECT TO ACCEPTABILITY IN ENVIRONMENTAL TERMS. THE DISTRICT COUNCIL MAY RELAX NORMAL RESTRICTIVE OPEN COUNTRYSIDE DEVELOPMENT POLICIES TO ALLOW RESIDENTIAL CARAVAN AND MOBILE HOME PARKS PROVIDING AFFORDABLE HOUSING.

2.116 Although caravans and mobile homes form a most useful part of the District's housing accommodation, it is quite evident that such units require all the social services and facilities of conventional houses. The District Council will not therefore approve sites for caravan and mobile home use where traditional housing would not be allowed.

2.117 In areas of proven need for affordable housing, as referred to in the Affordable Housing Section of the Housing Chapter, residential caravans and mobile home parks may exceptionally be permitted to provide affordable housing. Development permitted exceptionally under Policy H39 in locations outside village environmental limits will not be considered against the identified District housing provision total.

H40 AS AN EXCEPTION TO POLICY H39, CONSIDERATION WILL BE GIVEN TO THE ENLARGEMENT OF THE RESIDENTIAL CARAVANS AND MOBILE HOMES SITES LISTED BELOW WHICH ENABLES AN UPGRADING OF THE AMENITIES OF THE EXISTING RESIDENTS WITHOUT ADDING TO THE TOTAL NUMBER OF CARAVANS AND OR MOBILE HOMES AND WITHOUT PREJUDICING ENVIRONMENTAL CONCERNS OF ACKNOWLEDGED IMPORTANCE. UPTON HOUSE, UPTON. THE GROVE, OLDHURST. THE PADDOCKS, WARBOYS. BLENHEIM SITE, WYTON. COUNCIL SITE, EYNESBURY. SLUICE COTTAGE, ALCONBURY, NEEDINGWORTH ROAD, ST. IVES. OLD MANOR SITE, GRAFHAM. HEMINGFORD ABBOTS. TOP FARM, WYTON (RESIDENTIAL PART).

2.118 This policy will enable residents to increase their living space with larger caravans/mobile homes in circumstances where the larger dimensions of these homes will result in the spacing standards of the District Council (as Licensing Authority) being breached. In such circumstances, the District Council will favourably consider applications to extend the area of the sites concerned, subject to the overall number of houses not being increased and the extension not being environmentally detrimental.

**H41 RESIDENTIAL CARAVANS WILL NORMALLY BE PERMITTED ON A TEMPORARY BASIS IN CASES WHERE A CLAIMED SPECIAL JUSTIFICATION (AS IN AGRICULTURE OR HORTICULTURE) IS BEING ESTABLISHED.**

2.119 Agricultural, horticultural and other specialised uses often claim a housing need relating to future programmed expansion of activities, which cannot be undertaken without some form of residential accommodation on site. In such cases where a residential presence would be justified, the stationing of a caravan may be permitted for a temporary development period at the conclusion of which justification for a permanent dwelling may be evident.

## **HOUSEBOATS**

**H42 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR THE PERMANENT MOORING OF HOUSEBOATS OR OTHER VESSELS CONVERTED TO RESIDENTIAL USE ON THE WATERWAYS, MARINAS AND LAKES OF THE DISTRICT.**

2.120 Houseboats, like caravans and mobile homes require access to a similar range of services and social facilities as traditional housing forms and will be subject to the same range of policies as permanent homes.

2.121 The District Council regards its waterways and lakes as prime areas for leisure and recreational uses and will generally resist all proposals, which conflict with such intentions.

## **HOSTELS AND HOMES**

**H43 THE DISTRICT COUNCIL WILL NORMALLY ENCOURAGE SPECIAL COMMUNAL HOUSING NEEDS FOR THE PHYSICALLY AND MENTALLY HANDICAPPED, THE HOMELESS, THE ELDERLY AND OTHER INDIVIDUALS AND HOUSEHOLDS IN STRESS, TO BE SATISFIED WITHIN EXISTING COMMUNITIES.**

2.122 The District Council reaffirms its support for specialised housing needs to be integrated rather than isolated from existing communities.

2.123 Proposals for the conversion of existing dwellings for such purposes will be examined on their respective merits with particular account being taken of dwelling and curtilage sizes, traffic and parking problems, to ensure that the amenities of surrounding residential properties are not adversely affected by intensified use.

## **GYPSY SITES**

**H44 THE DISTRICT COUNCIL WILL MONITOR THE NEED TO PROVIDE ADDITIONAL FACILITIES FOR GYPSIES TO SUPPLEMENT THE LOCAL AUTHORITY OWNED SITE AT CAMBRIDGE ROAD, ST. NEOTS AND THE PRIVATE FACILITIES AT TOP FARM, WYTON.**

2.124 District Policy for gypsy caravan site provision was determined by the County Council which had a statutory duty under the Caravan Sites Act, 1968 to provide adequate accommodation for gypsies residing in or passing through the area. Where an additional need is established the District Council will seek full involvement in the identification of any new site proposed by the County Council.

2.125 Model guidelines produced by the Department of Environment suggests that the actual location will be determined by the following criteria:

the desirability of being located within easy reach of shops, schools, social and health services, employment and public transport;

suitable access to the major road network;

access to main water and electricity supplies,

potential for future improvements in accordance with the needs of site dwellers;

the need to minimise any adverse environmental effects, e.g. on the landscape and on agriculture.



# Employment

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## INTRODUCTION

3.1 Unemployment levels have consistently remained below the national average. The unemployment rate as at January 1989 for Huntingdonshire was 2.3%, compared with Cambridgeshire's 3.7%, East Anglia's 3.8% and the UK rate of 7.0%. The mismatch of available employment to the skills of the unemployed is a cause for concern. Equally the skills shortages in the expanding managerial, scientific and professional sectors and in clerical and administrative jobs may prove to be a limiting factor to growth and/or contribute to wage spirals and commuter flows. House prices have already risen to a level beyond the reach of many first time buyers and this is seen as a constraint to recruitment

3.2 The District benefits from good and improving accessibility. Schemes such as the widening of the A14(T) and motorway plans for the A1 increase the area's attractiveness for business development. The Standing Conference of East Anglian Local Authorities produced a Regional Strategy in 1989. This proposed that growth pressures in the south and west of the region should be relieved by a development framework directing growth to the north and east along major transport routes. Whilst specifically referring to the inappropriateness of encouraging major development along the M11/A14(T) and A428 west of Cambridge, it recognised the need in the vicinity of these roads to cater for some 'High Tech' growth from the Cambridge area.

3.3 The importance of high technology to the local, national and international economy is generally acknowledged and the Cambridgeshire Replacement Structure Plan (1989) expresses added concern that particular attention be given to the special character of Cambridge and the need to channel high technology and related industrial growth away from the city to other parts of the county. The 'Cambridge Phenomenon' has been further researched in the Cambridge Sub-Regional Study Report published by the University of Cambridge Department of Land Economy in 1990. The report calls for a dispersal strategy to deal with the development pressures centred on Cambridge to maximise the prosperity of the county and indeed of the nation. The Huntingdonshire area will have a role to play in this dispersal strategy.

3.4 The extent to which the District should be prepared to accommodate this identified demand and future demand for high technology and related industrial dispersal from Cambridge is one important issue for this plan. Additional traffic flows on the already overloaded A14(T) between Alconbury and Cambridge are a cause for concern, although improvements to this road are envisaged in the plan period. The A14(T) improvements to the west of the A1, will bring pressure for further development in this District. Unrestricted growth in the High Technology sector would impinge on other important strategies, in particular it would:

create growth pressures contrary to Structure Plan and Local Plan policies trying to restrain growth in the south-west of the County;

add to housing demand by increasing in-migration to the area;

place pressures on service infrastructure,

breach environmental constraints on growth of the Market Towns.

3.5 In general, the policies for employment in Huntingdonshire contained in this Local Plan address the following issues:

to provide adequate land to meet the employment needs of the District to 2001, within the context of Structure Plan policies and guidelines and, having regard to existing commitments;

to provide land for High Technology activities, particularly in recognition of the need to accommodate dispersed growth from Cambridge;

to control the use of land so as to provide opportunities for local needs;

to ensure employment growth is in phase with housing growth, taking account of past rates of growth and the objective to reduce commuting;

to support the economic vitality of towns and villages in the District;

to support the growth of existing businesses in the District;

to ensure that development for employment has regard to strict environmental considerations.

#### EMPLOYMENT LAND REQUIREMENT

3.6 The Replacement Structure Plan (1989) at paragraph 6.18 sets out indications, as a guideline only, of the amount of land needed for employment in the Peterborough Sub Area and Ouse Valley Sub Area. As the bulk of Huntingdonshire is in the Ouse Valley Sub Area the land needs for that Sub Area are taken as the main guidelines in determining land allocations in the Local Plan. The South Cambridgeshire Local Plan allocates 25 hectares (62 acres) of land in the Ouse Valley and shows the existing industrial commitment in the South Cambridgeshire part of the Ouse Valley as 9 hectares (or 22 acres).

3.7 The Huntingdonshire villages in the Peterborough Sub Area have been assessed to ensure that local employment needs are catered for either in the villages or at nearby employment centres, especially Peterborough. The Southern Township of Peterborough will require additional employment opportunities, which are justified on the basis of offering a variety and choice of employment for the Township's population and employment needs of the sub-area. Any land associated with the Southern Township included within Huntingdonshire District would be justified on the basis of the Peterborough Sub-Area Requirements.

3.8 The Use Classes Order 1987, by introducing the new B1 Use Class places High Technology and Office Uses in the same category as 'light industry' diminishes the validity of the traditional industry/office land requirement split. For the purposes of this Local Plan, the separate guidelines for industry and offices are merged into one Guideline figure expressed in hectares (and acres)

3.9 At 30th June 1989 there were in Huntingdonshire 33.6 hectares (83 acres) of land developed since mid 1986, 23.6 hectares (58 acres) of land being built on and 136.8 hectares (338 acres) of land committed or otherwise allocated. This included some 12 hectares of land without the benefit of planning permission (old village/town plan allocations) and 10 hectares of land on which planning permission had lapsed. These allocations and lapsed commitments have been reappraised and those to be carried forward in this Local Plan are identified in Policy E3. The total land supply in Huntingdonshire is, therefore, 194 hectares (479 acres).

3.10 An assessment of land requirement against commitments and allocations from previous Plans gives a surplus of 14.0 hectares (34.6 acres) of land for general employment purposes. The above calculations are shown in tabular form below:

a	b	c	d	e
Land built on (Mid 1986 - Mid 1989)	Land under construction (at Mid - 1989)	Land with planning permission or otherwise allocated (at Mid 1989)	Total Land Supply (a+b+c)	Land in Excess of 180HA  (44.5AC) Structure Plan Requirement
33.6 HA (83 AC)	23.6 HA (58 AC)	136.8 HA (338 AC)	194.0 HA (479 AC)	14.0 HA (35 AC)

3.11 As well as achieving the overall employment land guideline requirement, this Local Plan must also ensure that employment land is of a suitable size and type of use and in the best location to serve the local area. In this context the specific need already referred to for High Technology activities and the need to stimulate employment in the Ramsey area and in specific local areas of need in the rural parts of the District, will result in allocations in this Plan over and above the Guideline figure.

3.12 Land for 'High Tech' activities is required to allow further development and dispersal of such industries in and around Cambridge, The accessibility, environmental and infrastructure advantages of Huntingdon and St. Ives and the expressed preference (in the Cambridge Sub Regional Study) of potential Cambridge migrant firms for these areas has focused the identification of these sites in and around the two towns.

3.13 The issue of implementation of a policy identifying sites specifically for 'Cambridge related' firms is a difficult one. One can try to limit occupiers of identified High Technology land in the District by a local user condition or one can take a more 'laissez faire' view that the provision of land in Huntingdonshire for B1 uses to move out of Cambridge thereby removes some of the competing pressures which Cambridge high technology firms must face. There are difficulties in implementing a local user policy. These are the problems of ensuring that only the 'right type of local users' relocation will be accommodated, and the impossibility of accommodating a firm from elsewhere in the United Kingdom which should be located in Cambridgeshire to benefit from and add to the 'phenomenon'. These difficulties point to the adoption of the more pragmatic 'laissez faire' approach.

3.14 The qualitative need for more land at Ramsey is based on Replacement Structure Plan (1989) Policy and the clear need to identify employment land for the large influx of people proposed for the town and to help encourage previous sluggish economic performance. Around 16.6 hectares (41 acres) gross is allocated for employment purposes in Ramsey. This land, together with opportunities for B1 uses at RAF Upwood, will provide an appropriate choice of sites to cater for future employment needs of the town.

3.15 The need for employment land in the villages is based on the overall view that there should be additional sites, over and above existing commitments, located in the larger villages and distributed throughout the District to provide for emerging local need in the rural areas. These additional sites will need to be of a size which makes them viable for development and compatible with the size and character of the settlements where they are located and where access and other essential services are adequate.

## PROVISION OF LAND

**E1 THE DISTRICT COUNCIL WILL PROMOTE ECONOMIC AND EMPLOYMENT GROWTH IN HUNTINGDONSHIRE COMMENSURATE WITH THE PLANNED RESIDENTIAL AND POPULATION GROWTH AND THE COUNCIL'S AIMS TO PROVIDE A RANGE OF EMPLOYMENT OPPORTUNITIES AND REDUCE COMMUTING.**

3.16 The District Council's employment policies seek to implement and clarify the policies and proposals contained in the Replacement Structure Plan (1989). These policies are consistent with the Structure Plan's broad aims to reduce growth pressures in the south and west, minimise unemployment and commuting levels, and allocate sufficient land to allow and promote if necessary, economic growth and a range of employment opportunities.

**E2 THE DISTRICT COUNCIL WILL ALLOCATE FOR DEVELOPMENT AN ADEQUATE RANGE OF SITES AND PREMISES, IN TERMS OF SIZE, QUALITY AND LOCATION THAT WOULD BE SUITABLE FOR INDUSTRY, WAREHOUSING AND DISTRIBUTION, OFFICE AND HIGH TECHNOLOGY USES, PROVIDING THAT BOTH INDIVIDUAL DEVELOPMENT PROPOSALS AND THEIR CUMULATIVE EFFECTS COMPLY WITH OTHER LOCAL PLAN POLICIES.**

3.17 Sufficient supplies of land for industrial and commercial development must be made available to achieve the economic development of the District. Therefore, not only must a sufficient quantity of land be allocated, but also the land identified should include sites of varying quality, location and size to attract an appropriate range of development type. In particular the sites chosen for allocation must take account of the intention in the Replacement Structure Plan (1989) that some of the Technology 'Spin Out' from Cambridge should occur in the Ouse Valley Sub Area.

3.18 The major allocations listed in Policy E3 specify the type of development appropriate and a range of site sizes will be included in the development briefs.

**E3 THE DISTRICT COUNCIL WILL ALLOCATE LAND FOR THE NEEDS OF GENERAL INDUSTRY, WAREHOUSING AND DISTRIBUTION, OFFICE AND HIGH TECHNOLOGY USES ON THE FOLLOWING SITES.**

<b>TOWN</b>	<b>ALLOCATION</b>	<b>USE</b>	<b>AREA (GROSS)</b>
<b><u>HUNTINGDON</u></b> <b>(INCLUDING</b> <b><u>GODMANCHESTER</u></b> <b><u>BRAMPTON &amp; THE</u></b> <b><u>STUKELEYS</u>)</b>	<b>1. HINCHINGBROOKE PARK</b>	<b>B1 (TO INCLUDE HIGH TECH)</b>	<b>14.17 HA (35 AC)</b> <b>(POST A14(T) LINK BETWEEN A1 AND M1)</b>
	<b>2. ST.PETERS INDUSTRIAL ESTATE EXPANSION</b>	<b>B1/B2/B8</b>	<b>3.12 HA (7.7 AC)</b>
	<b>3. WEST OF LONDON ROAD</b>		<b>4.0 HA (10 AC)</b>
<b><u>ST NEOTS</u></b>	<b>BARFORD ROAD, EYNESBURY<sup>1</sup></b>	<b>B1 (TO INCLUDE HIGH TECH)</b>	<b>7.0 HA (17.3 AC)</b>
<b><u>ST IVES</u></b>	<b>CHICORY FACTORY</b>	<b>B1/B2/B8</b>	<b>7.1 HA (17.5 AC)</b>
<b><u>RAMSEY</u></b>	<b>NORTH OF ST MARYS ROAD</b>	<b>B1/B2/B8</b>	<b>16.6 HA (41.0 AC)</b>  <b>(3 HA (7.5 ACRES) ADJACENT HIGH LODE BASIN TO BE FOR B1 USES ONLY)</b>
<b><u>SAWTRY</u></b>	<b>LAND TO EAST OF A1</b>	<b>B1/B2</b>	<b>6.5 HA (16.1 AC)</b>
<b><u>YAXLEY</u></b>	<b>1. NORMAN CROSS BRICKWORKS</b>	<b>B1/B2</b>	<b>4.05 HA (10.0AC)</b>
	<b>2. LAND EAST OF RAILWAY</b>		<b>10.12 HA (25.0 AC)</b>
<b><u>KIMBOLTON</u></b>	<b><u>KIMBOLTON</u> AIRFIELD (COMMITTED)</b>	<b>B1/B2</b>	<b>3.16 HA (7.8 AC)</b>
<b><u>SOMERSHAM</u></b>	<b>OFF ST IVES ROAD</b>	<b>B1/B2</b>	<b>2.5 HA (6.2 AC)</b>
<b><u>SPALDWICK</u></b>	<b>THRAPSTON ROAD DEPOT</b>	<b>B1/B2</b>	<b>0.81 HA (2.0 AC)</b>
<b>TOTAL</b>			<b>79.13 HA (195.63 AC)</b>

Note:

1 On the adjacent land which received planning permission for a recently completed superstore the Department of Transport have reserved a strip of land (around 17 metres wide from the ditch adjacent the carriageway) for possible improvements to the A428 link road. The Department of Transport are, therefore, likely to require a similar strip within the southern boundary of the employment allocation.

3.19 In addition to the allocations identified above, and to sites with permission for industrial development there are a further 9.6 hectares (23.6 acres) of land available for industry on established industrial estates at 30th June 1989.

3.20 Further potential employment land is located immediately south of the District boundary and north of the A428 St. Neots bypass. There is 18.5 hectares (47.5 acres) of land which has permission for industry and this land was subject to a Boundary Commission Review which resulted in its inclusion in the Huntingdonshire Area from the 1st April 1991.

3.21 Although the above sites make full provision for new employment land it is possible other sites will come forward as a result of planning permissions which are consistent with other District Council policies. These sites will tend to be smaller ones, suitably located within the built-up urban area and the villages or possibly granted as a personal permission for a specified local firm (see Policies E11 and En17 and supporting text for an explanation of the circumstances where this would be appropriate.) It is not expected that these will add substantially to the total of land allocated for employment needs, but the situation will be carefully monitored to avoid over-provision within the plan period.

#### E4 THE DEVELOPMENT OF EMPLOYMENT ALLOCATIONS WILL BE IN ACCORDANCE WITH DEVELOPMENT BRIEFS.

3.22 To inform prospective developers of site development requirements, development briefs will be prepared for the employment allocations in Policy E3. Opportunities exist for developers/landowners to co-operate with the Council in the preparation of development briefs. These will need to be approved by the District Council before detailed planning permission is granted.

3.23 These development briefs will identify where appropriate, site features which need to be preserved, main access points, road, cycleway and footpath alignments and links. They will also show the requirements for type of employment use, density of development, the provision of on and off-site infrastructure, landscaping and phasing.

3.24 The development briefs for 'High Technology' sites will be particularly concerned with ensuring the low plot ratios and extra landscaping requirements of such developments. The management of occupiers and the phasing of 'High Technology' sites' growth and development will be embraced in the briefs in order to ensure satisfactory implementation.

#### PHASING

#### E5 THE RELEASE OF ALLOCATED LAND WILL BE PHASED TO ACHIEVE A BALANCE IN THE GROWTH OF JOBS AND HOUSING TAKING INTO CONSIDERATION THE AVAILABILITY OF PUBLIC SERVICES AND INFRASTRUCTURE.

3.25 The release of employment land will be monitored to ensure that employment provision does not significantly exceed housing growth thereby stimulating housing demand and excessive development pressures. Should employment provision outpace housing and population growth, phasing proposals will be considered and if necessary applications on allocated land will be deferred.

3.26 Conversely should employment land be developed at a slow rate, inhibiting the satisfactory provision of employment for a growing population because of the lack of readily available employment land, then the existing commitments and allocations will be reviewed and new sites identified if necessary.

## OFFICE DEVELOPMENT

E6 MAJOR OFFICE DEVELOPMENTS WILL NORMALLY ONLY BE ALLOWED ON BUSINESS PARKS OR APPROPRIATE INDUSTRIAL ESTATES. IN THE MARKET TOWNS AND GODMANCHESTER (IN AREAS OUTSIDE BUSINESS PARKS AND APPROPRIATE INDUSTRIAL ESTATES) NEW OFFICE

DEVELOPMENT WILL NORMALLY BE LIMITED TO SMALL SCALE PROPOSALS PROVIDING THERE ARE NO OVERRIDING OBJECTIONS ON THE GROUNDS OF LOSS OF RETAIL SPACE, ENVIRONMENTAL IMPACT OR TRAFFIC GENERATION, OR PROBLEMS ASSOCIATED WITH ACCESS OR PARKING PROVISION. THE EXCEPTION WILL BE IN THE PETERBOROUGH SOUTHERN TOWNSHIP WHERE IT IS APPROPRIATE THAT MAJOR OFFICE DEVELOPMENT SHOULD BE LOCATED IN THE TOWNSHIP CENTRE.

3.27 The appropriate location for major office developments is on business parks or appropriate industrial estates, and the land allocations take account of the need for this use. Whilst the towns have been important for office employment in recent years, any major new employer or expansion of existing firms on a notable scale would create environmental and traffic problems within the historic centres, and will be diverted to Business Parks or appropriate industrial estates, in accordance with Replacement Structure Plan (1989) Policy P6/9. Office developments in towns outside such designated areas, either within the town centre or outside it, can generally only be supported where they are less than 465 square metres (5,000 square feet) gross floorspace. Furthermore, they need to be in a location where their development would not cause significant environmental, access or traffic and car parking problems or the significant loss of retailing space. The exception will be in the Peterborough Southern Township, where it is appropriate that office development should be located in the centre. For the purposes of determining applications for offices in villages which form part of the market town areas, i.e. Brampton, The Stukeleys, Little Paxton and Bury, employment Policy E8 is the relevant policy.

## SMALL BUSINESSES

E7 THE DISTRICT COUNCIL WILL NORMALLY SUPPORT THE ESTABLISHMENT AND EXPANSION OF SMALL BUSINESSES SUBJECT TO TRAFFIC AND ENVIRONMENTAL CONSIDERATIONS.

3.28 It is Government policy to encourage the establishment and growth of small firms. The development of such firms provides local employment and is of particular value in remote rural areas. The District Council will normally support such proposals and will provide appropriate advice to small businesses.

3.29 Many small businesses are started by people working at home and will not necessarily require planning permission. Permission is not normally required where the use of part of a dwelling for business purposes does not change the overall character of its use as a residence. Where the business use becomes dominant, permission will be required and will be approved only where the business does not cause detriment to the amenities of neighbouring properties.

## EMPLOYMENT IN VILLAGES AND THE COUNTRYSIDE

E8 SUITABLE SMALL SCALE EMPLOYMENT GENERATING DEVELOPMENT WILL NORMALLY BE PERMITTED WITHIN DEFINED VILLAGE ENVIRONMENTAL LIMITS; THE ACCEPTABILITY OF A PROPOSAL WILL BE JUDGED HAVING REGARD BOTH TO DEMONSTRATED LOCAL EMPLOYMENT NEEDS AND TO ITS LIKELY IMPACT ON THE

## CHARACTER, AMENITIES AND INFRASTRUCTURE OF THE NEIGHBOURHOOD AND OF THE SETTLEMENT.

3.30 The District Council will consider private sector or public sector initiatives at suitable locations and suitable scale within the villages where there is a local need for employment. The case for employment must be made in association with any application.

3.31 It is appropriate to encourage employment growth in rural areas commensurate with meeting local needs, safeguarding the environment and minimising in-migration and commuting. Special initiatives to promote employment in the rural parts of the District will be considered. All development will be subject to highway and environmental constraints, in particular regard should be given to Policy En17. The importance of the improvement of highways and infrastructure is acknowledged. The construction of the A14(T) Link Road (along the line of the former A604), and the A605 and the B1040 improvements, will all help to make the north and west of the District more accessible.

3.32 New developments generating employment in open countryside will normally be resisted unless there is a direct relationship to agriculture, horticulture or forestry or mineral extraction, or it involves the reasonable expansion of an existing business. The importance of conserving the rural character of open countryside and good agricultural land, and the fact that isolated developments are unlikely to be within easy reach of their employees, are the reasons behind this policy.

3.33 Development on the periphery of settlements will only be considered where no suitable sites exist within the built-up area or at nearby towns. Industrial and business parks in the towns have been allocated to provide employment for the District's needs, therefore, there is no presumption that employment development opportunities will be provided for in every settlement.

## E9 EMPLOYMENT GROWTH AT RAMSEY WILL BE ENCOURAGED.

3.34 The proposed level of population growth at Ramsey, and the slow rate of take up of already allocated industrial land, mean that positive measures to attract new employers will be needed to maintain employment levels for the present population and to support the future growth of the town. Around 16.6 hectares (41 acres) gross is allocated for employment purposes in Ramsey. This land, together with opportunities for B1 uses at RAF Upwood, will provide an appropriate choice of sites to cater for future employment needs of the town.

## E10 THE DISTRICT COUNCIL WILL NORMALLY ALLOW PROPOSALS FOR THE REUSE OF BUILDINGS IN RURAL AREAS TO CREATE EMPLOYMENT SUBJECT TO:

(i) THE BUILDING BEING OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH ITS SURROUNDINGS AND OF SUBSTANTIAL CONSTRUCTION REQUIRING NO MAJOR ADAPTATION OR ADDITION TO BE PUT TO THE PROPOSED USE.

(ii) THERE BEING NO OVERRIDING OBJECTION ON TRAFFIC OR ENVIRONMENTAL GROUNDS.

3.35 This policy reflects changing national policy concerned with the diversification of the rural economy. The reuse for employment purposes of existing buildings represents an important resource.

3.36 It is important to protect the countryside from inappropriate development and in considering the conversion of buildings to new uses it is important to ensure that their form, bulk and general design are in keeping with their surroundings. Proposals requiring major adaptation for the reuse of buildings such as Dutch Barns will not be considered appropriate. It is possible in certain cases to dismantle and re-sell large sectional buildings in rural locations and such action will be encouraged. It is likely that the more appropriate employment uses for 'traditional' buildings will consist of industrial Class B1, tourism, recreation and leisure uses.

## EXISTING FIRMS

E11 THE DISTRICT COUNCIL WILL NORMALLY ALLOW THE EXPANSION OF EXISTING FIRMS PROVIDING THE SCALE AND LOCATION OF DEVELOPMENT DOES NOT CONFLICT WITH OTHER LOCAL PLAN POLICIES.

3.37 The expansion of existing firms is an important component of the region's prosperity and it is the District Council's policy to allow such growth within existing curtilages or beyond, whenever and wherever it causes no detriment to other interests, for example excessive traffic generation on unsuitable minor roads. When expansion in situ would create unacceptable environmental consequences, the District Council will encourage relocation to existing industrial and business estates or to greenfield sites allocated for industry/business parks.

3.38 Existing firms on the edge of villages may need to expand. Generally expansion in situ beyond the village limits will be acceptable where the case for protecting existing employment or creating new employment is stronger than any environmental, amenity or other consideration. Where this is not the case the firm will be encouraged to relocate elsewhere in the District.

E12 NON CONFORMING INDUSTRIAL USES AND FIRMS WHICH BY VIRTUE OF HAVING OUTGROWN THEIR ORIGINAL SITE OR PREMISES ARE CAUSING ENVIRONMENTAL NUISANCE OR DAMAGE WILL BE ENCOURAGED TO RELOCATE ON LAND IDENTIFIED FOR INDUSTRY.

3.39 Such uses and firms in residential areas causing environmental nuisance and detrimentally affecting residential amenities are to be encouraged to relocate on land identified for industry.

## OTHER POLICIES

E13 THE DISTRICT COUNCIL WILL NOT PERMIT INDUSTRY, WAREHOUSING, HIGH TECHNOLOGY AND OFFICE DEVELOPMENT WHERE IT WOULD CAUSE SERIOUS TRAFFIC, NOISE, OR POLLUTION PROBLEMS OR OTHER DAMAGE TO THE ENVIRONMENT.

3.40 Employment proposals likely to result in excessive traffic generation or nuisance, noise, pollution, or visual damage to the environment, particularly in residential, conservation and historic core areas, will not be permitted.

E14 FUTURE DEVELOPMENT ON THE DISUSED AIRFIELD INDUSTRIAL ESTATES AT LITTLE STAUGHTON AND WARBOYS WILL BE THE SUBJECT OF DEVELOPMENT BRIEFS.

3.41 The re-use of old airfields has played an important part in providing suitable sites for employment opportunities in rural areas. Careful monitoring will be needed to ensure that the airfields do not become overdeveloped or expand onto agricultural land.

E15 SPECIAL AND HEAVY INDUSTRIAL USES WILL ONLY BE ALLOWED IN LOCATIONS WHERE TRAFFIC AND ENVIRONMENTAL CONDITIONS PERMIT AND WHERE RESIDENTIAL AMENITIES WILL NOT BE DETRIMENTALLY AFFECTED.

3.42 Heavy and Special industries will only be considered after a rigorous assessment of their environmental impact. They will only be approved where they will not be detrimental to the local environment, where good access to the primary route network can be obtained and where satisfactory arrangements can be made for removing all effluents and dealing with any other potential nuisance.

3.43 Locations for special and heavy industries must not be intrusive in areas of landscape value or in existing or proposed residential areas where people's amenities will be adversely affected.



# Shopping

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## INTRODUCTION

4.1 The shopping strategy sets out the policies and general guidelines for the development of shopping and retail warehouses in the market Town Centres, out of town locations and in the villages.

4.2 Retailing patterns have changed rapidly throughout Britain over the last three decades, and are likely to continue to do so. Distinct trends are discernible and raise particular planning issues for Huntingdonshire.

4.3 The prosperity of the County, falling household sizes, proportion of skilled and professional earners, younger than average age profile of the population and growth in car ownership have all combined with rising real incomes to create a substantial rise in consumer spending and mobility over the last decade. Appreciable amounts of this consumer spending is being diverted to other centres as Huntingdonshire's towns have not been able to offer the range of comparison goods or large store convenience shopping.

4.4 Three major shopping centres act as sub-regional centres for Huntingdonshire at Cambridge, Peterborough and Bedford. Occasional shopping trips are made to London and other nearby major centres such as Milton Keynes and Brent Cross. The influence of these major centres may have a detrimental effect on the smaller local Town Centres.

4.5 Larger off centre stores for both food and bulky goods, can achieve economies of scale, and provide ample surface car parking as standard. Larger site requirements and demand for easy access, together with improving road communications between the towns make sites at major junctions especially attractive to retail developers who perceive an under-provision for these stores in Huntingdonshire. The recent level of site enquiries and applications illustrate the level of demand in the market towns.

4.6 The diversification of uses in the Town Centres reflects the increase in the use of shops for professional and financial services, restaurants, cafes and service uses such as cleaners and travel agents. The development of pedestrianised areas, incorporating 'mews' of small specialist shops have added interest to the Town Centres in recent years. Traffic remains a problem in St. Neots, effectively splitting the Town Centre. The Centre has effectively shifted northwards with the supermarket developments parallel to Market Square and High Street. Escalating residential land values in the recent past have increased the attractiveness of Town Centres, and adjacent-to-Town Centre locations for high density flat developments and for specialist aged persons dwellings.

4.7 The trends towards larger shops, decentralisation and concentration of shopping at sub-regional centres have also adversely affected small local and village shops. The financial viability of a high proportion of these shops is questionable, and this, coupled with a number of closures of branch sub post offices, means that losses are likely to continue. The outlook for small general stores in urban areas is rather better. By providing valuable 'topping up' services, with long opening hours and a wide range of goods, the future viability of neighbourhood shops and centres seems reasonably secure.

4.8 The issues which are addressed in the Shopping chapter are as follows:

To support the improvement of Huntingdonshire's shopping centres to redress in part the loss of consumer spending out of the District.

To decide the extent to which off-centre and out-of-town non-food retail warehouse developments are to be accommodated in the market towns

To determine whether the location of major food stores should be located within or on the edge of settlements

To respond to the pressures for diversification of uses in the Town Centres with the control of non-retail uses to ensure the continued shopping function of the Town Centres.

To maintain the continued viability of small local and village shops, and the provision of neighbourhood centres in large housing estates to ensure accessibility for those without the use of a car.

## GENERAL SHOPPING POLICIES

S1 THE DISTRICT COUNCIL WILL NORMALLY PERMIT NEW SHOPPING DEVELOPMENT WHICH IS NOT LIKELY TO HAVE AN ADVERSE EFFECT ON THE ESTABLISHED SHOPPING CENTRES. PROPOSALS WILL BE ASSESSED TAKING INTO ACCOUNT THE LIKELY EFFECT OF THE NEW PROPOSALS ON THE OVERALL VIABILITY AND VITALITY OF THESE ESTABLISHED CENTRES AND THEIR EFFECT ON TRAFFIC MOVEMENTS.

S2 INDIVIDUAL SHOPPING PROPOSALS WILL NEED TO BE SATISFACTORY IN TERMS OF SITING, DESIGN, CAR PARKING, SERVICING, ACCESSIBILITY BY CAR, FOOT, CYCLE AND PUBLIC TRANSPORT, ENVIRONMENTAL IMPACT, CONSERVATION, ALTERNATIVE USE OF THE LAND AND ANY OTHER RELEVANT POLICIES IN THE LOCAL PLAN.

4.9 The District Council is concerned to secure the maximum degree of choice for shoppers and takes the view that all sections of the population, including the less mobile, should have access to suitable shopping centres. Attractive, successful centres should encourage the provision of the range of goods and services required. A healthy Town Centre benefits the local economy and the community as a whole. It can also enhance the attraction of a town for tourists. The Town Centres are a vital part of the social and economic life of Huntingdonshire and their continuing vitality is considered to be of prime importance.

4.10 Individual shopping proposals will be considered on their merits.

S3 MAJOR CONVENIENCE SHOPPING DEVELOPMENT, GENERALLY DEFINED AS PROPOSALS FOR 1,394 SQUARE METRES (15,000 SQUARE FEET) OF SALES FLOORSPACE OR OVER, WILL NORMALLY BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE ESTABLISHED TOWN CENTRE SHOPPING AREAS.

S4 ONLY EXCEPTIONALLY, WHERE SUITABLE SITES ARE NOT AVAILABLE WITHIN OR IMMEDIATELY ADJACENT TO ESTABLISHED TOWN CENTRE SHOPPING AREAS, WILL MAJOR CONVENIENCE SHOPPING DEVELOPMENT, GENERALLY DEFINED AS PROPOSALS FOR 1,394 SQUARE METRES (15,000 SQUARE FEET) OF SALES SPACE OR OVER, BE PERMITTED IN OTHER LOCATIONS, SUCH AS AT EDGE OF TOWN OR OUT OF TOWN LOCATIONS, PROVIDED THAT IT SATISFIES THE CRITERIA OF POLICY S1 AND OF POLICY S2.

4.11 Sites have previously been identified in the towns of Huntingdon, Ramsey and St. Ives for major retail developments including or comprising a large convenience supermarket. These are the Murketts/ Rustons site in the centre of Huntingdon, the Vindis Garage site, Station Road, St. Ives and a site adjacent the existing Gateway Store in the Great Whyte in Ramsey. In Huntingdon, the District Council is anxious to secure the implementation of a Town Centre redevelopment scheme on and around the area of Chequers Court. The District Council will use its influence to bring the redevelopment to fruition.

4.12 In St. Ives the Waitrose store in Station Road has been built and has traded for several years. The Ramsey site will be approved subject to an agreement being reached with the developer to secure additional car parking on land to the rear of Great Whyte. A superstore has recently been built in Newtown Road.

4.13 A major superstore has now been granted planning permission adjacent Barford Road and the A428 in St Neots. Additional off centre superstore development is likely to adversely affect the viability and vitality of the Town Centre. The location of a new settlement along the A428 west of Cambridge may provide shopping facilities which could draw on St. Neots catchment population and, in so doing, may affect the viability and vitality of the Town Centre.

4.14 The character and quality of the historic Town Centres of the market towns is reflected in the number of buildings listed as of Special Architectural or Historic Interest and the designation of Conservation Areas in each centre. Policies relating to these special areas and buildings are contained within the Environment chapter. Modern forms of retailing can be inappropriate in terms of design, scale and access in historic town cores. For this reason, alternative locations for modern stores have been given permission adjacent to the Town Centres (as shown in paragraph 4.11). Other locations identified by developers will be considered in the context of other District Council Policies.

4.15 Large convenience superstores on the fringe of towns can also act as neighbourhood shopping facilities. The 'Rainbow' store at Burleigh Hill, St. Ives, serves the surrounding housing estates and is large enough to attract shoppers from a distance. Access is good as it is located on the northern peripheral road of the town. The District Council will base the consideration of any out-of-town or edge-of-town convenience superstore proposals on their merits, taking into account Policies S1 and S2.

**S5 THE DISTRICT COUNCIL WILL ALLOCATE LAND FOR A SUPERSTORE AT ABBOTS RIPTON ROAD, HUNTINGDON, SUBJECT TO THE PROVISION OF APPROPRIATE ROADWORKS AND PROTECTION OF TOWN CENTRE AMENITIES.**

4.16 A specific site has been identified for an edge of town superstore in Huntingdon following a recent review of the shopping capacity of the Huntingdon/St. Ives area and the likely impact an edge-of-town store would have on these Town Centres.

4.17 The review contained in the shopping report commissioned by the District Council concluded that the establishment of one superstore in Huntingdon would, whilst having some adverse effect on food retailing in the Town Centres, be unlikely to affect their overall viability and vitality. On balance, therefore, the disadvantages of allowing a superstore in the Huntingdon/St. Ives area would be offset by the advantages of having a large and accessible foodstore.

4.18 The Abbots Ripton Road site was chosen because of its accessibility, limited environmental impact and location within the physical framework of the town.

4.19 The access arrangements to the site, including a new roundabout on Abbots Ripton Road and the dualling of Abbots Ripton Road between the new roundabout and the Northern Bypass have been agreed with the Highway Authority. The Secretary of State in his decision letter relating to Appeals for superstore development at both Abbots Ripton Road, Huntingdon and Manor Farm, Harford, accepted that there were traffic problems at the junction of St. Peters Road/Ermine Street (known as the Iron Bridge junction). He stated that improvements were required, but he considered that in the circumstances he would not be justified in refusing planning permission solely on traffic grounds. The Highway Authority accepted that the superstore development at Abbots Ripton Road was not dependent on the prior improvement of the Iron Bridge junction, but considered that such improvement should be carried out in due course. In this regard, the developers of the Abbots Ripton Road site entered into an Agreement with the Highway Authority to make a financial contribution towards the Iron Bridge junction improvements. These arrangements have now come to fruition with the construction and operation of a Tesco Superstore on the site.

## LOCAL SHOPPING

S6 THE DISTRICT COUNCIL WILL NORMALLY PERMIT THE DEVELOPMENT OF SMALL SHOPPING CENTRES (WITH A FLOORSPACE OF NO MORE THAN 1,394 SQUARE METRES, I.E. 15,000 SQUARE FEET, TOTAL SALES FLOORSPACE) TO SERVE NEW RESIDENTIAL NEIGHBOURHOODS. SUCH PROVISION IS EXPECTED WITHIN THE ALLOCATED HOUSING SITES AT:

(I) STUKELEY ROAD, HUNTINGDON.

(II) HINCHINGBROOKE PARK, HUNTINGDON.

(III) NORTH OF BROADWAY, YAXLEY.

4.20 Scope exists for sites in new residential developments for neighbourhood centres which can usefully be combined with other community uses, especially primary schools. The provision of up to 1,394 square metres (15,000 square feet) sales floorspace for local shopping accords with the Replacement Structure Plan policy and allows for quite large convenience shopping development for new housing areas. It is unlikely that such large developments will be appropriate in this District. A figure of 1,115 square metres (12,000 square feet) gross may be considered to be more applicable. The main housing sites where it would be appropriate to locate new local shopping facilities are at Stukeley Road and Hinchingbrooke Park, Huntingdon and at Yaxley. In the case of Hinchingbrooke the proposed phasing of development beyond 2001 is likely to result in the implementation of the shopping facilities later in the Plan period or even beyond it.

The permission for development at Stukeley Road, Huntingdon included local shopping facilities. A small shop has been built.

4.21 Such small local shopping centres will normally consist of several diverse units including one main food store.

S7 THE DEVELOPMENT OF LOCAL SHOPPING FACILITIES TO SERVE EXISTING HOUSING AREAS WILL BE ALLOWED PROVIDING SUCH DEVELOPMENT DOES NOT CONFLICT WITH OTHER LOCAL PLAN POLICIES.

4.22 Existing large housing estates on the edges of the towns may lack adequate shopping facilities and proposals to remedy this situation will be encouraged, subject to other Local Plan policies not being breached. 'Corner' shops to serve residential and industrial estates are included in this policy (see also Policy S16).

## SHOPPING IN THE NEW TOWNSHIP

S8 SHOPPING DEVELOPMENT IN THE NEW PETERBOROUGH TOWNSHIP SHOULD PROVIDE A RANGE AND SCALE OF FACILITIES COMMENSURATE FOR THE TOWNSHIP.

4.23 Shopping facilities for the new township will be considered in the context of the overall planning application for the Township Scheme. They should be provided at an appropriate accessible site(s) and should provide a range and amount of floorspace (both convenience and durable) appropriate to the fundamental concept of a self contained township. A scale of provision, which would detract unduly from the viability and vitality of existing facilities in Yaxley and Ramsey would not be acceptable.

## RETAIL WAREHOUSING

S9 THE DISTRICT COUNCIL NORMALLY WILL PERMIT THE DEVELOPMENT OF RETAIL OUTLETS IN THE MARKET TOWNS OF HUNTINGDONSHIRE FOR A RANGE OF BULKY

DURABLE GOODS INCLUDING SALES OF CARS AND CARAVANS ON INDUSTRIAL ESTATES WHERE PROPOSALS DO NOT CONFLICT WITH OTHER DISTRICT COUNCIL POLICIES. THE FOLLOWING CRITERIA WILL BE APPLIED TO THE PROPOSALS:-

(i) THEY DO NOT INVOLVE THE LOSS OF SERVICED INDUSTRIAL LAND WHICH IS IN SHORT SUPPLY.

(ii) THEY ARE WELL RELATED TO ROAD NETWORK.

(iii) THEY DO NOT CREATE LOCAL TRAFFIC DIFFICULTIES.

(iv) GOODS ARE RESTRICTED TO ENSURE THAT THE VIABILITY AND VITALITY OF ESTABLISHED CENTRES ARE NOT ADVERSELY AFFECTED.

4.24 Retail warehousing should be located in or around the main market towns of Huntingdonshire in accordance with Replacement Structure Plan (1989) Policies P9/4 and P9/6 to ensure the concentration of facilities in accessible locations.

4.25 The sales of some bulky durable goods are not suited to existina High Street shops which are generally small scale with restricted access and parking provision. The District Council has recognised this fact, and since 1985 has operated a shoppirig policy allowing off-centre developments on suitable sites for outlets selling a restricted range of bulky goods. It is considered appropriate that the sale of cars and caravans are added to this list Acceptable types of trading are those which cannot easily be accommdated in historic Town Centres:

DIY, including materials for building and gardening.

Self assembly furniture and contract carpets.

Vehicles and motoring accessories.

4.26 Unacceptable forms of retailing on industrial estates outside Town Centres are the highly comparative durable goods shopping outlets which provide the essential function of existing market Town Centres. Furniture (other than self assembly) and electrical retail warehousing will therefore not be permitted on industrial estates.

## THE SHOPPING ENVIRONMENT

S10 THE DISTRICT COUNCIL WILL SEEK TO MAINTAIN AND ENHANCE THE VITALITY OF ESTABLISHED TOWN CENTRES BY CARRYING OUT ENVIRONMENTAL IMPROVEMENT SCHEMES, PROVIDING ADEQUATE CAR PARKING, AND MAINTAINING AN APPROPRIATE MIX OF COMMERCIAL, RETAIL AND RESIDENTIAL USES.

4.27 The character and appearance of Town Centres is an important part of the attractiveness of those centres, which in turn is vital for their commercial success. Maintaining a mix of uses forms an important strategy in securing commercial life and environmental enhancement.

S11 DURING THE PLAN PERIOD THE DISTRICT COUNCIL WILL PREPARE AND IMPLEMENT ENVIRONMENTAL ENHANCEMENT SCHEMES FOR SELECTED SHOPPING AREAS. PRIORITY WILL BE GIVEN TO THE CONSIDERATION OF FURTHER PEDESTRIANISATION, TRAFFIC MANAGEMENT AND REAR SERVICING SCHEMES.

4.28 Policies in the Environment Chapter aim to protect and enhance the built environment and to encourage the maintenance of Listed Buildings, particularly in Conservation Areas. The street scene can be considerably improved by providing improved paving, and co-ordinating street furniture such as seats, planters, lamp posts and litter bins, and the District Council will produce schemes for such improvements where appropriate.

4.29 The use of shopping streets by non-essential traffic and the lack of adequate car parking spaces can seriously reduce the attraction of a centre, resulting in loss of trade.

4.30 The physical appearance of many shops owes a great deal to the design of their shopfronts and advertising. The standardisation of shopfronts and signs, particularly of large national concerns, can be totally out of scale and character with the existing street scene and particularly noticeable in the historic parts of towns and villages. The District Council has produced design criteria to guide the development of shop frontages, signs and advertisements entitled 'Design Advice Bulletin 2, Shop Fronts and Advertisements.' Policies En27, En28, En29, En30 and En31 in the Environment chapter will encourage good standards of shopfront design and control over advertisements, particularly in Conservation Areas or where the proposal affects a listed building.

4.31 Policies T10, T11, T24 and T25 of the Transport Chapter are intended to encourage pedestrianisation and traffic management schemes which will enhance the environment, particularly for shoppers in the Town Centres, and ensure that sufficient parking is available in convenient locations for both short and long stay parking.

**S12 THE DISTRICT COUNCIL WILL SEEK TO RETAIN EXISTING RETAIL UNITS WITHIN THE TOWN CENTRES.**

4.32 To retain the viability and vitality of our Town Centres it is essential to minimise the loss of retail units to other uses. Exceptions to this policy will be considered if the building, because of its size or lack of rear servicing, is unsuitable for modern retailing. This is particularly true of historic buildings for which a viable non-retail use may be preferable to continued deterioration, standing vacant or unsympathetic conversion to accommodate a corporate trading image.

**S13 TO RETAIN VITALITY IN TOWN CENTRES, THE DISTRICT COUNCIL WILL RESIST THE CONVERSION OR CHANGE OF USE OF EXISTING SHOPS (CLASS A1) AT GROUND FLOOR LEVEL TO NON RETAIL USES IN THE PRIMARY SHOPPING FRONTAGES WHICH ARE DEFINED IN THE TOWNS BELOW:-**

Huntingdon

Primary Frontage - north-east side of High Street, Nos. 107-139; Chequers Court, excluding north-east side of the square; south-west side of High Street, Nos. 40-54 including St. Benedicts Court and 1 Market Hill.

Ramsey

Primary Frontage - north side of High Street, Nos. 42-68; west side of Great Whyte, Nos. 2-30.

St. Ives

Primary Frontage - Bridge Street, Nos. 2-28 & 1-27; all of Crown Street; Market Hill, Nos. 3-18; 1 Free Church Passage; The Pavement, Nos. 1-12; The Sheep Market, Nos. 1-10.

St. Neots

Primary Frontage - north side of Market Square, Nos. 1-45, including Cross Keys precinct; north side of the High Street, Nos. 1-57; south side of the High Street, Nos. 8-64; Moores Walk; side frontage of No. 57 High Street on Huntingdon Street and Huntingdon Street, Nos. 5-7.

4.33 The District Council is concerned at the pressure for conversion of shop units in Town Centres to non-retail service uses. It is recognised that A2 uses (financial and professional services), which include uses such as banks, building societies, estate agents and A3 uses (sale of food and drink), often provide attractive locations for such outlets and can contribute to the vitality of a shopping area. The prime shopping frontages are defined as those areas which are the most conveniently located and where considerable investment has been made in providing rear

servicing. They are likely to be modern shopping developments or in areas where comprehensive development is likely to take place. Whilst such uses do provide an element of attraction to visitors and passers-by, they can cause disruption to main shopping frontages with relatively 'dead' window displays. The loss of retail units, if unchecked, could seriously undermine the prime shopping function of the market Town Centres. In order to prevent any such decline, the District Council has defined a prime shopping area in which change of use from Class A1 shops to A2 and A3 will be resisted.

## OTHER SHOPPING POLICIES

S14 IN DETERMINING PLANNING APPLICATIONS FOR A3 USES THE DISTRICT COUNCIL WILL CONSIDER THE FOLLOWING CRITERIA:-

(i) THE EFFECT ON ADJACENT PROPERTIES AND NEARBY RESIDENTIAL PROPERTIES.

(ii) CAR PARKING FACILITIES AND GENERAL HIGHWAY IMPLICATIONS.

(iii) POLICY S11.

(iv) THE PROPOSED HOURS OF OPENING AND WHETHER THEY CAN BE CONTROLLED BY RESTRICTIVE PLANNING CONDITIONS.

4.34 The food and drink Class A3 groups together a range of uses, for example, hot food shops, restaurants, snack bars, wine bars and public houses. Each application for this type of use will be treated on its merits taking into account its potential for environmental nuisances such as smell, traffic and parking. Granting permission may be subject to conditions designed to alleviate a particular difficulty

S15 THE DISTRICT COUNCIL WILL NORMALLY ENCOURAGE THE RESIDENTIAL USE OF VACANT OR UNDER-USED UPPER FLOORS OF SHOPS AND OTHER COMMERCIAL PROPERTIES IN NEW OR EXISTING DEVELOPMENTS IN TOWN CENTRES BY THEIR CONVERSION INTO OR USE AS SELF-CONTAINED FLATS.

4.35 It is important to maintain a mix of uses within the Town Centres to ensure that some life and movement remains after business hours. The District Council has long been anxious to encourage housing units in Town Centres and concerned about the underuse and poor maintenance of some upper storeys. There is considerable potential for the retention, refurbishment and conversion of listed buildings, particularly above ground floor level, for residential use. Policy S15 will serve to support policies H11 and H12 of the Housing Chapter in encouraging people to live in the Town Centres.

S16 PROPOSALS FOR NEW SHOPS OR THE (PARTIAL) CONVERSION OF EXISTING BUILDINGS OR DWELLINGS TO PROVIDE LOCAL SHOPPING FACILITIES WITHIN EXISTING BUILT-UP AREAS OR IN THE VILLAGES WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS. THE DISTRICT COUNCIL GENERALLY WILL PERMIT PROPOSALS WHICH WOULD NOT DETRACT FROM THE AMENITIES OF THE AREA, OR CAUSE A TRAFFIC HAZARD.

4.36 The District Council recognises the important community role of local shops. At one time many residential areas and most villages contained a variety of small shops. Many have closed but those remaining contribute an important service to their localities usually stocking a variety of general convenience goods, often combined with a post office. These shops are especially useful for residents who are unable or unwilling to visit larger stores or centres elsewhere, and therefore rely upon frequent small purchases of goods and food. The District Council will encourage the maintenance of existing local shops and proposals for new local shops.

S17 THE DISTRICT COUNCIL WILL SUPPORT THE RETENTION OF EXISTING SHOPPING FACILITIES IN VILLAGES AND WHERE NECESSARY WILL ENCOURAGE THE DUAL OR

**MULTI-USE OF COMMERCIAL OR OTHER APPROPRIATE PREMISES IN ORDER TO SECURE SOME LOCAL SHOPPING PROVISION.**

4.37 The viability of some local shops is a cause of concern. Where village shops have closed or are under threat of closure, the District Council will encourage the use of other appropriate premises to secure some provision. Policy T15, which restricts the use of retail sales at garages, may be relaxed in these circumstances.



# Transport

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## INTRODUCTION

5.1 Transport is a vital element of any local plan and due consideration has been given to this topic throughout this document in relation to policies and proposals for the District.

5.2 Huntingdonshire District enjoys excellent communications by both road and rail. The A1(T) bisects the District on a north/south axis whilst the A428(T), A14(T) and A605 provide popular connecting links through the area between the East Coast Ports and the industrial Midlands. Mainline stations at Huntingdon and St. Neots provide the District's rail connections to London which is less than one hour's travel time away.

5.3 Over recent years transport improvements in the District have included the dualling of the A14(T) between Huntingdon and Cambridge, bypasses to Huntingdon, St. Ives and St. Neots and the electrification of the main-line rail service to London. These improvements, together with future schemes to increase the capacity of the A1(T) and A14(T) and the provision of a dual carriageway linking the A1(T) to the M1 along the route of the A14(T), will continue to produce pressure on the area for both housing and employment growth.

5.4 Transport issues and highway problems are the responsibility of the Highways Agency and Department of Transport (Trunk Roads) and Cambridgeshire County Council and, because of this, many of the policies in this section are requests or support for action by other Authorities. The District Council is, however, responsible for off-street parking and acts as highway agent for the County Council in the urban areas of the District.

5.5 Huntingdonshire is served by a highway network comprising, at the upper end, of Trunk Roads, County Primary Routes and County Distributor Roads.

The Trunk Roads in the District are:

A1(T) running north-south through the centre of the District.

A14(T) running east-west through the centre of the District.

A428(T) east of the A1(T).

The County Primary and Distributor Roads are:

A15 County Primary Route linking Peterborough to A1(T).

A141 County Primary Route linking Huntingdon and the Ouse Valley to the Fenland areas to the north-east.

A605 County Primary Route linking Peterborough to A14(T) (A605 east of the A1(T) is a County Distributor).

A0196 County Distributor Road linking St. Ives to the Trunk Road A14(T).

A1123 County Distributor Road serving villages east of Huntingdon.

A1198 County Distributor Road serving villages south of Huntingdon.

B1040 County Distributor Road serving Ramsey and Warboys and areas to the south.

B1095 County Distributor Road linking Ramsey to Peterborough.

5.6 The main issues which this transport chapter addresses are: to ensure the efficient and safe movement of people and goods;

to seek a reduction in the adverse effects of transport provision on the environment including traffic relief for specific settlements where appropriate,

to maintain and improve public transport services;

to ensure appropriate standards of highway design and provision; to achieve appropriate parking provision in towns and villages;

to achieve appropriate roadside service provision including provision for Heavy Goods Vehicles and including provision of lorry parks.

TRUNK ROAD PROGRAMME

T1 THE DISTRICT COUNCIL SUPPORTS THE EARLY COMPLETION OF THE A14(T).

5.7 The District Council is fully supportive of the proposal to improve communications between the A1(T) and M1 by the provision of a high grade dual carriageway route between the Spittals Interchange on the Huntingdon Bypass and the M1 junction, No. 19 at Catthorpe, and will use its influence whenever possible to achieve the early implementation of the scheme. The District Council is concerned that the Department of Transport's junction proposals for the A14(T) will ensure free and safe movement between existing communities and will monitor the situation. The route of the A14(T) through the District is shown on the Proposals Map.

T2 THE DISTRICT COUNCIL WILL SUPPORT A SCHEME IN THE TRUNK ROAD PROGRAMME TO UPGRADE THE A14(T) TO DUAL 3 LANES BETWEEN BAR HILL AND HUNTINGDON, TOGETHER WITH NECESSARY JUNCTION IMPROVEMENTS AND TO EXTEND SUCH IMPROVEMENT BY MEANS OF A HUNTINGDON SOUTHERN LINK BETWEEN THE A14(T) AND THE A1(T).

5.8 The numbers of vehicles using the A14(T) is expected to continue to increase to such an extent that additional road capacity is likely to be necessary between Bar Hill and Huntingdon.

5.9 It is important that improvements be made between Huntingdon and the A1(T). On-line improvements will be costly and environmentally damaging. The Government proposes a southern link road to the A1(T) to relieve the A14(T) at this point.

5.10 The District Council fully support this proposal. However, any such road must cross the Ouse Valley Area of Best Landscape. The District Council wish to be fully involved in consultations on routes at an early stage and will emphasise that sympathetic design and landscaping of the road will be essential.

T3 THE DISTRICT COUNCIL WILL SUPPORT AND ENCOURAGE PROPOSALS TO UPGRADE THE A1(T) TO MOTORWAY STANDARD WITHIN HUNTINGDONSHIRE AND WILL PRESS FOR ITS EARLY IMPLEMENTATION.

5.11 The growth of the region and the opening of the M11 have resulted in ever increasing traffic volumes using the A1(T) in Cambridgeshire. Problems of congestion and accidents are most evident between Alconbury and Peterborough and the District Council will press for the implementation of the motorway scheme as soon as possible. The route of the proposed A1(M) between Alconbury and Peterborough is shown on the Proposals Map.

5.12 Current traffic growth predictions indicate that the A1(T) north of Fletton Parkway to Stamford is likely to become overloaded before the end of the plan period, and the Department of Transport is urged to implement its proposals to update the capacity of this part of the A1(T).

T4 THE DISTRICT COUNCIL WILL SUPPORT PROPOSALS TO ELIMINATE ALL JUNCTIONS ON TRUNK ROADS WHICH UTILISE CENTRAL RESERVATION CROSSING POINTS.

5.13 Central Government has a programme of progressively improving the safety of the A1(T) and in particular the elimination of junctions which utilise central reservation crossing points.

5.14 Although such closures may result in longer and less convenient journeys for some motorists, the District Council supports all such improvements in the general interests of road safety and the free flow of traffic on the trunk road. Furthermore, the District Council wish such improvements to be undertaken on all trunk roads in the interests of improving safety.

T5 THE DISTRICT COUNCIL WILL SUPPORT PROPOSALS TO IMPROVE THE A428 TRUNK ROAD EAST OF ST. NEOTS.

5.15 The County Structure Plan Policy P8/10A identifies the need for the A428(T) to be improved to dual carriageway standard between Croxton and Hardwick, and the District Council supports the need for the A428(T) to be improved to a similar standard between Croxton and the A1(T). The District Council will press the Department of Transport to implement its proposed improvements along the A428(T) as soon "s possible.

5.16 The B645 (the former A45) on the west side of the A1(T) is not a trunk road and needs and opportunities for localised route improvements are highlighted in the County Road Programme (see Policy T7(i)).

#### COUNTY ROAD PROGRAMME

T6 THE DISTRICT COUNCIL SUPPORTS THE EARLY IMPLEMENTATION OF THE A605 ELTON/CHESTERTON AND THE A1123 NEEDINGWORTH BYPASSES.

5.17 The A605 Elton/Chesterton Bypass and A1123 Needingworth Bypass are now constructed and open to traffic and are shown on the Proposals Map.

T7 THE DISTRICT COUNCIL WILL PRESS THE COUNTY COUNCIL TO MONITOR AND IMPLEMENT APPROPRIATE IMPROVEMENT SCHEMES FOR:-

(i) B645 WEST OF ST. NEOTS

(ii) A1096 AT ST. IVES

(iii) A1123 EARITH TO HARTFORD

(iv) B1040 RAMSEY TO A141 INCLUDING A WARBOYS WESTERN BYPASS AND IMPROVEMENTS TO THE B1040/A141 JUNCTION.

(v) B1091 YAXLEY TO FARCET/A15 YAXLEY TO PETERBOROUGH.

5.18 The B645 west of St. Neots has decreased in importance since the A14(T) has been provided. However, to optimise the effects of the road improvement scheme the District Council will encourage the County Highways Authority to impose weight restrictions to provide environmental relief for settlements along the B645. The District Council wish to support proposals for weight restrictions on the north-south routes, west of the A1(T) linking the B645 with the A14(T). These restrictions will provide wider environmental relief in the area and should be considered in consultation with Northamptonshire County Council to ensure that they do not create problems across the County boundary.

5.19 Despite the anticipated reduction in traffic volumes the District Council considers there is a need for localised highway improvements on traffic safety, amenity and environmental grounds to include bypasses for Gt. Staughton and Kimbolton.

5.20 The A1096 continues to be a busy route linking St. Ives and the eastern part of the District to the A14(T). The alignment of the route as it approaches the Galley Hill interchange is particularly tortuous and requires realignment and improvement. The County Council has a safeguarded road improvement line which is shown on the Proposals Map.

5.21 The A1123 Hartford to Earith road suffers from poor alignment and congestion where it passes through built up areas. The County Highway Authority has recognised the route's deficiencies and is considering improvements to reduce accidents, provide environmental relief for Earith, Bluntisham and St. Ives and improve communications to the east of the County. The need for a bypass at Needingworth was particularly pressing and the recent construction of the proposed scheme is welcome.

5.22 The eastern section of the Ouse Valley holds the bulk of the District's mineral reserves, and the distribution traffic from existing and future quarries will continue to form a significant part of the A1123 traffic. This is a further reason for urgent improvements to the route.

5.23 A northern relief road for St. Ives should be included in the scheme and this would be particularly welcome for the town as it would resolve congestion problems on Houghton Road and St. Audrey's Lane.

5.24 A bypass for Earith (either north or south of the River Great Ouse) should be designed to prevent through traffic entering the High Street.

5.25 Poor road communications is one of the main reasons restricting the economic growth of Ramsey. The Local Plan Policy is to promote the growth of Ramsey (Policy E9) and the Cambridgeshire Replacement Structure Plan (1989) identifies the opportunity to make the town more accessible and attractive by improving the B1040 connecting Ramsey to the strategic Fen Link Road at Warboys. The route improvement will need to include a western bypass for Warboys and an improved junction to the A141. These road improvements are justified as County Highway Schemes and there is no need to allocate housing development to the west of Warboys. An improved alignment of the B1040 at Shillow Hill is highly desirable.

5.26 The B1091 road is expected to become overloaded in the Plan Period with resultant environmental problems through Yaxley and Farcet and congestion especially associated with the sub-standard bridge over the main-line railway. Development of the employment allocation to the east of Yaxley will be dependent upon the provision of a footbridge over the main line railway. The A15 improvement being provided as part of the Peterborough Southern Township will divert traffic from the B1091, thereby largely resolving current highway problems, as well as bringing general environmental benefits to Yaxley and Farcet.

5.27 The Peterborough Southern Township development will fund and provide a new road between Junction 2 of Fletton Parkway and the A15 at a point to the south-west of Yaxley. The planning permission for the township development requires the Yaxley bypass to be commenced prior to the construction of the 2,501st house within the Township and to be completed prior to the 5,000th house being commenced.

5.28 The Section 106 Agreement requires the Yaxley bypass to be provided before the Township development generates 5,900 vehicle trips in the weekday evening peak hour. Its construction will be triggered by whichever comes first (house completions or trip generation).

5.29 No timing constraint will be imposed on Phase 1 of the Co-op Farm development at Yaxley. Phase 2 will not be allowed to commence until the proposed A15 improvement has relieved

London Road unless access can be provided to the satisfaction of the Highway Authority and the Local Planning Authority.

T8 A RELIEF ROAD FOR RAMSEY AND BURY WILL BE REQUIRED IN ASSOCIATION WITH HOUSING AND EMPLOYMENT DEVELOPMENT AND FUNDING WILL BE SOUGHT FROM THE DEVELOPERS.

5.30 The sites for housing that have been identified to the west of the town will require an associated relief road. This will provide necessary access from the new housing onto the highway network and provide vehicular access to the town itself. The Relief Road will run from an appropriate point on St. Mary's Road to the north-west of Ramsey to Ramsey Road to the south of the Upwood Airbase and east of Upwood Primary School. The road will run in an appropriate alignment between these two points. Part of the road will run through the former operational airbase and will offer the opportunity of alternative access to the base. Development will not extend to the west of the bypass line.

5.31 The Relief Road will need to be linked to a new road line from the Ramsey Road to the Wistow Toll to prevent an unduly adverse traffic impact on the village of Bury and to enable traffic to avoid Shilow Hill on the present B1040. Funding for this link road will be sought from the developers.

T9 THE DISTRICT COUNCIL WILL PRESS FOR A NEW ROAD SCHEME TO RELIEVE CONGESTION ON THE HUNTINGDON RING ROAD AND APPROACH ROADS TO THE TOWN (INCLUDING THE ROAD THROUGH GODMANCHESTER).

5.32 The introduction of traffic light controls on the Ring Road itself has improved traffic flow and conditions for pedestrians crossing the road. Traffic volumes, however, remain high. The District Council consider that a new road scheme involving a third crossing of the River Great Ouse is required to relieve the Huntingdon Ring Road and Godmanchester and will press Cambridgeshire County Council to introduce such a scheme. It is likely that such a scheme would cross an acknowledged area of best landscape in the District and sympathetic design and landscaping would be essential.

## TRAFFIC MANAGEMENT

T10 THE DISTRICT COUNCIL WILL ENCOURAGE SCHEMES WHICH PROVIDE FOR VEHICLE/PEDESTRIAN SEGREGATION AND ENVIRONMENTAL IMPROVEMENT IN TOWN AND VILLAGE CENTRES.

5.33 To reduce the risk of accidents and improve the environment of town and village centres, the District Council will encourage and promote the introduction of pedestrianisation and pedestrian priority areas. Such proposals will be supported where traffic flows can be economically and satisfactorily re-routed and where adequate car parking provision can be made. A major environmental improvement scheme has been completed in Huntingdon and the Council's current programme includes provision for schemes in St. Neots and Ramsey as well as further work in St. Ives (see Policy En10). Opportunities may exist in villages for smaller scale schemes such as have been implemented around Warboys Clock Tower, the Square at Houghton and around the Village Hall at Earith. The District Council will seek the support of local Councils and other sources for the implementation of such schemes.

T11 THE DISTRICT COUNCIL WILL PRESS FOR OTHER MINOR HIGHWAY IMPROVEMENT SCHEMES INCLUDING THE INTRODUCTION OF TRAFFIC MANAGEMENT MEASURES WHERE THEY ARE CONSIDERED NECESSARY, PRACTICAL AND ENFORCEABLE.

5.34 A number of traffic management measures are in force in Huntingdonshire which redress significant traffic problems. Where highway problems become evident during the Plan Period the District Council will request that the County Highway Authority implement appropriate improvement

schemes. Traffic management measures may be used to resolve congestion, improve road traffic safety or provide environmental benefits in preference to more costly road improvement schemes. Developers will be asked to contribute to traffic management schemes where appropriate.

#### ACCESS TO PRIMARY AND DISTRIBUTOR ROUTES FOR SERVICE AREAS, HOTELS AND MOTELS, RESTAURANTS AND PETROL FILLING STATIONS.

T12 SERVICE FACILITIES ON THE PRIMARY AND DISTRIBUTOR ROAD NETWORK OF THE DISTRICT WILL NORMALLY BE RESISTED IF THEY FAIL TO SATISFY THE FOLLOWING CRITERIA:-

(i) DIRECT ACCESS ONTO THE PRIMARY AND DISTRIBUTOR ROAD NETWORK WILL ONLY BE ALLOWED FOR NEW DEVELOPMENTS WHICH SERVE THE NEEDS OF THE TRAVELLING PUBLIC.

(ii) A NEED FOR A PETROL FILLING STATION MAY BE PROVEN WHERE THERE IS MORE THAN 19.3 KM (12 MILES) BETWEEN EXISTING FACILITIES ON THE SAME SIDE OF THE ROAD. HOWEVER, ANY NEW FACILITIES SHOULD BE LOCATED AT SITES MORE THAN 9.7 KM (6 MILES) FROM ANY EXISTING FACILITIES. PETROL STATIONS AT ROUNDABOUTS WILL BE CONSIDERED TO SERVE TRAFFIC IN BOTH DIRECTIONS.

(iii) NO RESTAURANTS, TRANSPORT CAFES, HOTELS OR MOTELS MAY BE BUILT WITH DIRECT ACCESS ONTO THE PRIMARY AND DISTRIBUTOR ROAD NETWORK UNLESS THERE IS A PETROL FILLING STATION PROVIDED ON THE SAME SITE AND OTHER APPROPRIATE ROADSIDE SERVICES ARE AVAILABLE.

(iv) ALL DEVELOPMENTS ON THE PRIMARY AND DISTRIBUTOR ROAD NETWORK SHOULD NORMALLY PROVIDE TOILETS, TELEPHONES AND PARKING FACILITIES ADVERTISED FOR PUBLIC USE.

(v) THE REDEVELOPMENT OF DISUSED SITES AS SERVICE FACILITIES NORMALLY WILL BE RESISTED UNLESS IT IS IN ACCORDANCE WITH THE ABOVE CRITERIA.

5.35 The proliferation of roadside services along the primary road network is a cause for concern as access to and from them creates a potential accident threat. The adoption of this Policy will highlight areas of under and over-provision and provide a framework, in association with Government advice set out in Circular 4/88 and Planning Policy Guidance Note 13, for regulating service provision throughout the District. The policy reflects the County Highway Authority's Guidelines on the location of service facilities, which in turn reflect Government Advice. The need for petrol filling stations depends upon traffic volumes and other individual factors hence there can be no rigid rules on spacing of such services. The District Council will expect developers to provide an assessment of demand and evidence of need in accordance with Government advice.

5.36 The redevelopment of disused roadside services and petrol filling station sites will be resisted unless they are in accordance with the policy criteria in Policy T12.

5.37 The proposed A1(M) trunk road is the subject of a national study on service provision which will be implemented by the Government. The local service road along the proposed A1(M) will be subject to Policy T12 as any other primary or distributor route. Special attention will be paid to the need to prove the case for services provision along this road and the location and signing of services to ensure that national motorway traffic is not encouraged onto the local road network.

T13 ROADSIDE SERVICES ON THE ROUTE OF THE PROPOSED A14(T) WEST OF THE A1 WILL ONLY BE PERMITTED AT BYTHORN, SPALDWICK AND THE A1(T)/A14(T) JUNCTION (BRAMPTON HUT).

5.38 The sites identified for service area development were chosen for their physical separation and their location in relation to the junctions on the A14(T) route.

5.39 The site selection process also recognised that each location contained elements of existing roadside service provision, the intensification of which would be likely to have least effect on road traffic safety and the visual and rural amenities of the area, which is largely identified as best landscape in the Cambridgeshire Replacement Structure Plan (1989) and in this Local Plan. Brampton Hut is considered an appropriate location for a major facility for Heavy Goods Vehicles. The Bythorn and Spaldwick sites are not considered appropriate for the large scale services provision required by Heavy Goods Traffic. To minimise cross carriageway movements in the interests of road safety the service provision at Bythorn should be on the north of the road to serve eastbound traffic and provision at Spaldwick should be on the south to serve westbound traffic.

5.40 All other sites along the A14(T) west of the A1(T) within the District are considered inappropriate for roadside service provision.

5.41 This policy accords with the Joint Policy for Service Area Facilities on the Proposed A14 Trunk Road Supplementary Planning Guidance prepared by local authorities along the route (including Huntingdonshire District Council).

**T14 SERVICE PROVISION ON ALL OTHER ROUTES WILL BE DETERMINED ON THEIR RESPECTIVE MERITS TAKING PARTICULAR ACCOUNT OF HIGHWAY SAFETY AND AMENITY CONSIDERATIONS.**

5.42 There is likely to be a continuing need for local garage and petrol filling services, and the District will assess the acceptability of such proposals against the criteria mentioned in the policy.

#### **RETAIL SALES AT GARAGES**

**T15 RETAIL SALES AT ALL GARAGES AND PETROL FILLING STATIONS WILL NORMALLY BE RESTRICTED TO ITEMS ASSOCIATED WITH TRANSPORT SERVICES AND ANCILLARY TO THE BUSINESS INCLUDING SNACK FOODS, TOBACCO, CONFECTIONERY AND SOFT DRINKS.**

5.43 There has been a trend in recent years for garages and petrol filling stations to sell an increasingly wide range of consumer items, many of which are unrelated to transport services. The District Council will restrict retail sales at garages and filling stations to the range of goods associated and ancillary to the business in order to protect the viability of established retail centres which are accessible to all sections of the community.

5.44 Exceptions to the policy may be made where small communities have no shopping facilities and where a local garage or filling station can fulfil this function.

#### **HEAVY GOODS VEHICLE PARKS AND FACILITIES**

**T16 THE DISTRICT COUNCIL WILL SUPPORT THE SPECIFIC PROVISION OF A LORRY PARK AT BRAWIPTON HUT AND THE PROVISION OF MAJOR LORRY PARKS AND OTHER HEAVY GOODS VEHICLE SERVICES THAT ARE WELL RELATED TO THE PRIMARY ROUTE NETWORK WHERE A NEED FOR SUCH PROVISION IS PROVEN AND WHERE THERE ARE NO ENVIRONMENTAL OR TRAFFIC OBJECTIONS.**

5.45 The District's strategic location on the national highway network means that there are considerable volumes of heavy goods through traffic. This type of traffic has a most detrimental effect on the physical structure, general amenities and qualities of life of built up areas.

5.46 A Heavy Goods Vehicle service area has recently been provided near the junction of the A14(T) and A1(T) at Alconbury and planning permission has been granted for a second facility at the junction of the A14(T) and A1198 at Godmanchester. The A1(T)/A14(T) junction at Brampton Hut has also been identified as a suitable location for a Heavy Goods Vehicle Park in association with a Roadside Service Area including hotel facilities, service station, restaurant facilities and emergency service centre.

5.47 Developers will be expected to provide assessments of demand and evidence of need. The need for Heavy Goods Vehicle Parks and vehicle services will also be determined by reference to the implementation of existing allocations, the level of use and/or over use of existing facilities and the use of lay-bys and off-route sites for Heavy Goods Vehicle 'stop-overs' with the associated incursion of such vehicles into inappropriate residential and rural roads.

5.48 Heavy Goods Vehicle Parks and Service Areas should be suitably accessed and not detrimental to areas of acknowledged environmental and amenity importance. In particular, they should be located where they do not cause a noise nuisance for local people.

5.49 The provision of adequate services for Heavy Goods Vehicles in convenient locations adjoining the primary highway network should minimise the need for such traffic to penetrate built up areas. Where problems remain or occur, the District Council will seek to resolve localised abuse of this strategy by requesting the Highway Authority to introduce vehicle bans where necessary.

#### LOCAL SERVICES SIGNS AND TOURIST FACILITIES SIGNS

T17 THE DISTRICT COUNCIL WILL ENCOURAGE THE HIGHWAY AUTHORITIES TO PROVIDE 'LOCAL SERVICES' SIGNS FOR BYPASSED COMMUNITIES.

5.50 Services and facilities are sometimes available for travellers within settlements which have been bypassed by highway improvements. It is important both for the travelling public and the vitality of local services that such facilities are adequately signed from the highway.

5.51 The District Council will promote the use of 'Local Services' signs for such bypassed communities that provide a range of services.

#### ESTATE ROADS, FOOTPATHS AND CYCLEWAYS

T18 THE DISTRICT COUNCIL WILL REQUIRE NEW DEVELOPMENT TO BE ACCESSED BY NEW HIGHWAYS OF ACCEPTABLE DESIGN AND APPROPRIATE CONSTRUCTION.

5.52 In order to provide safe and convenient vehicular access to new dwellings, the District Council will require all new estate roads to be in accordance with its requirements. These requirements will be determined in the light of Government advice and advice from the County Highways Authority which has approved specifications for highway adoption.

T19 THE DISTRICT COUNCIL WILL REQUIRE ALL NEW DEVELOPMENTS TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN ROUTES HAVING DUE REGARD TO EXISTING AND PLANNED FOOTPATH ROUTES IN THE AREA.

5.53 The District Council consider it important to provide vehicle/pedestrian segregation throughout new housing areas and will therefore require that all new developments provide public footpaths between the houses and community facilities such as shops and open space areas. The District Council will ensure that the integrity of existing footpaths are safeguarded in the design of new developments. Opportunities to create new routes may also be possible.

5.54 The effect of development on a public right of way is a material consideration in the determination of a planning application and will be taken due account of by the District Council in accordance with the advice in Circular 1/83. Footpaths may have to be diverted but they should not



be altered so as to diminish the quality of routes Once planning permission has been granted the public right of way should be kept open and unobstructed until the statutory procedures authorising closure, diversion or creation have been completed.

T20 THE DISTRICT COUNCIL WILL IDENTIFY SEGREGATED CYCLEWAY ROUTES TO BE PROVIDED BY DEVELOPERS IN ASSOCIATION WITH CERTAIN HOUSING, EMPLOYMENT AND SHOPPING DEVELOPMENTS.

5.55 Segregated cycleway routes can make a significant contribution to road traffic safety, particularly for children. In particular schemes, the District Council will require segregated routes to be provided, focusing upon community facilities, shops, schools and major public open space areas. The Peterborough Southern Township development will provide the opportunity to include segregated cycleway routes throughout the development and integrated with existing and proposed routes around the Township.

5.56 The provision of segregated cycleways linking settlements are being considered by the County Council in the light of the increasing number of cyclists using the roads for school, work trips and for recreational purposes. On some main roads footways exist which could be modified to provide joint cycleway routes. The District Council will encourage the County Council to make such designations and improvements in appropriate locations.

## BUS TRAVEL

T21 THE DISTRICT COUNCIL WILL SUPPORT PROPOSALS WHICH MAINTAIN OR IMPROVE THE PRESENT LEVEL OF PUBLIC TRANSPORT SERVICES.

5.57 The 1981 Census reveals that approximately 25% of the District's population was dependant on public transport for mobility purposes. In urban areas popular town bus services provide a reasonable level of daily accessibility, but in rural areas it has been a constant problem to maintain a minimum level of service. Since the 1985 Transport Act, all bus services in the County have been privatised and the County Council now has a duty to look to provide services which are considered socially necessary and which are not provided commercially.

5.58 The District Council will support any proposals which improve the efficiency of public transport, reduce the need for subsidy, and seek to improve services beyond the minimum level for those sections of the community (young/elderly/disabled) who are dependant on the public transport system. It will be particularly important to ensure that the design of the Peterborough Southern Township encourages the use of public transport to be maximised.

5.59 It is hoped that the District Council's adopted housing strategy will encourage population growth in some rural parts of the District which in turn will result in increased usage levels and make public transport services to certain isolated rural areas more commercially viable.

T22 THE DISTRICT COUNCIL WILL SUPPORT THE PROVISION OF A PURPOSE DESIGNED BUS STATION FOR ST. NEOTS.

5.60 Local and long distance services currently use part of the Market Square as a bus terminus. Minimum facilities are available, and the use detracts from the otherwise pleasant historic environment.

5.61 The District Council will give consideration to the provision of a purpose-built bus terminus to enable the existing facilities to be relocated from the Market Square.

## RAIL TRAVEL

T23 THE DISTRICT COUNCIL WILL SUPPORT PROPOSALS WHICH MAINTAIN AND IMPROVE FACILITIES AT EXISTING STATIONS AT HUNTINGDON AND ST. NEOTS.

5.62 Long distance commuting has increased in popularity in recent years to the extent that many of the existing services and facilities are stretched. The provision of an additional enclosed waiting room at Huntingdon is a welcome example of improvements, which can be made.

5.63 The possibilities of increasing usage of existing rail lines and relieving pressure on existing stations by the provision of more stations in the District should be continuously reviewed in the light of changing circumstances. In particular the establishment of an additional station on the main line rail link at a convenient location between Peterborough and Huntingdon should be evaluated. This could serve the northern parts of the District and relieve pressure on Huntingdon station and its approach roads

5.64 The possible re-opening of the St. Ives - Cambridge line to passenger traffic is being investigated.

#### AIR TRAVEL

5.65 Although there are no large scale commercial airports in the District, business air travel does occur from the former World War II airfield at Conington. This use has gradually expanded over recent years and the District Council will not oppose further development or intensification of use for local business purposes once the proposed A1(M) improvement scheme has been provided, unless the development is likely to adversely affect the local communities.

#### CAR PARKING

T24 THE FOLLOWING SITES ARE ALLOCATED FOR CAR PARKING:

(I) GAZELEY HOUSE, HUNTINGDON.

(II) MILL COMMON, HUNTINGDON (EXTENSION TO RAILWAY STATION CAR PARK)

(III) CHURCH STREET, ST. NEOTS.

(IV) ISLANDS COMMON, EAST OF B1041, ST. NEOTS.

(V) SOUTH OF DOLPHIN HOTEL, ST. IVES.

(VI) MEWS CLOSE, RAMSEY.

5.66 All these sites apart from Mill Common, Huntingdon and the Dolphin Hotel site, St. Ives are intended to be made available as public car parks to provide more car parking capacity in Huntingdon, St. Neots, St. Ives and Ramsey.

T25 THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT ADEQUATE OFF-STREET SPACES FOR BOTH SHORT AND LONG STAY PARKING ARE MADE AVAILABLE IN THE TOWN CENTRES OF THE DISTRICT AND GODMANCHESTER.

5.67 As the responsible agency, the District Council will monitor town centre parking needs and extend provision in relation to the growth of the town and its catchment area, the changes in its retail floorspace content and the increasing levels of vehicle ownership and usage.

5.68 The District Council will closely examine all new town centre shopping, commercial and leisure developments for their potential to increase public parking provision.

5.69 The main parking problems and needs of the four urban areas of the District are summarised as follows:-

5.70 Huntingdon: Currently lacks an adequate number of short term spaces, but this situation will be improved when the town centre redevelopment scheme is implemented. There is a major problem being experienced at the present time and the District Council will look for ways to resolve this in advance of the town centre redevelopment.

5.71 St. Neots: The town centre is currently well served with extensive parking facilities for both short and long stay use. Sites at Church Street, and Islands Common previously identified in the St. Neots Town Centre Plan, 1976, are allocated for future car parking.

5.72 St. Ives: Ample parking provision exists in the town centre. The villages to the south of the town are currently poorly served for car parking and are likely to remain so as the site previously identified for a public car park on the south side of the river is to be developed for private parking in connection with the Dolphin Hotel. Extensive on-street parking along Bridge Terrace is evidence of the current unsatisfied public parking demand and, therefore, a new site has been allocated. The proposed allocation is within the flood plain of the River Great Ouse and in order to alleviate any potential obstruction to flood flow, certain restrictions to construction will be required. Finished surfaces should not exceed existing ground levels, and no fencing or planting should be undertaken which will obstruct flows (especially across the faces of the flood arches of London Road). The erection of flood warning signs associated with the car park is desirable.

5.73 Ramsey: Further off-street parking spaces are needed close to the commercial core of the town. A site at Mews Close is allocated for off-street parking and extends the existing off-street parking in the area.

5.74 On-street parking satisfies a useful and significant part of current demand although where this occurs in part of High Street and the Great Whyte, it creates congestion for traffic. Additional restrictions on street parking may be needed in such areas as the town develops and traffic volumes increase. Further sites for public car parking will be investigated.

5.75 Godmanchester: Suffers from a lack of off-street parking provision. The District Council will continue to seek the identification of suitable and available sites for off-street parking. The practicalities of seeking management agreements with owners of existing private off-street parking facilities will also be investigated.

T26 THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT APPROPRIATE PARKING IS MADE AVAILABLE AS NECESSARY FOR THE VILLAGES IN THE DISTRICT, INCLUDING BRAMPTON, BURY, LT. PAXTON AND THE STUKELEYS.

5.76 Particular parking problems in specific villages will be considered and appropriate remedial action identified.

5.77 Kimbolton provides local shopping and business facilities for smaller surrounding settlements and is one of the District's prime tourist attractions. Although considerable on-street parking exists along both sides of the High Street, additional off-street provision is required for both local and tourist traffic in the interests of improving safety, reducing congestion on the B645, and enhancing and protecting the historic environment. The District Council will search for a suitable and available site for off-street parking.

T27 THE DISTRICT COUNCIL WILL NORMALLY REQUIRE THE PROVISION OF CAR PARKS TO SERVE EXISTING AND PROPOSED RECREATION FACILITIES.

5.78 The improvement and provision of car parking at existing tourist attractions and recreation facilities will be encouraged. Consideration will be given to the provision of small car parks to support informal recreation sites. New facilities will have to provide appropriate parking arrangements to the satisfaction of the District Council

T28 THE DISTRICT COUNCIL WILL NORMALLY REQUIRE ALL NEW DEVELOPMENTS TO SATISFY THE STANDARDS OF PARKING PROVISION SET OUT IN THE APPENDIX 3 TO THIS REPORT. (CAR PARKING STANDARDS IN HUNTINGDONSHIRE).

5.79 The District Council has prepared new Car Parking Standards as part of the Local Plan. These will replace the existing Standards which were published in 1978 and which are now outdated. The new Standards are set out in the Appendix 3 to the Plan

5.80 A certain degree of flexibility will be exercised in implementing the Standards as there are occasions when rigid application of the policy would conflict with other planning objectives, e.g. the need to maintain the character and amenity of conservation areas or find a viable use to ensure the future of a listed building.

5.81 The Council will normally expect appropriate car parking to be provided on-site. In exceptional circumstances the District Council may accept a commuted sum from developers wishing to develop town centre sites in lieu of the provision of on-site parking. The Council will use this sum to provide further car parking provision elsewhere in the town.

# Recreation & Leisure

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## INTRODUCTION

6.1 Informal recreation activities are promoted by the Countryside Commission which has published a policy document entitled 'Recreation 2000', Policies for enjoying the Countryside. The District Council has endorsed the objectives and policies contained in this document.

6.2 Formal recreation activities have been considered by the Sports Council (Eastern Region) which has quantified local shortages of major sports facilities in its document entitled 'Sport in the East - A Strategy for the Nineties' published in 1988.

6.3 The National Playing Field Association's published standards have been adopted by the District Council as minimum standards of provision.

6.4 The rapid growth in population has led to a greater demand for recreation and leisure provision in this District. To consider these issues in detail the District Council published its Leisure Policy Review in July 1986 and adopted it as an informal policy document. This considered the work of the Leisure and Amenities Committee, its capital programme, existing levels of provision and likely future demand for both formal and informal leisure, amenity and recreation provision. This Review itself has been reviewed during 1991

6.5 The Ouse Valley Recreation Local Plan was approved as Council policy in 1984 and adopted as a statutory local plan in April 1988. The Plan is partly a management plan and deals mainly with competing demands for informal recreation along the river valley for a ten year period. The Ouse Valley Recreation Local Plan has been superseded by this District Wide Local Plan, but a number of its specific policies have been retained by means of a Continuation in Force Direction from the Secretary of State for the Environment.

6.6 Recreation and leisure activities compete with other uses for both land and finance. Countryside recreational facilities create pressures on the environment. Golf courses and country parks take up large amounts of land and recreation may disrupt other interests. Formal recreation serving both towns and villages may seek to use land considered valuable for other developments such as industry, housing or shopping. On the positive side, recreation facilities can provide useful open areas which contribute to the setting of towns and villages.

6.7 Whilst there are difficulties in achieving the implementation of open space and formal sports provision, a variety of agencies have been involved in the provision and maintenance of facilities to date. Limited finance is available from public bodies including the County and District Councils, Countryside Commission, the Sports Council (Eastern Region) and Town and Parish Councils. Private sector involvement includes a wide range of commercial enterprises, entertainments and sport facilities, and restricted access to private facilities is provided by private firms, colleges or clubs. It is now appropriate to consider the private sector provision of recreation and leisure facilities in the District as making a positive contribution to meeting public needs.

6.8 The general issues to be addressed in this recreation chapter are:

To achieve the implementation of adequate facilities for formal sports, recreational and leisure activities through direct provision, partnership and through negotiation on planning applications.

To make better use of existing facilities including encouraging the dual use of public and private sector provision, and increasing public awareness of what facilities are available.

To ensure that basic facilities are widely distributed so as to be accessible to rural as well as urban populations.

To improve access to the countryside, and to promote public enjoyment and education in countryside matters.

To achieve increased recreational and leisure provision without damaging the environment.

To maximise the potential for informal recreation of the disused gravel working areas.

To consider the needs of and make provision as appropriate for organised sports in the countryside.

## RECREATION AND LEISURE PROVISION

R1 THE DISTRICT COUNCIL WILL DIRECTLY PROMOTE RECREATION AND LEISURE PROJECTS OF DISTRICT-WIDE SIGNIFICANCE AND GENERALLY SUPPORT DEVELOPMENT OF LEISURE AND RECREATION FACILITIES COMMENSURATE WITH POPULATION LEVELS, HOUSING DEVELOPMENT AND IDENTIFIED NEED. THE DISTRICT COUNCIL WILL MONITOR SHORTFALLS IN RECREATION PROVISION.

6.9 The District Council will concentrate its direct involvement on recreation projects of District wide significance which are accessible to a large population. The Council may provide assistance for small local schemes by way of grant aid and advice to local councils and relevant organisations.

6.10 The recreation policies are designed to meet the identified needs of the area to cater for the variety of age groups and to ensure provision is made for specific types of sport and recreation activity. Implementation of these policies will be by combined effort of Local Authorities, Town and Parish Councils and the private sector. The Planning Authority will have regard to the recreation requirements of an area in the determination of planning applications.

6.11 By monitoring the level of recreation provision the District Council will be able to identify activities and locations where recreation facilities should be provided in the future, either directly by the Council or Town and Parish Councils, the private sector or by a public/private partnership.

6.12 The Sports Council (Eastern Region) in its 'Strategy for the Nineties' has identified a shortage in Huntingdonshire of 2 multi-use sports halls and an indoor tennis facility and a minor amount of swimming pool space. These shortages are based on projected population levels up to 1993.

R2 THE DISTRICT COUNCIL WILL CONSIDER PLANNING APPLICATIONS FOR RECREATION FACILITIES ON THEIR MERITS, BEARING IN MIND THE FOLLOWING FACTORS:

(i) ADVICE FROM SPORTING RECREATION AUTHORITIES ON THE NEED FOR FURTHER PROVISION.

(ii) THE EFFECT UPON ADJACENT RESIDENTIAL AREAS.

(iii) THE EFFECT ON LANDSCAPE, VISUAL AMENITY, NATURE CONSERVATION AND ARCHAEOLOGICAL INTERESTS.

(iv) ACCESS, PARKING AND TRAFFIC GENERATION.

(v) THE SITING, DESIGN AND MATERIALS OF ANY BUILDINGS AND STRUCTURES.

6.13 It is likely that there will be an increase in private sector involvement in the provision of recreation facilities in the future. Many farmers will also be seeking to find alternative uses for their buildings and land, in line with current government policy.

6.14 The need for new recreation facilities will be a valid consideration in determining a specific application as will the implications for the environment, landscape and residential amenities. New facilities must provide satisfactory access and parking provision.

6.15 There are a wide range of sports which because of their special requirements are best located in the countryside. Sports such as microlighting, gliding and motor sports are seen as being undesirable because of noise, visual intrusion etc. Careful zoning of recreation uses may allow the practice of noisy or intensive recreation uses without threatening nature conservation interests or enjoyment of the countryside. Planning permission for these sports will be assessed against the criteria in this policy.

R3 THE FOLLOWING BASIC MINIMUM STANDARDS FOR THE PROVISION OF RECREATION OPEN SPACE WILL APPLY:

(i) ALL SETTLEMENTS WITH POPULATIONS BELOW 1000 PERSONS TO BE ASSESSED INDIVIDUALLY, TAKING PARTICULAR ACCOUNT OF LOCAL SUPPORT.

(ii) SETTLEMENTS WITH POPULATIONS IN EXCESS OF 1000 PERSONS TO BE BASED ON THE STANDARD OF 2.43 HECTARES (6 ACRES) PER 1000 POPULATION.

6.16 These standards are based on National Playing Fields Association (NPFA) standards, as stated in their 1989 publication 'The NPFA Six Acre Standard'. It is stressed that they should be considered as a minimum provision and relate to playing space only and exclude amenity areas. The NPFA breakdown the standard as follows:

Youth and Adult Use - 1.6 hectares - 1.8 hectares (4-4½ acres)

Children's (equipment playgrounds) - 0.2 hectares- 0.3 hectares (½-¾ acres)

Children's Use (casual or informal play) - 0.4 hectares - 0.5 hectares (1-1¼ acres)

The District Council will normally seek the achievement of these individual elements of the Standard, but will take account of relevant local factors in interpreting the general standard.

6.17 Peterborough City Council have adopted a standard for playspace and amenity space for residential provision. This standard is similar to the standards stated in paragraph 6.16, in terms of playspace. To avoid confusion, and ensure consistency, the Peterborough City standard will be adopted for that part of the Peterborough Southern Township within Huntingdonshire. The amenity provision relates to a figure of 1.4 hectares (3.5 acres) per 1000 population for informal parkland and other amenity open space and this will be adopted for the Township area. Reference to amenity space in the rest of Huntingdonshire is made in Policy En25 to ensure that adequate provision of amenity areas are provided on housing estates.

6.18 The rural nature of the District means that major sports and entertainment facilities will be concentrated in the towns

6.19 It is expected that settlements of over 1000 persons should meet the standards in full. For settlements of less than 1000 the indivisibility of basic facilities means that the full NPFA standard cannot readily be applied. Recreation provision for these settlements will therefore be assessed on an individual basis against the NPFA guidelines, taking particular account of local need, demand and organised support.

## OUSE VALLEY RECREATION LOCAL PLAN

6.20 The Ouse Valley Recreation Local Plan remains an adopted plan but only those policies listed in the 'Continuation in Force Direction' dated 24 November 1994 and included in Appendix 1 continue to be operative. The other provisions of the Local Plan are no longer in force.

### LAND AND FACILITIES

**R4 THE DISTRICT COUNCIL WILL SUPPORT THE BASIC PROVISION OF A MEETING PLACE FOR EACH VILLAGE.**

6.21 The District Council will support and encourage the provision of village halls in each village or satisfactory alternative accommodation arrangements, such as ready access to school halls etc. Opportunities to obtain facilities in association with future development will be explored.

**R5 THE DISTRICT COUNCIL WILL SEEK NEW OR IMPROVED JOINT/DUAL USE ARRANGEMENTS AT PUBLIC SECTOR PREMISES, WITH PRIORITY GIVEN TO HUNTINGDON, ST. NEOTS, RAMSEY, SAWTRY, KIMBOLTON AND YAXLEY.**

6.22 Better use of existing facilities is an important component of the recreation strategy. Concentrating on modest improvements, better organisation and promotion can make significant increases in the usage of existing facilities. The extension of joint and dual use schemes for school, college, and other public sector facilities, (especially their use at weekends, holidays and in the evenings), can be particularly valuable to local communities. Agreements for the wider use of privately owned facilities provided by employers should also be sought to extend the range of facilities available to local communities.

**R6 THE DISTRICT COUNCIL WILL REQUIRE THE PROVISION OF ADEQUATE PUBLIC OPEN SPACE AND OTHER RECREATION AND LEISURE PROVISION IN CONJUNCTION WITH THE PLANNED DEVELOPMENT OF HUNTINGDON, ST. NEOTS AND RAMSEY.**

**R7 NEW RESIDENTIAL DEVELOPMENT OF 10 DWELLINGS OR MORE (OR 0.4 HECTARES, I.E. 1 ACRE OR MORE) SHOULD NORMALLY MAKE PROVISION FOR CHILDREN'S CASUAL AND EQUIPPED PLAYSPACE AT A RATIO OF 0.8 HECTARES (2 ACRES) PER 1000 POPULATION. IN ADDITION, FOR DEVELOPMENTS ON SITES CONTAINING 30 DWELLINGS OR MORE (OR 1.2 HECTARES, I.E. 3 ACRES OR MORE) THE DISTRICT COUNCIL WILL NORMALLY SEEK THE PROVISION OF (OR AN EQUIVALENT CONTRIBUTION TOWARDS) FORMAL ADULT AND YOUTH PLAYSPACE AT THE RATIO OF 1.6 HECTARES (4 ACRES) PER 1000 POPULATION, HAVING REGARD TO THE EXISTING OPEN SPACE PROVISION IN THE IMMEDIATE AREA.**

**R8 THE DISTRICT COUNCIL WILL CONSIDER ACCEPTING CONTRIBUTIONS FROM DEVELOPERS TOWARDS IMPROVING RECREATION FACILITIES IN THE VICINITY OF THE PROPOSED DEVELOPMENT TO OFFSET ON SITE RECREATION REQUIREMENTS SET OUT IN POLICY R7 WHERE IT IS AGREED THAT THE PROVISION OF SUCH RECREATION OPEN SPACE WOULD BE IMPRACTICAL OR INAPPROPRIATE.**

6.23 The allocation of land in local and village plans and settlement policy documents has safeguarded sites for public open space provision. However, it is apparent that in many instances, this land has not been taken up or equipped by Town and Parish Councils. High land values for alternative uses have deterred owners from selling and Town and Parish Councils from trying to buy. The increases in population growth proposed in this plan, together with the under provision in some settlements and unlikely implementation of present allocations has led to this review in policy.

6.24 On new development sites, provision for recreation and open space will normally be made on site, having regard to the scale of development and in accordance with recognised playspace



standards. It is recognised that there may be circumstances where a contribution to off-site recreation provision may be appropriate, provided it is in the vicinity of the new development.

6.25 Provision for open playspace for various needs should be made on large and small developments. The open playspace standard needs to be used flexibly and it is felt appropriate to apply only the casual play and children's play parts of the NPFA Open Space Standards for large groups and small estates (10-30 dwellings). The '30 dwelling threshold' is justified because it is considered that when new development reaches this scale there is pressure on formal sports provision which needs to be reflected in the proposal. In applying these policies, account should be taken of the existing amount and location of playspace in the vicinity and any recognised shortfalls from current playspace surveys. Account also should be taken of the size of the resulting playspace, its location in the proposed development and its ease of maintenance.

6.26 Where land is provided to meet the full playspace standard it should be of sufficient size to accommodate a reasonable sized pitch with room for car parking and changing room facilities. Where the provision of land is impractical or inappropriate agreements will be made under Section 106 of the Planning & Compensation Act 1991 to achieve recreation open space objectives. If a financial contribution towards recreation provision is considered appropriate reference will be made to the Council's Leisure & Amenities Capital Programme which lists priorities for land acquisition and equipment and can be implemented when there are sufficient funds. Land acquisition may be backed up with compulsory purchase powers if negotiations break down. Usually open space provision will be offered to town or parish councils. Major facilities will be conveyed to the District Council. In some developments, such as specialised housing schemes for the elderly, the open space standard will not apply.

6.27 Standards are expressed in terms of requirement per thousand population, The average house occupancy rates for the District are gradually falling and are expected to be 2.5 persons per dwelling by 2001. The following assumptions on occupancy have been mainly derived from work by Cambridgeshire County Council on new estates surveys and will be the basis to calculate the likely number of people accommodated in a development.

1 bedroom dwelling - 1.5 persons

2 bedroom dwelling - 1.6 persons

3 bedroom dwelling - 2.2 persons

4 bedroom dwelling - 3.2 persons

5 bedroom dwelling - 4 persons

These assumptions will be reviewed in the light of further estate survey work to be done by the County Council, including estates in Huntingdonshire.

R9 ADDITIONAL SITES ARE ALLOCATED IN THE TOWNS FOR OPEN SPACE AT THE FOLLOWING LOCATIONS:

(I) THE PARKS, GODMANCHESTER.

(II) LONDON ROAD, GODMANCHESTER.

(III) SAPLEY ROAD, HUNTINGDON.

(IV) ADJACENT TO HINCHINGBROOKE COUNTRY PARK, BRAMPTON.

(V) VIEWS COMMON, HUNTINGDON.

(VI) BARFORD ROAD, EYNESBURY.

(VII) BEDFORDIA FIELDS, ST. NEOTS.

(VIII) CROSSHALL ROAD, ST. NEOTS.

(IX) HILL RISE PARK, ST. IVES.

(X) MILL MEADOW, ST. IVES.

6.28 The District Council will seek to ensure the provision of additional open space at the above-named sites either through its own actions, those of other authorities or in association with adjacent developments. Existing open space will normally continue in such use. The achievement of a Riverside Park for St. Ives will be investigated.

R10 SITES ARE ALLOCATED FOR A RECREATION GROUND AND ASSOCIATED FACILITIES (FOR MAJOR PITCH SPORTS), IN CONJUNCTION WITH HOUSING DEVELOPMENT, IN THE FOLLOWING VILLAGES:

RAMSEY MERESIDE

YAXLEY

6.29 Ramsey Mereside does not have a sports ground and associated changing facilities. Yaxley has a sports ground but needs additional facilities. These deficiencies will be made up when implementing specific housing allocations identified in the housing chapter.

R11 IN SOME NON-RESIDENTIAL SCHEMES WHERE IT IS APPROPRIATE TO SEEK LEISURE AND RECREATION PROVISION, DEVELOPERS WILL BE REQUIRED TO MAKE ON-SITE PROVISION OR TO CONTRIBUTE FINANCIALLY TO THE PROGRAMME OF RECREATION FACILITIES AND MAINTENANCE.

6.30 NPFA standards as adopted by the District Council within this Plan and current land values will be used to assess what is required of developers. Planning permissions will be conditioned to require provision or receipt of contributions by the time 50% of an approved development is occupied.

R12 THE DISTRICT COUNCIL WILL NORMALLY SEEK THE PROVISION OF CHILDREN'S PLAY AREAS IN HOUSING ESTATE DEVELOPMENTS. SUCH PROVISION SHOULD BE ENCLOSED, USABLE, SAFE, ADEQUATELY EQUIPPED AND APPROPRIATELY LOCATED.

6.31 Developers will be required to provide and equip children's play areas to the appropriate British Standard when they are required as part of on-site open space provision. The play areas should be adequately equipped in terms of the amount and type of equipment and, to comply with the imposition of dog ban bylaws in children's play areas, they should be properly enclosed with appropriate fencing and gates.

6.32 In some cases it may be more appropriate to locate children's play areas in more suitable or accessible areas off-site, where they can also serve existing residential areas. The District Council may become involved in the purchase and equipping of more suitable sites for casual open space using developers' contributions.

COUNTRYSIDE RECREATION

6.33 There are many new opportunities for promotion and management of informal recreation in the countryside.

6.34 Most of the District's population lives and is planned to be concentrated within the Ouse Valley, broadly within 2 miles distance from the river. Policies for countryside and water-based recreation, including proposed after-uses for disused mineral extraction areas, are covered in the Ouse Valley Recreation Local Plan and associated Supplementary Planning Guidance. A number of specific policies from this Plan have been retained by means of a Continuation in Force Direction from the Secretary of State for the Environment. Consideration will be given to the production of plans or policy guidance on the development of recreation and tourism along the Middle Level waterway system and the River Nene, on those parts of the waterways and surrounding countryside which lie within Huntingdonshire.

**R13 THE DISTRICT COUNCIL WILL SUPPORT THE PROVISION OF FACILITIES FOR INFORMAL COUNTRYSIDE RECREATION, SUBJECT TO THE CRITERIA IN POLICY R2.**

6.35 Countryside recreation is mainly informal in nature and relatively uncostly to provide. The diversification of farmers' incomes may give rise to opportunity for increased access, enjoyment and public education in the countryside. Schemes, which reuse redundant farm buildings for recreation, will be considered favourably if they comply with Policy E10 in the Employment Chapter. Policy R13 will apply to both re-use and erection of new buildings and recreational changes of use in the countryside.

6.36 The creation of attractive areas near to centres of population such as country and pocket parks, picnic sites and access to the riverside can prove extremely popular, easing pressure on more sensitive parts of the countryside. They can provide excellent opportunities to promote education about wildlife, landscape and the countryside and its management. Their provision and maintenance in suitable locations will be the responsibility of Local Authorities, Town and Parish Councils and the private sector.

6.37 The criteria for choosing such sites will be as follows:

proximity to and accessibility from a main town or towns or along principal traffic routes;

the use of low grade agricultural land or derelict land where future reversion to agricultural use would not be realistic;

the inclusion or preservation of natural or historic features, with minimal conflict with existing wildlife interest in a location where future reversion to agricultural use would not be realistic.

**R14 THE DISTRICT COUNCIL WILL SUPPORT THE PROMOTION OF GRAFHAM WATER AS A MAJOR AREA FOR INFORMAL COUNTRYSIDE RECREATION.**

6.38 Grafham Water is a major recreation resource for the District as well as being a Site of Special Scientific Interest. The District Council will seek to protect and enhance the landscape and help nature conservation around the reservoir. The western end of the reservoir is a particularly important area for nature conservation.

6.39 In keeping with the reservoir's promotion for informal recreation, the District Council will seek low key leisure development. The District Council will support extra planting and landscaping along roads and visually sensitive areas to improve the landscape and will prepare proposals in consultation with Anglian Water and other landowners. The network of paths and bridleways around the reservoir will be extended to give people better access without detriment to wildlife. A riding centre may be an appropriate low key development located on the southern shore utilising the network of bridleways and centred on the Mander Car Park. An Interpretation Centre for visitors exists at the Car Park on the northern shore and a smaller Wildlife Information cabin exists at the Mander Car Park. Further information and interpretation facilities will be encouraged.

R15 THE DISTRICT COUNCIL WILL SEEK TO IMPROVE ACCESS TO THE COUNTRYSIDE, INCLUDING EXAMINING THE NETWORK OF PUBLIC RIGHTS OF WAY WITH A VIEW TO MODIFYING, EXTENDING AND IMPROVING THE NETWORK WHERE APPROPRIATE.

6.40 Visits to the countryside and countryside walking enjoy a high and increasing popularity. The District has just over 600 miles of public rights of way which offer enormous potential for low-cost recreation. The condition of some parts of the network gives cause for concern, with paths varying from good to impassable. Problems with footpath conditions arise from disuse or over-use and some farming practices. In some instances, paths follow routes which no longer serve any purpose, e.g. they may be fragmented by new development. Footpaths in the flood plain frequently cross ditches and backwaters necessitating the provision and upkeep of bridges. Natural and manmade barriers such as rivers, railways and main trunk roads restrict the degree of paths rationalisation possible.

6.41 Cambridgeshire County Council is responsible for the maintenance of public rights of way and the Definitive Map showing these routes. The District Council has prepared and implemented a series of Recreation Path Schemes. Work is now concentrated on developing circular walks in areas where the majority of the population live, such as the Ouse Valley and Grafham Water. The Countryside Project Officer, whose post is part funded by the Countryside Commission, is currently tackling countryside projects within the Ouse Valley and Grafham Water area, including work on public rights of way. The 26 mile long Ouse Valley Way riverside walk was opened with the help of youngsters on the Employment Training Scheme. Town and Parish Councils, volunteers and landowners will be encouraged to work with the Project Officer to secure improved access to the countryside.

R16 THE DISTRICT COUNCIL WILL ENCOURAGE THE USE OF FORMER GRAVEL WORKINGS AND CLAY PITS FOR PUBLIC RECREATION, SUBJECT TO THE CRITERIA SET OUT IN POLICY R2.

6.42 Apart from the use of the former clay pits for the development of the Southern Township which includes an essential leisure buffer between the new development and Yaxley and Farcet, there are areas of land in the District which, because of their location and state, cannot be brought into an economic use. They remain in a semi-derelict state as a result of the exploitation of the land by a previous use such as the extraction of minerals. It is not uncommon for these areas to contain water and natural vegetation, which over the years has resulted in an attractive environment for wildlife. Access to these areas is limited in most cases. Their opening up and management could result in large areas of land being accessible to those who want to enjoy the countryside without destroying the attractive habitat. These areas could be improved by landscaping and tree planting. Grant aid for tree planting may be available from the Forest Authority under its woodland grant scheme, whilst the Countryside Commission offers grants for environmentally sensitive areas where there is a high wildlife interest under threat. Sensitive wildlife habitats, which could be adversely affected by unrestricted public access, will be recognised and appropriate access restrictions will be sought

#### OTHER PROVISION

R17 THE DISTRICT COUNCIL WILL HAVE REGARD TO POLICY R1 AND THE STANDARDS SET OUT IN POLICY R3 AND OTHER POLICIES OF THE LOCAL PLAN IN DETERMINING WHETHER ALTERNATIVE DEVELOPMENTS SHOULD BE PERMITTED ON EXISTING OR PROPOSED RECREATION OR AMENITY AREAS INCLUDING SCHOOL PLAYING FIELDS.

6.43 Existing open spaces (including school playing fields) in built-up areas are especially valuable for their informal and formal recreation potential and amenity value. When these spaces come under pressure for development, the District Council will consider the proposal in the light of the relevant minimum standards recommended by official recreation organisations, the need for an adequate provision of amenity areas, accessibility and availability of any alternative provision, and the environmental effects of the proposed development.

6.44 Gardening ranks highly as a popular pastime with an increasing interest in growing fruit and vegetables, especially organic cultivation, with its emphasis on healthy eating. Demand and usage of allotments can vary. Town and Parish Councils are responsible for providing allotments to meet local demands. The District Council will seek to retain existing allotment provision where there is a high demand. Alternative uses may be considered on sites where demand is low.

**R18 THE DISTRICT COUNCIL WILL SEEK TO ENCOURAGE THE INCLUSION OF WORKS OF ART AS PART OF MAJOR NEW DEVELOPMENTS WITHIN HUNTINGDONSHIRE.**

6.45 The District Council is keen to explore different ways of enhancing the 'quality of life' within the District. One approach is to encourage links with developers and major employers to foster the provision of art and sculpture as part of existing and new developments. The idea would be to engender a sense of place and of civic pride.

# Environment

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## INTRODUCTION

7.1 Huntingdonshire has an important heritage of buildings and countryside. This chapter sets out the District Council's strategy for preserving and enhancing that heritage.

7.2 Environmental considerations affect many of the policies concerned with both restraint and development. It has long been recognised that ancient monuments, historic buildings and areas of historic and architectural interest should receive special attention. It has also been acknowledged that some special areas of countryside are important for their scenic and wildlife qualities and should be protected. However, there is now growing concern for the preservation and enhancement of our countryside which has suffered in recent years from the ravages of Dutch Elm Disease, modern farming practices and pressures for development. Indeed Government Planning Policy Guidance Note 7 states that it is Government Policy 'that the countryside should be safeguarded for its own sake'.

7.3 The main issues which the environment chapter addresses are:

to preserve and enhance the architectural and historic heritage of the District;

to conserve important buildings, where necessary by their adaptation to new uses;

to keep listed buildings and other important buildings in good repair;

to preserve scheduled Ancient Monuments and provide the opportunity to carry out survey and recording of sites of potential archaeological interest;

to encourage the use of landscaping to enhance the appearance of towns, villages and rural areas;

to protect important woodland trees and hedgerows and wildlife habitats and encourage good landscape management;

to protect the countryside from adverse development and encourage the regeneration and rebuilding of the landscape;

to encourage the use of good design in new development and accommodate the requirements of the disabled;

to recognise the need for careful control over the design and location of advertisements;

to promote and assist in the protection and management of features of amenity, landscape, wildlife, archaeological and historic importance.

7.4 The potential conflict between the need for development and the requirements of the environment have taken on greater significance and it is becoming more important to understand the full effects of development on wildlife, landscape and other important environmental features. It will therefore be necessary for the District Council to seek expert advice and to require full Environmental Impact Statements to accompany applications for development in appropriate cases.

## BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST

7.5 The Planning (Listed Buildings and Conservation Areas) Act, 1990 requires the Secretary of State for the Environment to compile lists of buildings of special architectural or historic interest.

Buildings are classified into grades which reflect their relative importance: Grade I includes buildings of outstanding interest, and Grade II covers buildings of special interest which warrant every effort being made to preserve them. The most important buildings in this category are listed as Grade II\*.

**En1 THE DISTRICT COUNCIL WILL NOT NORMALLY GRANT CONSENT FOR THE DEMOLITION OF LISTED BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND WILL SEEK TO ENSURE THAT SUCH BUILDINGS ARE KEPT IN A GOOD STATE OF REPAIR.**

7.6 The fact that a building is listed as being of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does mean that demolition will not be allowed without adequate justification, and that any alterations and extensions must preserve the character of the building as far as possible. A listed building may not be demolished, altered or extended without first obtaining 'Listed Building Consent' from the Council. Consent is also often required for the demolition of some buildings within a Conservation Area.

7.7 The special character of the older towns and villages in Huntingdonshire is largely due to the surviving mixture of historic buildings, however, some Lists of listed buildings have not been revised for several years and some important buildings may remain unprotected. The District Council will bring to the attention of the Department of the Environment those buildings, which are considered to be worthy of statutory listing, particularly when threatened by development proposals.

7.8 The cost of maintaining an historic building can be considerable and the District Council will continue to provide financial support in the form of grants and loans, subject to the availability of resources. The District Council will also provide professional advice on restoration schemes and seek to involve the County Council and English Heritage in such matters where possible.

7.9 Proposals to demolish listed buildings must demonstrate, to the Council's satisfaction, that the condition of the building makes it impractical to repair, renovate or adapt to any acceptable alternative use before consent is considered. The Council will expect the owner to have made reasonable attempts to sell the property. Proposals for demolition are only likely to be acceptable in exceptional circumstances. The Local Planning Authority will consider using all its powers to facilitate restoration of listed buildings under threat, including compulsory purchase

7.10 Development proposals involving the partial demolition, alteration or extension of listed buildings must respect the scale, form and design of the main building. Particular regard will be paid to the size of extensions, the degree of alteration and demolition and extent of historic fabric concealment.

**En2 THE DISTRICT COUNCIL WILL REQUIRE THAT ANY DEVELOPMENT INVOLVING OR AFFECTING A BUILDING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST HAS PROPER REGARD TO THE SCALE, FORM, DESIGN AND SETTING OF THAT BUILDING.**

7.11 The setting of a building of special architectural or historic interest is often an essential feature of its character. This is particularly so if a garden or grounds have been laid out as an integral part of the design and layout of a listed building. In addition, many attractive streets or villages owe their character not so much to buildings of great individual merit but to the harmony produced by a wide range or complex of buildings. Such areas require the same careful consideration when proposals for development or redevelopment are under consideration, even if the redevelopment only replaces a building that is neither of great merit in itself nor is immediately adjacent to a listed building. Proposals for new roads and traffic management schemes can also affect the character of an area and upset the harmony created by the presence of listed buildings.

**En3 THE DISTRICT COUNCIL WILL CONSIDER SYMPATHETICALLY APPROPRIATE ALTERNATIVE USES FOR LISTED BUILDINGS WHERE THIS IS THE ONLY WAY TO RETAIN ITS HISTORIC OR ARCHITECTURAL CHARACTER, PROVIDING THAT ANY ALTERATIONS WOULD NOT THEMSELVES DETRACT FROM THAT CHARACTER AND SUBJECT TO ENVIRONMENTAL AND TRAFFIC CONSIDERATIONS.**

7.12 The District Council will be prepared to permit, and even encourage, alternative uses for those listed buildings whose continued good repair is threatened by the lack of an economic use. Applications for alternative uses will need to be supported with full survey information on the condition of the building and details of the alterations which may be required to accommodate the new use,

**En4 THE DISTRICT COUNCIL WILL MONITOR THE CONDITION OF LISTED BUILDINGS IN THE DISTRICT AND MAINTAIN A REGISTER OF SUCH BUILDINGS UNDER THREAT. PROPER MAINTENANCE AND RENOVATION WHERE NECESSARY WILL BE ENCOURAGED AND THE DISTRICT COUNCIL MAY SEEK TO USE POWERS UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990.**

7.13 It is important that the condition of listed buildings is monitored to ensure that support and control from the Local Authority is applied at the appropriate time. A register of threatened buildings is a useful means of bringing to the attention of owners and potential buyers the number and location of such buildings. This publicity will hopefully provide the catalyst to ensure that such buildings are brought onto the market and repaired.

7.14 At the present time grants towards the upkeep and repair of listed buildings are available from the District Council on a District-wide basis under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Additional funds are available specifically for Kimbolton. The District Council is about to engage in a partnership with English Heritage, Cambridgeshire County Council and others in a scheme for St. Neots Conservation Area. Grant aid will be available through this partnership scheme for listed and other buildings of merit. English Heritage may offer grants towards outstanding buildings and for urgent repair to listed buildings. The District Council currently offers house improvement grants generally on a District-wide basis which may be available for occupants of listed buildings.

## **CONSERVATION AREAS**

7.15 Since 1967, it has been the duty of local planning authorities to define areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and/or enhance, and to designate these formally as Conservation Areas. The aim is to protect whole areas, and not merely individual buildings which are afforded separate protection. Designation provides the opportunity to preserve and enhance the character of Conservation Areas by controlling the design, location and setting of new development. Particular attention is taken to ensure that the scale, design, materials and layout of any new development blends with the established character of the area. The District Council will continue to keep under review and revise where necessary the boundaries of existing designated Conservation Areas, and will designate new Areas where appropriate.

**En5 DEVELOPMENT WITHIN OR DIRECTLY AFFECTING CONSERVATION AREAS WILL BE REQUIRED TO PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE.**

7.16 Conservation is not preservation, and whilst the District Council is concerned to see the retention of the most important features and characteristics of designated areas, it is also seeking to assimilate good modern architecture in historic locations.

7.17 The relevant statutory provisions are to be found in the Planning (Listed Buildings and Conservation Areas) Act, 1990. Subject to minor exceptions, no building in a Conservation Area may be demolished without the written consent of the Council, and trees within a Conservation



Area (again with minor exceptions) are also given additional protection. Six weeks notice of any lopping, topping or felling of such trees must be given to the Council, in order that a Tree Preservation Order may be made if necessary. In Conservation Areas, there are reduced permitted development rights and proposals for development that are likely to affect the character or appearance of the area, may be of public concern and must therefore be advertised.

7.18 The District Council will continue to protect and enhance the character of the designated Conservation Areas. Particular attention will be paid to alterations to existing buildings and the design of new developments.

**En6 IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE HIGH STANDARDS OF DESIGN WITH CAREFUL CONSIDERATION BEING GIVEN TO THE SCALE AND FORM OF DEVELOPMENT IN THE AREA AND TO THE USE OF SYMPATHETIC MATERIALS OF APPROPRIATE COLOUR AND TEXTURE.**

7.19 It is important to lay down basic design criteria when new development in a Conservation Area is proposed. This criteria will ensure that new dwellings will follow the general pattern of the existing built form, materials and styles. The District Council will use the provisions of Article 3(2) of the Town and Country Planning General Development Procedure Order, 1995 to require details to support outline planning applications in Conservation Areas (see Policy En7).

**En7 THE DISTRICT COUNCIL WILL NOT NORMALLY CONSIDER PLANNING APPLICATIONS FOR OUTLINE PLANNING PERMISSION IN CONSERVATION AREAS OR ON SITES ADJOINING LISTED BUILDINGS WITHOUT THE SUBMISSION OF SUPPORTING DETAILS OF THE PROPOSED DEVELOPMENT.**

7.20 Whilst outline applications are normally used to establish the principle of development proposals, the details of building size, layout and design are often of vital importance in assessing proposals in Conservation Areas and adjacent to listed buildings. The District Council will use the provision of Article 3(2) of the General Development Procedure Order, 1995 to require outline proposals to be supported by such details as are necessary to assess the impact of development schemes. These requirements will enable the District Council to discharge its specific responsibilities to maintain the character of Conservation Areas and the settings of listed buildings.

**En8 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.**

7.21 Proposals for redevelopment sometimes take a considerable time to implement. The demolition and clearance of sites before a new scheme has been approved or implemented could lead to the situation where an unsightly area in a Conservation Area is created and left for some time. The opportunity for a sympathetic replacement scheme may be lost if the designer does not appreciate the scale and form of original building(s), which are demolished prematurely.

**En9 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD IMPAIR IMPORTANT OPEN SPACES, TREES, STREET SCENES AND VIEWS INTO AND OUT OF CONSERVATION AREAS.**

7.22 Conservation Areas are made up of buildings, trees and open spaces (both public and private) which together form a cohesive area. It is recognised in the Housing chapter that within the environmental limits not all areas of land should be built on. There are important open spaces, gaps and frontages that should be preserved in their own right.

## ENVIRONMENTAL IMPROVEMENTS

En10 THE DISTRICT COUNCIL WILL ACTIVELY ENCOURAGE AND PURSUE SCHEMES OF ENVIRONMENTAL IMPROVEMENT IN TOWNS AND VILLAGES.

7.23 An Environmental Improvement Scheme has recently been undertaken for Godmanchester and one is planned for Ramsey. A scheme for St. Neots will be designed in the near future and further work is planned for St. Ives and Huntingdon. A programme of further Environmental Improvement Schemes will be drawn up by the District Council for other towns and villages. It is a statutory duty to implement policies for the enhancement of Conservation Areas. The District Council has carried out schemes in St. Ives and Huntingdon and has grant-aided schemes in the villages of Warboys and Houghton. The District Council will also seek further environmental improvement in Conservation Areas by encouraging Statutory Undertakers to modify their development proposals to take account of environmental considerations.

## ARCHAEOLOGY

7.24 Pressures for development including new building, roads and mineral excavations can have a detrimental effect on sites of archaeological interest. Many of these sites are destroyed and damaged each year before any records of the site have been made.

En11 THE DISTRICT COUNCIL WILL NORMALLY REFUSE PLANNING PERMISSION FOR DEVELOPMENT THAT WOULD HAVE AN ADVERSE EFFECT UPON A SCHEDULED ANCIENT MONUMENT OR AN ARCHAEOLOGICAL SITE OF ACKNOWLEDGED IMPORTANCE.

7.25 The desirability of preserving archaeological remains and their setting is a material consideration in determining planning applications. The needs of archaeology and development can be reconciled if discussions take place at an early stage to establish the importance of the site and its contents. When it is likely that significant archaeological interest exists, a supporting statement, determining impact and providing justification, should accompany a planning application. Where planning permission is subsequently granted, appropriate conditions will be imposed to safeguard archaeological interests.

En12 PLANNING PERMISSION FOR DEVELOPMENT ON SITES OF ARCHAEOLOGICAL INTEREST MAY BE CONDITIONAL ON THE IMPLEMENTATION OF A SCHEME OF ARCHAEOLOGICAL RECORDING PRIOR TO DEVELOPMENT COMMENCING. THE DISTRICT COUNCIL WOULD NEED TO APPROVE A WRITTEN PROGRAMME OF SUCH ARCHAEOLOGICAL RECORDING AND SATISFY THEMSELVES THAT A SUITABLY QUALIFIED ARCHAEOLOGICAL ORGANISATION WOULD BE RETAINED TO IMPLEMENT THE PROGRAMME. IN APPROPRIATE CASES IT MAY BE NECESSARY TO ENSURE THE PRESERVATION OF ARCHAEOLOGICAL DEPOSITS WITHIN THE DEVELOPMENT THROUGH SYMPATHETIC FOUNDATION DESIGN OR CHANGES TO THE DEVELOPMENT LAYOUT.

En13 WHERE DEVELOPMENT IS PROPOSED IN AREAS OF ARCHAEOLOGICAL POTENTIAL THE DISTRICT COUNCIL MAY REQUIRE PLANNING APPLICATIONS TO BE ACCOMPANIED BY THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION OR DESK-BASED ASSESSMENT TO HELP DEFINE THE CHARACTER AND EXTENT OF ARCHAEOLOGICAL REMAINS THAT MAY EXIST IN THE AREA.

## OPEN SPACES AND FRONTAGES

En14 THE DISTRICT COUNCIL WILL NOT NORMALLY ALLOW DEVELOPMENT ON OPEN SPACES, FRONTAGES AND GAPS IN THE BUILT UP FRAMEWORK OR IMMEDIATELY ADJACENT TO THE BUILT UP FRAMEWORK, WHICH HAVE INTRINSIC ENVIRONMENTAL QUALITIES IN THEMSELVES OR BY VIRTUE OF LONGER DISTANCE VIEWS WHICH THEY ALLOW.

En15 ON THE OPEN SPACES AND GAPS FOR PROTECTION IDENTIFIED ON THE INSET MAPS DEVELOPMENT WHICH WOULD IMPAIR THEIR OPEN NATURE WILL NOT NORMALLY BE ALLOWED.

En16 DEVELOPMENT WHICH WOULD IMPAIR THE VISUAL CONTRIBUTION MADE BY EXISTING FEATURES ON 'FRONTAGES FOR PROTECTION' IDENTIFIED ON THE INSET MAPS WILL NOT NORMALLY BE PERMITTED.

7.26 Open space within villages and towns such as commons, greens, parkland and pasture land will normally be protected from housing development where they positively contribute to the form and character of the settlement in the interests of safeguarding the local environment.

7.27 Attractive features such as walls, hedgerows, avenues of trees, railings or simply grassed frontages may make worthwhile contributions to the street scene, and should be protected where they are of significant value. However, their presence need not necessarily prevent the development of land to the rear, as long as access would be obtained with minimal interference and without undue detriment to the protected frontage.

7.28 Where development of open space would obstruct views of environmental merit and/or affect the character of the village or town it should not be allowed.

7.29 Open spaces and features which give settlements an attractive setting or approach features of special merit which positively contribute to the form and character of a settlement should also be protected.

7.30 Sites and frontages for protection have been specifically identified on Inset Maps where the need for protection is pre-eminent. Changes and developments in the Plan Period may create spaces, gaps and frontages which will merit protection but which cannot be identified at the present time.

## DEVELOPMENT IN THE COUNTRYSIDE

En17 DEVELOPMENT OUTSIDE DEFINED VILLAGE ENVIRONMENTAL LIMITS AND ON UNALLOCATED LAND OUTSIDE THE BUILT-UP FRAMEWORK OF THE MARKET TOWNS WILL GENERALLY BE RESTRICTED TO THAT WHICH IS ESSENTIAL TO THE EFFICIENT OPERATION OF LOCAL AGRICULTURE, HORTICULTURE, FORESTRY, PERMITTED MINERAL EXTRACTION, OUTDOOR RECREATION OR PUBLIC UTILITY SERVICES.

7.31 In accordance with Cambridgeshire Replacement Structure Plan (1989) Policy P5/7, development outside settlements will generally be limited to activities directly related to appropriate countryside recreation, or activities essential to the efficient operation of local farming, mineral extraction or public utility services This is to avoid sporadic building in the countryside which could be visually intrusive and lead to uneconomic demands for public services.

7.32 In special cases, a change of use of an existing building may be permitted where it would ensure the retention of a building of aesthetic or historical value or the acceptable employment use of other buildings.

7.33 For the avoidance of doubt regarding the areas to which settlement and open countryside policies refer, environmental limit lines have been drawn around settlements. Places (excluding the market towns in the District) without environmental limit lines are considered to be groups of dwellings within open countryside.

7.34 Such limits identify the built form of settlements and their boundary with open countryside. They are defined as part of the local plan objectives of identifying land for 6,600 dwellings. Where appropriate, opportunities for limited peripheral growth have been identified. Limits generally reflect the historic shape and development of settlements and generally enclose complete curtilages of

properties on the edges of development and also open spaces, such as village greens and commons, which provide local amenity value. Those parts of large curtilages which project into open countryside and which are rural or semi-rural in nature are excluded from the environmental limits.

7.35 It is undesirable to define environmental limits in all cases by following boundaries formed by distinct physical features, and in these circumstances an arbitrary boundary must be selected. This applies most commonly to large properties situated on the edge of a village where land in a single ownership merges into the open countryside. It has been necessary to exclude those parts of large curtilages which can be termed rural or semi-rural from environmental limits

7.36 Where it is not possible to discern a meaningful boundary within large curtilages, the environmental limit has been determined with the intention of precluding the inappropriate extension of a village. This consideration has been applied where a single plot or a number of large curtilages project into open countryside and also where a large single curtilage projects in linear fashion along a road which might therefore provide opportunities for undesirable ribbon development.

7.37 The Local Plan allocates land for peripheral development as appropriate to achieve the housing provision requirement of the Structure Plan within the context of the prescribed settlement hierarchy. Suburban land uses, most commonly gardens, or other residential curtilages projecting into open countryside should not set a precedent for housing which would impinge on open land and provide further opportunities for substantial peripheral development.

7.38 Land within village limits will be considered for development in the context of any and every relevant Local Plan Policy. There is no presumption in favour of development within village limits. The scale of housing development acceptable for individual settlements will be dependent on their status within the Local Plan Settlement Policies. Infill development will normally only be acceptable in Infill Villages, groups of houses (or infill) in Group settlements and small housing estates (or groups or infill) in Limited Rural Growth Villages. Larger estates allocated in this Plan in Limited Rural Growth Villages are also accepted.

## TREES AND THE LANDSCAPE

En18 THE DISTRICT WILL SEEK TO PROTECT IMPORTANT SITE FEATURES INCLUDING TREES, WOODLANDS, HEDGES AND MEADOWLAND.

7.39 The disappearance of trees and hedgerows in the District through modern farming methods and the ravages of Dutch Elm disease has been very significant. There is clearly a need to preserve the existing features of importance which include trees, hedgerows, woodlands and open meadows and ancient pastures.

7.40 The District Council has adopted the 'Cambridgeshire Landscape Guidelines' prepared by the County Council and the Countryside Commission in association with the District Councils. These guidelines assess the broad characteristics of the landscape of the County and provide guidelines on how to regenerate and improve it.

7.41 In Conservation Areas, particular attention will be paid to the need to preserve trees and woodlands. All work carried out on trees should be in accordance with the District Council's 'Standards for the Care and Maintenance of Trees' policy document.

7.42 Policies to protect areas of nature conservation interest, including sites of special scientific interest, will be enforced. Areas of best landscape have been defined within which the impact of the development will be carefully assessed.

7.43 Trees are provided to Town and Parish Councils and grants made available to them and landowners by the District Council in appropriate circumstances. The District Council administers

the Cambridgeshire County Council Countryside Tree and Hedge Pack Scheme in the Ouse Valley and Grafham Water areas.

En19 THE DISTRICT COUNCIL WILL MAKE TREE PRESERVATION ORDERS WHERE IT CONSIDERS THAT TREES WHICH CONTRIBUTE TO THE LOCAL AMENITY AND/OR THE LANDSCAPE ARE AT RISK.

En20 WHEREVER APPROPRIATE, THE GRANT OF PLANNING PERMISSION FOR DEVELOPMENT WILL BE SUBJECT TO CONDITIONS REQUIRING THE EXECUTION OF AN APPROVED LANDSCAPING SCHEME. THE PLANTING PARTICULARLY OF NATIVE TREES, SHRUBS AND HEDGES WILL BE REQUIRED IN SUITABLE SITUATIONS.

7.44 Landscaping conditions will be imposed on planning permission for appropriate developments. They will be used to soften the impact of development, protect the amenity of adjoining properties and enhance the area generally.

7.45 The District Council will encourage through its own planting schemes and as a requirement of planning permission for development, the planting of native species of trees, shrubs and hedges to both enhance development and rebuild the landscape of the District.

En21 THE DISTRICT COUNCIL WILL NOT NORMALLY GRANT PERMISSION FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF THE AREA OF BEST LANDSCAPE.

7.46 The Area of Best Landscape is defined on the Proposals Map. The designation derives from the Cambridgeshire Replacement Structure Plan (1989) diagrammatic representation of the Area of Best Landscape in the County. The Proposals Map provides more detailed boundaries of the diagrammatic representation, which covers the western claylands of Huntingdonshire and the Ouse Valley. It is important to preserve in the countryside as a whole landscapes which are attractive, rich and interesting. Whilst it is recognised that the broad brush treatment of the designation inevitably means it contains parts of landscape which may not be considered 'best' in themselves, the county-wide designation must be extensive in nature because of the generally low-lying, flat characteristics of Cambridgeshire and the views across countryside this affords. The Area of Best Landscape boundary has been refined, with assistance from Cambridgeshire County Council, to provide a clear and meaningful edge to the Area and the rationalised designation is now part of this Plan (more detail of the survey work leading to the designation is included in Appendix 4).

7.47 Although not notated as such in the Inset Maps, villages totally within the Area of Best Landscape are considered to form part of the Area of Best Landscape.

7.48 High standards of layout and design for all development in the countryside will be required to safeguard landscape amenity. Special attention is required when considering proposals for development in areas defined as Best Landscape to ensure that their character is not adversely affected.

7.49 The merits of developing in open countryside will normally be assessed against Policy En17 rather than the Area of Best Landscape policy which seeks to protect Best Landscape from adverse development. Policy En17 reflects Replacement Structure Plan (1989) Policy P5/7. Where, however, the high standards of layout and design appropriate for development in an Area of Best Landscape are not or cannot be attained by a particular proposal, then Policy En21 could be cited as a reason for refusing that particular proposal.

7.50 This policy will particularly apply to developments such as service areas along major routes, highway construction projects, mineral extraction and large recreational proposals. There is also the need for sympathetic siting and action from farming and forestry operations, although such matters often fall outside planning control.

En22 WHEREVER RELEVANT, THE DETERMINATION OF APPLICATIONS FOR PLANNING PERMISSION WILL TAKE APPROPRIATE ACCOUNT OF THE INTERESTS OF NATURE AND WILDLIFE CONSERVATION.

En23 DEVELOPMENT WITHIN, OR WHICH ADVERSELY AFFECTS, A SITE OF SPECIAL SCIENTIFIC INTEREST, NATIONAL NATURE RESERVE OR LOCAL NATURE RESERVE, OR WHICH HAS A SIGNIFICANT ADVERSE EFFECT ON THE INTERESTS OF WILDLIFE IN AN AREA OF SPECIAL IMPORTANCE FOR NATURE CONSERVATION, WILL NOT NORMALLY BE PERMITTED.

7.51 There are extensive areas of the District that are of importance for nature conservation, The principal sites have been either statutorily designated by English Nature, or less formally identified by nature conservation organisations. These areas present an important resource and the District Council will seek to ensure that development proposals do not harm such interests. Whilst the development for mineral extraction can spoil the countryside in some areas, they can, after years of regeneration form unique opportunities for nature conservation. Nature Reserves, Sites of Special Scientific Interest, and Local Nature Reserves are identified in the Proposals Map. Policies En22 and En23 will be applied in the light of the provisions of the Wildlife and Countryside Act, 1981 including Schedules 1, 5 and 8 which list specially protected species. The District Council may seek the advice of local nature and wildlife conservation bodies, where such advice is considered desirable in relation to proposals for development. Areas of Special Importance for Nature Conservation within Huntingdonshire are identified in Replacement Structure Plan (1989) Policy P14/6 as:

(i) The limestone and gravel areas to the north and west of Peterborough.

The area north of Abbots Ripton including important woodland sites.

The Ouse Valley between St. Neots and Earith.

The Ouse Washes.

These areas are shown diagrammatically on the Structure Plan Key Diagram.

7.52 The Huntingdonshire countryside is comprised of a variety of natural and manmade features such as streams, ponds, tracks, parkland, ancient field patterns and meadows. Whilst these features would not merit protection for their individual importance for landscape, history/archaeology or wildlife, such areas could in conjunction with adjacent sites protected under Policy En23 be worthy of protection as Countryside Heritage Sites. The County Council in association with the District Council will produce a register of Heritage Sites.

## ACCESS FOR THE DISABLED

En24 THE DISTRICT COUNCIL WILL ENCOURAGE THE PROVISION OF ACCESS FOR THE DISABLED IN THE DESIGN OF NEW DEVELOPMENT AND WHERE NECESSARY TAKE ACCOUNT OF THE ADEQUACY OF PROVISION IN THE DETERMINATION OF PLANNING APPLICATIONS.

7.53 Access for disabled people is a material consideration in the determination of planning applications and in the design of Environment Improvement Schemes. The District Council will seek to ensure adequate access provision to facilities available for use by the public.

## DESIGN

7.54 Many settlements in this District have recently undergone considerable growth. This has resulted in widespread changes to the towns and villages of the District which has often compromised the original character and architectural style of such settlements.

7.55 The physical evolution of villages has been a long process taking place over a period of centuries. Possibly no more than one or two houses would have been added to the existing mixture of residential and agricultural buildings in each decade, whereas today one residential estate could very well mean doubling the population of a village in a few years.

7.56 The main reason why most pre-1900 buildings seem 'correct' is their unanimous acceptance of scale, proportion and form. A builder was limited to the range of materials at his disposal and what could be done with such materials. These combined factors together with weathering over time, ensured that almost every building looks 'right' even when designed to meet the fashion of the day.

7.57 The District Council believes that good planning and environmental design can contribute to crime prevention. Following the advice in DOE Circular 22/88, the District Council, when assessing any scheme, may consult with the Police Architectural Liaison Officer before granting planning permission.

**En25 THE DISTRICT COUNCIL WILL EXPECT THAT NEW DEVELOPMENT WILL GENERALLY RESPECT THE SCALE, FORM, MATERIALS AND DESIGN OF ESTABLISHED BUILDINGS IN THE LOCALITY OF THE APPLICATION SITE AND WHERE APPROPRIATE MAKE ADEQUATE PROVISION FOR LANDSCAPING AND AMENITY AREAS.**

7.58 The traditional architecture of the District has made use of local building materials with red and white bricks, some rendering, plain tiles and pantiles in the south and mellow limestone and collyweston stones in the north. Reed and straw thatch can be found throughout the area.

7.59 The prime aim of this policy is to encourage good and well mannered design without stifling experiment, originality or initiative.

**En26 THE DISTRICT COUNCIL WILL PREPARE DESIGN BRIEFS TO ESTABLISH THE PRINCIPLES REQUIRED FOR THE DEVELOPMENT OF PARTICULARLY SENSITIVE SITES WHERE HIGH STANDARDS ARE REQUIRED.**

7.60 Control of external appearance can be important in environmentally sensitive areas such as Conservation Areas and areas where the quality of the environment is of a particularly high standard. Design Briefs in these circumstances have a useful role to play in providing guidance for developers.

**En27 THE DISTRICT COUNCIL WILL SEEK GOOD STANDARDS OF SHOPFRONT DESIGN BY HAVING REGARD TO THE CHARACTER OF THE BUILDING AND THE STREET SCENE TO WHICH IT RELATES.**

7.61 Control over the design of shopfronts is needed to improve the quality of the environment and to prevent the shops and shopping areas from being adversely affected by designs which detract from the overall character of the area. There is particular concern about the use of corporate design in shop fronts and shop signs, which have little or no regard to local circumstances.

## **ADVERTISEMENTS**

7.62 Applications for shop fronts and advertisements will be assessed in accordance with the criteria set out in the Council's Design Advice Bulletin No. 2 - 'Shop Fronts and Advertisements'.

**En28 THE DISTRICT COUNCIL WILL EXERCISE STRICT CONTROL OVER ADVERTISEMENTS WITHIN CONSERVATION AREAS AND ATTACHED TO LISTED BUILDINGS IN ACCORDANCE WITH THE FOLLOWING CRITERIA:**

(i) THE SIZE, NUMBER AND DESIGN OF ADVERTISEMENTS SHOULD BE LIMITED SO AS NOT TO DETRACT FROM THE CHARACTER AND APPEARANCE OF THE BUILDING OR ITS SURROUNDINGS.

(ii) THE USE OF INAPPROPRIATE MATERIALS, COLOURS AND STYLES OF LETTERING WILL BE RESISTED.

(iii) INTERNALLY ILLUMINATED FASCIA SIGNS AND INTERNALLY ILLUMINATED PROJECTING BOX SIGNS WILL NOT NORMALLY BE PERMITTED.

7.63 Advertisements should be presented as simply and explicitly as possible. Materials and colour should be carefully selected, in order that the advertisement becomes a functional, integral part of the overall design, and not an ugly appendage. Similarly, the information should be clearly distinguishable from the background and contrasts in colour or tone are vitally important.

7.64 Lettering should be part of the architectural design of the building and should reflect its age and character. It should be in proportion to the size of the fascia and should not be dominated by the background. The most satisfactory approach to providing signs is the use of individual letters, either by the traditional method of signwriters applying lettering to painted fascia or to the wall itself.

7.65 The recent trend towards ornate and contrived styles (including various versions of 'Olde English') will not be encouraged, as they are often difficult to read and incongruous with their surroundings.

7.66 Proposals for large plastic box fascias will not normally be considered favourably on traditional buildings, even when they form part of a standard design of a corporate image of a large company. Care should be taken to integrate the proposed fascia with the building, and to avoid obscuring first floor windows or architectural details such as string courses, friezes and cornices.

7.67 Projecting signs will only be permitted where it is considered that they will add to the visual interest of the street and are of appropriate materials and dimensions. Small plastic box signs internally illuminated will often not be suitable. Careful regard will be paid to the position and size of the sign so as to avoid a clutter of unrelated fixtures obscuring the architectural quality of the street scene

7.68 Generally, the internal illumination of a complete fascia is considered undesirable and will be resisted. Other forms of illumination may be appropriate depending on the location and use of the building.

En29 THE DISTRICT COUNCIL MAY, WHERE CIRCUMSTANCES WARRANT, USE THEIR POWERS TO REQUIRE THE DISCONTINUANCE OF ANY ADVERTISEMENT DISPLAYED WITH THE BENEFIT OF DEEMED CONSENT IF IT IS CONSIDERED TO DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA.

7.69 It may be appropriate in detailed conservation policies to look at advertisement control in further detail and to prepare comprehensive schemes for the improvement of the street-scene in which detailed proposals for advertising can be agreed.

7.70 In other locations the District Council will assess the effect of proposed advertisements both on amenity and safety grounds. This criteria will also apply when considering action against fly posting in the countryside where highway safety and landscape considerations are important.

En30 THE DISTRICT COUNCIL WILL EXERCISE STRICT CONTROL IN THE DETERMINATION OF APPLICATIONS FOR THE DISPLAY OF ADVERTISEMENTS HAVING REGARD TO AMENITY AND SAFETY.



En31 THE DISTRICT COUNCIL WILL TAKE ACTION TO SECURE THE REMOVAL OF UNAUTHORISED SIGNS AND PLACARDS ON PRIVATE LAND AND THE REMOVAL OF ILLEGAL SIGNS IN THE HIGHWAY HAVING REGARD TO AMENITY AND SAFETY.

#### STREET FURNITURE

En32 THE DISTRICT COUNCIL WILL SEEK THE SYMPATHETIC DESIGN AND LOCATION OF ROAD SIGNS AND OTHER STREET FURNITURE WITHIN CONSERVATION AREAS AND ON SITES IN CLOSE PROXIMITY TO LISTED BUILDINGS.

7.71 The appearance of Conservation Areas and the setting of listed buildings can be substantially affected by the sensitive location of traffic signs, street lights, planters, seats and waste paper bins. Some Conservation Areas have been marred by the introduction of excessive street furniture and its insensitive siting, resulting in elements of urbanisation spoiling the character of an Area. The District Council will seek to work with the County Highway Authority to produce working guidelines for such development in the public highway.

# Tourism

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## INTRODUCTION

8.1 The last two decades have seen a rapid increase in tourism. Tourism is now one of the Country's biggest industries which seems set to grow substantially in the next few years. Almost all Local Authorities are attaching increasing significance to the industry as one of the best prospects for economic improvement.

8.2 The Tourism product is a combination of attractions, natural and built environment, accommodation and facilities and information. Local Authorities are inescapably involved in these areas in a way that does not apply to other industries. For example: -

environmental protection and enhancement - planning control, parks and gardens. tree planting, building conservation, pedestrianisation, litter collection.

provision of infrastructure - strategic and local policies, roads, car parks.

provision of attractions - leisure centres, museums, country parks, long distance footpaths, arts facilities, etc.

information and interpretation - Tourist Information Centres and 'Tourist Information Points, Libraries, leaflets, interpretation, and visitor centres.

promotion - advertising, exhibitions, guides, public relations

8.3 Local Authorities therefore influence the prospects of the tourist industry whether they want to or not. It follows that the District Council needs to have a clear view of the role of tourism in Huntingdonshire. The benefits to be obtained from tourism are more jobs, increased income generation and the provision of facilities, which can be used by local people. The disadvantages of tourism are that jobs in the industry tend to be seasonal and low paid, and it can cause environmental damage, increased congestion and adversely affect community life. A balance needs to be struck between the benefits and the disadvantages and this should be achieved by Local Plan policies.

8.4 The District Council has been directly involved in tourism promotion since 1985 and has initiated work to develop tourism including Town Centre environmental improvements, tourism publicity, establishing the Huntingdon Tourist Information Centre and countryside recreation provision. The Council has also co-ordinated tourism development in its conservation work on historic buildings and with the Huntingdonshire Tourism Association and has participated with other bodies such as the County Tourism Group and at tourism exhibitions. The need for partnership in tourism development with the private sector and other public authorities requires clear policy guidance.

8.5 Huntingdonshire has a range of tourist attractions including country homes (Hinchbrooke House, Elton Hall etc.), museums, attractive market towns, old coaching inns, the River Great Ouse and associated waterways and their surrounding landscape, attractive villages and places of strong historical interest. In particular, there are strong historical associations with Oliver Cromwell and the Council has had some success in promoting Huntingdonshire as 'Cromwell Country'.

8.6 A number of policies which will serve to promote tourism in the countryside are contained in the Recreation Chapter, especially Policies R13, R14, R15 and R16.

8.7 Some of the statutory policies contained in the Ouse Valley Recreation Local Plan have been carried forward by means of a 'Continuation in Force' Order. These policies include policies for the promotion of tourism, and the control and development of boating facilities on the River Great

Ouse and associated waterways. The District Council will investigate with other relevant Local Authorities ways in which the use of the waterways system can be extended for leisure boating, subject to visual amenity and nature conservation interests not being contravened.

8.8 The development of recreational facilities where appropriate will help generate tourist interest as will the enhancement of the countryside by the development of country parks etc. and the increase in public accessibility through the maintenance and development of footpath links. The promotion and development of Grafham Water will be of particular interest and benefit to tourists.

8.9 In general the policies for tourism contained in this Local Plan are seeking to address the following issues:-

to strike a balance between the benefits of job and income generation and facility provision with the negative effects of possible environmental harm, congestion and disruption of community life;

to improve existing attractions and facilities and provide new ones where appropriate to maintain tourism interest in the District and meet increasingly discerning demands;

to provide more tourism information and interpretation to maximise the use and enjoyment of facilities;

to improve access and enjoyment of the countryside;

to maintain and improve the quality of the built environment;

to foster a mutual partnership with the private sector and other public bodies to develop tourism;

to encourage year round facilities and a longer opening season to provide better jobs and generate more income;

to encourage the development of waterways and water areas as tourist facilities without detriment to their natural environment.

## PROMOTION AND DEVELOPMENT

To1 THE DISTRICT COUNCIL WILL GENERALLY SUPPORT THE DEVELOPMENT OF TOURISM OPPORTUNITIES IN HUNTINGDONSHIRE AT A LEVEL WHICH IS NOT DETRIMENTAL TO THE ENVIRONMENT AND WHICH DOES NOT DISRUPT COMMUNITY LIFE.

8.10 Tourism will be promoted by the District Council through a variety of means such as exhibitions, encouragement to tour operators, the organisation and promotion of events and the provision of information through the Huntingdon Tourist Information Centre and through other places (Council Offices, main hotels, libraries etc.) The local and national media will be used to promote tourism where possible through editorial comment, articles and advertisements.

8.11 The District Council will investigate the possible provision of more Tourist Information Centres, following the successful introduction of the St Neots TIC in association with the St Neots Museum, particularly at St Ives and Ramsey. The provision and management of centres could be a matter of joint development with other authorities or organisations, subject to their meeting appropriate service standards

8.12 Where appropriate, the District Council will assist, and be assisted by, the tourism industry. The Huntingdonshire Tourism Association will be the prime vehicle for such assistance. The District Council will act together with the East Anglian Tourist Board, the Cambridgeshire Tourism Officers Group and adjacent District and County Councils in promoting Huntingdonshire and the region, and with town and parish councils as appropriate.

8.13 The District Council have had some success in promoting Huntingdonshire as 'Cromwell Country' and it is intended to continue developing this theme. The ways and means by which the District is being promoted will be reviewed from time to time.

8.14 Tourist Information Points will be provided at appropriate strategic locations on the main road network especially at Roadside Service Areas and also at main car parks in Huntingdonshire to entice the casual traveller or visitor to explore the District. In new Roadside Services Developments they should be provided by the developer. The District Council will maintain these Information Points.

8.15 Interpretative material, as appropriate, will be presented in situ in relation to tourist attractions and country walks provided by the District Council to provide the tourist information of interest and, therefore, a more enjoyable experience. Particular emphasis will be placed on the attractions of Grafham Water and the Ouse Valley and on the varied natural history of the District. The District Council will encourage and where appropriate assist private site operators to provide appropriate interpretative material.

8.16 The Highway Authorities will be urged to ensure all tourist attractions and facilities are properly and safely signed. Ways of signing non-income generating attractions (e.g. picnic sites) should be investigated.

**To2 NEW OR IMPROVED TOURIST FACILITIES WILL BE ENCOURAGED AND PERMITTED WHERE THE SCALE AND LOCATION IS NOT ENVIRONMENTALLY DETRIMENTAL NOR DAMAGING TO RESIDENTIAL AMENITIES. SATISFACTORY ACCESS AND CAR PARKING MUST BE PROVIDED.**

8.17 New and improved facilities are required to increase Huntingdonshire's attractiveness to tourism in an increasingly competitive industry. The provision of more and better facilities is a positive benefit for local people who use them. Facilities must be acceptable in environmental terms.

8.18 Tourism development in the countryside should assist the purposes of conservation and recreation and should be in keeping with the landscape and wherever possible should seek to enhance it.

8.19 To assist in the promotion of tourism the District Council will protect areas of landscape and nature conservation value and encourage and undertake environmental improvement in the towns and villages. The prime motivation behind these policies is not the promotion of tourism but other more intrinsic reasons explained elsewhere in this Local Plan (see chapters on Housing, Recreation and Leisure, Transport, Shopping and the Environment). Nonetheless, the protection and improvement of the environment will promote tourism and should be pursued to this end. Environmental Improvement Schemes are planned for Ramsey and St. Neots with further work in St. Ives and Huntingdon. A programme of further Environmental Improvement Schemes is to be drawn up by the District Council.

8.20 Access and car parking standards associated with tourist facilities must be high and to the District Council's satisfaction (see Policies T26 and T27). Where appropriate, suitable provision should be made in car parks for tourist vehicles such as coaches and motor caravans. Satisfactory arrangements for water supply and sewage disposal are required (see Policy CS8).

**To3 THE RE-USE OF BUILDINGS IN RURAL AREAS FOR TOURISM (INCLUDING TOURISM ACCOMMODATION) WILL NORMALLY BE ALLOWED SUBJECT TO:**

**(i) THE BUILDING BEING OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH ITS SURROUNDINGS AND OF SUBSTANTIAL CONSTRUCTION REQUIRING NO MAJOR ADAPTATION OR ADDITION TO BE PUT TO THE PROPOSED USE.**

(ii) THE PROPOSAL COMPLYING WITH OTHER LOCAL PLAN POLICIES AND THERE BEING NO OVERRIDING OBJECTIONS ON TRAFFIC OR ENVIRONMENTAL GROUNDS.

8.21 This policy is a re-statement of Policy E10 as it specifically applies to tourism and represents an important way in which tourism development in the countryside can assist the purposes of conservation.

8.22 The conversion of existing redundant buildings for tourism ensures the re-use of an important resource and allows appropriate diversification of the rural economy.

#### COUNTRYSIDE INFORMATION AND INTERPRETATION

To4 THE PROVISION OF PICNIC SITES AT ROADSIDE SERVICE AREAS WILL BE ENCOURAGED WHERE APPROPRIATE AND IN ACCORDANCE WITH THE CRITERIA IN POLICY T12.

8.23 This Policy will be pursued for the benefit of the road traveller in Huntingdonshire. Policy T12 sets out the circumstances where Service Areas may be considered on the main road routes. Picnic sites associated with Roadside Service facilities will widen the traveller's options for obtaining refreshment and promote the District's attractions for the visitor.

To5 THE DISTRICT COUNCIL WILL INVESTIGATE THE ESTABLISHMENT OF SIGNPOSTED TOURIST ROUTES.

8.24 The development of signposted tourist routes attracts the pleasure trip tourist. The potential for a Cromwell Car Tour linking sites of significance in Cromwell's life within Huntingdonshire and beyond has been realised by the production of promotional literature with a neighbouring Authority. Other possible car tours will be investigated and are likely to involve co-ordination with neighbouring councils. Cycle routes and pedestrian routes for tourists will be investigated and promoted as appropriate.

#### ACCOMMODATION

To6 THE DISTRICT COUNCIL WILL SEEK TO EXTEND THE AMOUNT AND VARIETY OF TOURIST ACCOMMODATION IN THE DISTRICT.

8.25 The District Council will seek to ensure, in association with the private sector, that there is sufficient accommodation of the standard required by the different sectors of the tourist market

To7 THE DISTRICT COUNCIL WILL SYMPATHETICALLY CONSIDER PROPOSALS FOR CHANGES OF USE AND CONVERSIONS OF EXISTING BUILDINGS AND EXTENSION AND REFURBISHMENT OF EXISTING ACCOMMODATION SUBJECT TO NORMAL PLANNING CONSIDERATIONS.

8.26 The extension of existing hotels, inns etc. and conversion of appropriate buildings into various forms of accommodation will assist in providing a greater amount and variety of tourist accommodation in the District. In particular the provision of holiday accommodation in farm houses and country inns will be encouraged as will the establishment of country house hotels where this is compatible with the character of the building. Such developments serve to aid the diversification of the rural economy and provide types of accommodation which are currently in need

To8 NEW ACCOMMODATION AND CONFERENCE CENTRE PROPOSALS WILL NORMALLY BE PERMITTED SUBJECT TO APPROPRIATE ENVIRONMENTAL, AMENITY, ACCESS AND PARKING CONSIDERATIONS AND THE FOLLOWING CRITERIA:-

(i) GENERAL ACCOMMODATION

ACCOMMODATION SHOULD BE WITHIN THE BUILT UP AREA OF A SETTLEMENT OR IN A CONVERTED RURAL BUILDING PROVIDED THAT IT IS OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH ITS SURROUNDINGS AND WITHOUT REQUIRING MAJOR ADAPTATION OR ADDITION.

(ii) ROADSIDE ACCOMMODATION

ACCOMMODATION SHOULD BE LOCATED IN ROADSIDE SERVICE AREAS OFFERING COMPREHENSIVE FACILITIES FOR THE TRAVELLING PUBLIC AND IN ACCORDANCE WITH POLICY T12.

(iii) ACCOMMODATION FOR OUTDOOR RECREATION

ACCOMMODATION FOR PEOPLE USING OUTDOOR RECREATION FACILITIES IN THE COUNTRYSIDE SHOULD BE LOCATED IN CLOSE PROXIMITY TO THE FACILITY, BUT ONLY WHERE THERE IS A STRONG FUNCTIONAL RELATIONSHIP BETWEEN THE FACILITY AND PROPOSED ACCOMMODATION.

8.27 Accommodation is required for the tourist and general visitor, the businessman and for people using specific recreational/tourist facilities. All these people use and require a variety of accommodation which can be described generally as general accommodation, roadside accommodation and specific accommodation associated with a tourist recreation facility. Each of these three types of accommodation require specific locational criteria against which their acceptability can be judged.

8.28 New accommodation for the general visitor, holiday/leisure tourist or businessman should normally be located in association with the existing buildings and facilities of a settlement and not free standing in the open countryside. Satisfactory access and parking standards must be met and local amenity respected. This Policy is intended to protect the countryside for its own sake and to avoid sporadic building in the countryside which could be visually intrusive and lead to uneconomic demands for public services.

8.29 Government guidance in Planning Policy Guidance Note 21 states that extensions or adaptations of existing buildings for hotel use in rural areas can bring benefits to the area concerned. Planning Policy Guidance Note 7 encourages the re-use of rural buildings to help provide jobs, diversify the rural economy and reduce demand for new buildings in the countryside. Re-use for hotels or other forms of accommodation may be acceptable subject to the re-use being of a nature and scale which is in keeping with their surroundings. Environmental impact, affect on local amenities and traffic impacts of any proposed re-use for accommodation must prove acceptable.

8.30 Government policy in Planning Policy Guidance Note 21 makes clear that there is no reason to apply less demanding policies to new hotel development than to other types of development in the open countryside.

8.31 New accommodation well related to the road network is meeting growing national demand for the travelling public, tourist or businessman passing through the area. These should be built in association with petrol filling stations at least six miles from any existing facilities on the same side of the road. The Department of Transport is keen to encourage development of individual key sites to become the focus for a range of facilities for all travellers. This is in order to reduce the number of individual sites and for the greater convenience of road users.

8.32 Where a proposal is made for accommodation in open countryside in association with an existing or proposed outdoor recreation facility, a need for accommodation associated with use of the facility must be demonstrated. This is to ensure the protection of the countryside for its own sake and the avoidance of sporadic development and uneconomic demand for public services.

Accommodation associated with proposed facilities would only be granted on condition that the facilities have been fully implemented.

8.33 Golf Courses in the countryside do not need accommodation for users to enjoy their recreation and accommodation associated with golf courses will not normally be acceptable.

To9 THE DISTRICT COUNCIL WILL SUPPORT THE PROVISION OF CARAVAN AND CAMPING SITES FOR TOURISTS WHERE THEY ARE NOT ENVIRONMENTALLY DETRIMENTAL, NOR ADVERSELY AFFECT RESIDENTIAL AMENITY. SATISFACTORY ROAD ACCESS AND ESSENTIAL SERVICES ARE REQUIRED.

8.34 The demand for more and better self-catering accommodation is likely to increase and should be satisfied subject to environmental, amenity, access and service considerations. Satisfactory arrangements for water supply, sewage disposal and refuse collections are required.

#### EXTENDING THE TOURIST SEASON

To10 THE DISTRICT COUNCIL WILL SUPPORT APPROPRIATE DEVELOPMENTS WHICH PROVIDE OPPORTUNITIES FOR YEAR ROUND TOURISM.

8.35 This will be sought by means of encouraging the establishment of all weather facilities, marketing initiatives and encouraging existing attractions to remain open longer.

#### FARM TOURISM

To11 THE DISTRICT COUNCIL WILL SUPPORT FARM BASED DEVELOPMENTS WHICH SUPPORT TOURISM, SUBJECT TO AGRICULTURAL CONSIDERATIONS, WHERE THEY ARE NOT ENVIRONMENTALLY DETRIMENTAL NOR DAMAGING TO RESIDENTIAL AMENITIES, AND WHERE SATISFACTORY ACCESS AND CAR PARKING CAN BE PROVIDED.

8.36 The District Council will support proposals to develop tourist facilities on farms in response to the Government's Set Aside and Farm Diversification Grant Schemes in order to promote public enjoyment of the countryside in accordance with Cambridgeshire County Council's Rural Strategy. This support will be subject to the preservation of agricultural resources, Redundant farm buildings can usefully be converted to accommodate activities outside agriculture, reflecting changing government policy with regard to perceived food surpluses and the diversification of the rural economy.

8.37 In appropriate locations, activities such as the processing of farm produce, craft manufacture, farm shops and catering will be supported. Farm shops should only sell produce grown locally or manufactured on the holding and should be orientated towards the tourist so that opportunities to 'bulk buy' are not provided. The use of agricultural land or buildings for sports, recreation and education will be supported in suitable locations. The conversion of redundant farm buildings for tourist accommodation has been discussed in the context of Policies To7 and To8.

# Community Services & Public Utilities

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## INTRODUCTION

9.1 The District Council recognises the importance of community services and public utilities provided by the County Council and other agencies, but has little direct control over their provision. However, in its role as Local Planning Authority, the Council will seek to make appropriate land use allocations to meet any identified shortfall in provision and provide the necessary planning climate to ensure the provision of necessary services in line with new development.

9.2 In general the policies for Community Services and Public Utilities in this Local Plan are seeking to address the following issues:-

to co-ordinate the provision of social and physical services with housing and other development;

the identification of new community services needed to cater for future growth;

the statement of required standards of foul and surface water drainage for new development;

the protection of the environment from the unacceptable impact of public utilities infrastructure and the disposal of waste.

9.3 Where as a consequence of considerable local development new schools or extensions to schools are required, the County Council will be looking to achieve community benefit from developers in the form of site provision and/or the costs of site provision and buildings,

9.4 The planned growth of the area will place considerable demands on public utilities. A number of agencies are involved in meeting the service requirements of the District and it is important that close consultation should continue between these statutory bodies and the District Council. The development programmes of these bodies are largely influenced by the plans prepared by the Local Authority for future growth.

## EDUCATION

9.5 The County Council is the Local Education Authority and has a statutory duty to provide primary, secondary and further education.

**CS1 THE DISTRICT COUNCIL WILL SUPPORT THE PROVISION AND IMPROVEMENT OF PERMANENT EDUCATION FACILITIES, SUBJECT TO ENVIRONMENTAL AND TRAFFIC CONSIDERATIONS.**

9.6 Population growth over the past ten years has required some new schools and extensions to existing ones, within Huntingdonshire. However, the decline in school-age population has required some re-organisation of schools and has led to the closure of a few primary schools. The policy of concentrating growth in designated settlements should aid the provision of a cost effective education service.

9.7 Some of the County Council's schools contain temporary buildings which have been retained in use beyond their intended life. Thus, while priority will continue to be given to building projects in growth settlements, it will be necessary for the County Council to maintain a programme of replacement of unsatisfactory older and temporary school buildings.

**CS2 THE FOLLOWING SITES ARE ALLOCATED FOR NEW PRIMARY SCHOOLS:**

(I) STUKELEY ROAD, HUNTINGDON



(II) LONDON ROAD, GODMANCHESTER

(III) GT. NORTH ROAD, EATON SOCON

(IV) BURLEIGH HILL, ST. IVES

(V) WITHIN THE NEW HOUSING DEVELOPMENT, RAMSEY

(VI) OFF ADAMS LANE, GT. PAXTON

(VII) WITHIN THE NEW HOUSING DEVELOPMENT, PETERBOROUGH SOUTHERN TOWNSHIP.

9.8 The residential permission for Stukeley Road, Huntingdon includes provision for a primary school site within the development which has now been built. Specific sites are reserved for primary schools at London Road, Godmanchester which is now under construction; Gt. North Road, Eaton Socon; and, Burleigh Hill, St Ives. Policy LPS1 of the Local Plan seeks relevant infrastructure and community provision in association with new development. The extra demands placed upon existing schools where they are in excess of existing facilities will present a case for appropriate contributions from the development

CS3 A SITE FOR A NEW SECONDARY SCHOOL WILL BE PROVIDED WITHIN THE PETERBOROUGH SOUTHERN TOWNSHIP.

9.9 The County Council require the provision of a new secondary school to cater for the population of the new township and following a redistribution of catchment areas, for other parts of northern Huntingdonshire.

9.10 The District Council has sought to ensure that the school is located so that it is easily accessible by road and footpath to the population of Yaxley.

CS4 THE DISTRICT COUNCIL WILL ENCOURAGE THE COMMUNITY USE OF SCHOOL SITES AND BUILDINGS WHERE PRACTICABLE, TO BENEFIT THE LOCAL POPULATION AND WILL PRESS FOR NEW SCHOOL BUILDINGS TO CATER FULLY FOR FUTURE DUAL USE ARRANGEMENTS WITHIN THOSE PREMISES.

9.11 All school buildings, especially in the villages, have a crucial role to play in providing facilities for recreation use for the whole community.

#### HEALTH AND SOCIAL SERVICES

9.12 Acute hospital services and community health services are provided by the NHS Trusts. The Cambridge and Huntingdon Health Commission which covers the southern half of Huntingdonshire, and the North West Anglia Health Commission, which covers the northern part of the District, purchase services from these Trusts for the population. The two Commissions form part of the Anglia and Oxford Regional Health Authority. Primary health care (GP services and dispensaries) remains the separate responsibility of the Cambridgeshire Family Health Service Authority. As of 1st April 1996, the Family Health Service Authority will be incorporated within the Cambridge and Huntingdon Health Commission and the North West Anglia Health Commission. The County Council administers social services in the area, which are increasingly looked upon to provide care and support for those not receiving constant medical attention.

CS5 THE DEVELOPMENT, IMPROVEMENT AND EXTENSION OF FACILITIES FOR HEALTH AND SOCIAL CARE IN THE COMMUNITY WILL NORMALLY BE PERMITTED, SUBJECT TO ENVIRONMENTAL AND TRAFFIC CONSIDERATIONS, AND THE SUPPLANTING OF SUCH FACILITIES BY OTHER USES WILL GENERALLY BE RESISTED.

9.13 The District Council will encourage the maintenance, retention and expansion as appropriate of community health facilities within Huntingdonshire. The District Council will give every assistance to the Cambridge and Huntingdon Health Commission, the North West Anglian Health Commission, Huntingdon Community Health Council and the Cambridgeshire County Council Social Services Department in finding suitable sites for their services.

9.14 Within the District there is a need for nursing homes, residential homes, sheltered accommodation and small hostels for those in particular need, including the elderly. The District Council, in assessing suitable locations for such proposals, will have regard to the advice of the appropriate health or social services organisations as well as local environmental and traffic considerations. In particular, car parking provision for patients, staff and visitors should be sufficient and be in accordance with the Car Parking Standards contained within this Plan.

## LIBRARY SERVICES

9.15 The County Council has a statutory duty to provide a Library Service. The County Council's Working Group on future Library Provision has identified a list of communities where improved library facilities are required.

**CS6 THE DISTRICT COUNCIL WILL SUPPORT IMPROVEMENTS TO THE LIBRARY SERVICE INCLUDING, WHERE APPROPRIATE, THE PROVISION OF BUILDINGS OR SITES FOR LIBRARY DEVELOPMENT WITHIN SCHEMES FOR HOUSING OR COMMERCIAL DEVELOPMENT.**

9.16 The St. Ives Library was inadequate and has now been relocated within the town centre.

9.17 A proposal for a Library at Somersham was in the County Council's medium term plan and has been achieved.

9.18 The growth of Ramsey will require an improvement to the Library service in the Town, which will not be possible on the existing site. An appropriate Town Centre site is required towards which the developers of the main growth area of the town will be expected to contribute.

## PUBLIC CONVENIENCES

**CS7 THE DISTRICT COUNCIL WILL SEEK TO MAKE ADEQUATE PROVISION OF PUBLIC CONVENIENCES WITHIN THE DISTRICT AND WILL ENSURE NEW CONVENIENCES ARE CAREFULLY DESIGNED AND LOCATED, HAVING REGARD TO ENVIRONMENTAL AND TRAFFIC CONSIDERATIONS.**

9.19 An important facility in any shopping or tourism environment will be a public convenience. Many Parish Councils are also keen to have a public convenience provided in their villages. The District Council is currently installing automatic public conveniences in the larger villages of the District, and these are already operating in the High Street, Brampton; Church Street, Somersham; and High Street, Warboys. An automatic public convenience has been installed at Thrapston Road, Kimbolton and is due to be commissioned shortly.

9.20 New public conveniences are required in Huntingdon and St. Neots (where the Town Council is responsible) and an automatic public convenience is required in Yaxley.

9.21 The provision of a parent and baby facility in at least one location in each of the Town Centres of Huntingdonshire will be investigated.

## WATER

9.22 Anglian Water PLC and private water companies are responsible for water supply and Anglian Water is solely responsible for sewage treatment. The National Rivers Authority has responsibility for pollution control and flood control (including land drainage and sea defence).

**CS8 THE DISTRICT COUNCIL WILL REQUIRE SATISFACTORY ARRANGEMENTS FOR THE AVAILABILITY OF WATER SUPPLY, SEWERAGE AND SEWAGE DISPOSAL FACILITIES, SURFACE WATER RUN OFF FACILITIES AND PROVISION FOR LAND DRAINAGE WHEN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT.**

9.23 Giving permission for development only where services exist or are being constructed will ensure that development cannot be undertaken without the necessary services being provided. This will be enforced by a legal agreement between either the District Council or the Water Authority and the developer, to ensure that services are provided before development is undertaken.

9.24 Continued investment in sewerage and sewage treatment facilities will be needed during the Plan Period. In some cases new or extended sewage treatment facilities will be required to serve new development.

9.25 Within areas where a public sewer is not available but where development would be allowed within policy, it will be the responsibility of the developer to demonstrate that an acceptable standard of effluent can be achieved from private works before planning permission is granted.

9.26 It will be the responsibility of the developer to demonstrate that receiving water courses can accommodate the surface water run off from new development.

9.27 The need for co-ordination is particularly important in relation to the provision of sewerage and sewage treatment facilities. It is essential that the agencies responsible for utility services are fully aware of the Local Plan proposals and adopt programmes to ensure that there is adequate capacity to accommodate planned growth and to avoid costly installations in excess of demand.

9.28 It is important that Anglian Water's investment programme fully recognises the needs of the area. Each year Anglian Water consults with the District Council on its capital works programme. The District Council will expect Anglian Water to give priority to settlements selected for growth, in addition, to works to eliminate health hazards and maintain existing systems.

**CS9 THE DISTRICT COUNCIL WILL NORMALLY REFUSE DEVELOPMENT PROPOSALS THAT PREJUDICE SCHEMES FOR FLOOD WATER MANAGEMENT.**

9.29 An obvious and very important constraint to development in the Huntingdonshire area, relates to land drainage, largely because of the extensive areas of land which are subject to flooding. The development of sites within the flood plain should clearly be avoided to ensure that the flooding problem is not exacerbated, by increasing the number of properties liable to damage and the creation of obstacles to the discharge of flood waters. Certain developments may be acceptable, however, where compensatory works to offset the effect of increased flooding are possible.

## REFUSE

9.30 The District Council will support the adequate provision for waste disposal or recycling within the Plan Area, providing:

The proposal(s) is/are environmentally acceptable in the suggested locality, and any potential health hazard associated with landfill gas are properly regulated; and,

In the case of waste disposal, restoration works of a high standard, to an agreed after use, are carried out according to a scheme to be agreed before any tipping commences.

9.31 Under the Control of Pollution Act the County Council is responsible for regulating the disposal of controlled waste in Cambridgeshire. It also has the duty to dispose of household and commercial waste delivered by the collection authorities, particularly Huntingdonshire District Council. Current Government proposals may change this relationship in that the collecting authorities may be able to dispose of waste at privately owned tips which will be subject to regulation by the County Council.

9.32 As existing landfill sites become filled, new ones will be required. The County Council operate a five year rolling programme for the continuing provision of sites.

9.33 The County Council will need to take due account of recent Government advice about the implications of Landfill Gas migration.

9.34 The location of civic amenity tips will be reviewed as appropriate and representations made to the County Council, if necessary, in order to ensure that these tips are convenient to the public yet do not affect the amenity of an area or cause traffic nuisance. There are traffic congestion problems associated with the Huntingdon Street Depot at St. Neots and there is not a convenient tip for household in the Ramsey area of the District. The loss of the Alconbury tip has necessitated the provision of an alternative site nearby.

9.35 The District Council will positively encourage the study of alternative and acceptable means of disposal of refuse including proposals for recycling waste materials

#### ELECTRICITY, GAS, TELEPHONE AND POSTAL SERVICES

9.36 Electricity supplies in Huntingdonshire are currently provided by the Electricity Generators, through Eastern Electricity. Gas supplies are provided by British C'as PLC through Eastern Gas. Postal services are the responsibility of the Post Office and telecommunications are the responsibility of East Midlands District of British Telecom.

9.37 While minor improvements will have to be carried out by the statutory undertakers responsible for the above services, at present it is envisaged that no major problems would result from the new developments proposed in this Local Plan.

9.38 The District Council is aware of recent claims that high voltage power lines may be a health risk to people living in close proximity to these lines. The Council will reconsider development proposals where appropriate if any firm evidence of health hazards associated with power lines is found.

#### CS10 THE DISTRICT COUNCIL NORMALLY WILL ENCOURAGE STATUTORY UNDERTAKERS AND OTHER AGENCIES TO PLACE EXISTING AND PROPOSED ELECTRICITY, TELEPHONE AND OTHER CABLES UNDERGROUND IN ENVIRONMENTALLY SENSITIVE LOCATIONS.

9.39 The District Council will encourage Eastern Electricity to site new transmission lines, substations, etc. in such a way as to minimise the effect on the countryside. The District Council will encourage Eastern Electricity to replace existing overhead cables with underground installations especially in sensitive locations, such as Conservation Areas, in order to improve visual amenity.

# Index of Policies

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## CHAPTER 1 - LOCAL PLAN STRATEGY

### Infrastructure, Services and Amenities

LPS1 Development infrastructure and facility requirements.

### Local Needs Housing

LPS2 Local housing needs

### Peterborough Southern Township

LPS3 Peterborough Southern Township

## CHAPTER 2 - HOUSING

### Definitions

H1 Housing development definitions

### Land Requirements

H2 District housing land requirements

### Density

H3 Housing densities

### Affordable Housing

H4 Affordable housing on allocated sites

H5 Affordable housing on windfall sites

H6 Affordable housing exceptions to policy

### Services

H7 Housing services requirements

### Open Space

H8 Housing open space requirements

### Market Town Policies

H9 Allocations in Towns

H10 Housing in satellite settlements of Market Towns

H11 Housing in Town Centres

H12 Housing redevelopment in Town Centres

Development Briefs

H13 Development Briefs for allocated sites

Village Policies

H14 Rural housing land requirements

H15 Limited Rural Growth Villages

H16 Allocations in Rural Growth and Limited Rural Growth Villages

H17 Group and Infill housing in Rural Growth and Limited Rural Growth Villages

H18 Group Housing Villages

H19 Allocations in Group Villages

H20 Infill housing

Outside Settlements

H21 Housing within groups of dwellings in open countryside

H22 Agricultural land protection

H23 Housing development outside environmental limits

H24 Agricultural dwellings

H25 Restrictive occupancy

Existing Buildings in the Countryside

H26 Refurbishment of rural dwellings

H27 Replacement dwellings in the countryside

H28 Replacement dwellings in the countryside (criteria for)

H29 Conversion of buildings in the countryside to dwellings

Existing Residential Areas

H30 Residential amenity protection

H31 Residential privacy and amenity standards

H32 Sub-division of large curtilages

H33 Sub-division of large curtilages (affecting protected buildings or features)

H34 Residential privacy and amenity for extensions

H35 Tandem development

## Environmental Pollution

H36 Foul sewage disposal in rural areas

H37 Housing and environmental pollution

H38 Housing and noise pollution

## Residential Caravans and Mobile Homes

H39 Residential caravans and mobile homes

H40 Upgrading of residential caravan and mobile home sites

H41 Temporary use of residential caravans

## Houseboats

H42 Permanent mooring of houseboats

## Hostels and homes

H43 Hostels and homes

H44 Gypsy sites

## CHAPTER 3 - EMPLOYMENT

### Provision of Land

E1 Promotion of economic and employment growth

E2 Range of employment sites

E3 Allocations in the District

E4 Development Briefs for allocated sites

### Phasing

E5 Phasing of land release

### Office Development

E6 Office development locational criteria

### Small Businesses

E7 Small businesses establishment of expansion

### Employment in the Villages and the Countryside

E8 Small scale employment in villages

E9 Employment at Ramsey

E10 Re-use of rural buildings

Existing Firms

E11 Expansion of existing firms

E12 Non-conforming industrial uses

Other Policies

E13 Employment development causing environmental problems

E14 Development on Little Staughton and Warboys airfields

E15 Special and heavy industries

## CHAPTER 4 - SHOPPING

General Shopping Policies

S1 New shopping and the viability and vitality of Town Centres

S2 Location and design criteria for shopping proposals

S3 Location of major convenience shopping

S4 Exceptions to location of major convenience shopping

S5 Superstore allocation at Abbots Ripton road, Huntingdon

Local Shopping

S6 Local shopping provision in new residential areas

S7 Local shopping proposals in existing residential areas

Shopping in the new Township

S8 Shopping provision in Peterborough Southern Township

Retail Warehousing

S9 Retail warehousing locational criteria

The Shopping Environment

S10 Protection and enhancement of Town Centre viability and vitality

S11 Environmental Enhancement Schemes for shopping areas

S12 Retention of existing retail units in Town Centres

S13 Primary shopping frontages of Market Towns



## Other Shopping Policies

S14 A3 uses (food and drink) assessment criteria

S15 Vacant floorspace over shops in Town Centres

S16 Local shopping proposals in built up areas

S17 Retention of rural shopping facilities

## CHAPTER 5 - TRANSPORT

### Trunk Road Programme

T1 Upgrading of A14(T)

T2 Upgrading of A14(T) between Bar Hill & A1(T)

T3 Upgrading of A1(T) to motorway

T4 Elimination of central reservation crossings on trunk roads

T5 Improvement of A428 east of St Neots

### County Road Programme

T6 Elton/Chesterton & Needingworth by-passes

T7 Schemes for B645, A1096, A1123, B1040 and B1091

T8 Relief road for Ramsey and Bury

T9 Relief road for Huntingdon Town Centre

### Traffic Management

T10 Vehicle and pedestrian segregation

T11 Highway improvement and traffic management

Access to Primary and Distributor Routes for Service Areas Hotels and Motels, Restaurants and Petrol Filling Stations

T12 Service facilities provision on primary and distributor roads

T13 Roadside service sites on A14(T), west of A1(T)

T14 Service provision on other routes

### Retail Sales at Garages

T15 Range of goods to be sold at petrol filling stations

### Heavy Goods Vehicle Parks and Facilities

T16 HGV parks (at Brampton Hut and elsewhere) locational requirements

Local Service Signs and Tourist Facility Signs

T17 Local Services signs for by-passed communities

Estate Roads, Footpaths and Cycleways

T18 Access requirements for new development

T19 Footpath provision in new development

T20 Cycleway provision in new development

Bus Travel

T21 Public transport services

T22 New bus station at St Neots

Rail Travel

T23 Facilities at Huntingdon and St Neots railway stations

Car Parking

T24 Car park allocations in Market Towns

T25 Off-street car parking in Market Towns

T26 Car parking in Villages

T27 Car parking provision for recreational facilities

T28 Car parking standards

## CHAPTER 6 - RECREATION AND LEISURE

Recreation and Leisure Provision

R1 Promotion and monitoring of recreation and leisure provision

R2 Assessment criteria for new recreation facilities

R3 Minimum recreation open space provision standards

Land and Facilities

R4 Village meeting places

R5 Dual use of public sector premises

R6 Recreation provision in new developments in Market Towns

R7 Open playspace provision standards in new housing schemes

R8 Commutation of open playspace

R9 Allocations in Towns

R10 Allocations in Villages

R11 Recreational provision (or financial contributions) in non residential schemes

R12 Children's play areas

Countryside Recreation

R13 Informal countryside recreation

R14 Grafham Water

R15 Public rights of way

R16 After use of gravel and claypits

Other Provision

R17 Alternative development on recreation and amenity areas and school playing fields

R18 Provision for art

## CHAPTER 7 - ENVIRONMENT

Buildings of Architectural or Historic Interest

En1 Demolition of Listed Buildings

En2 Character and setting of Listed Buildings

En3 Alternative uses for Listed Buildings

En4 Condition of Listed Buildings

Conservation Areas

En5 Conservation Areas character

En6 Design standards in Conservation Areas

En7 Outline applications in Conservation Areas and sites adjoining Listed Buildings

En8 Conservation Area Consent for demolition

En9 Open spaces, trees and street scenes in Conservation Areas

Environmental Improvements

En10 Environmental Improvement Schemes

Archaeology

En11 Ancient monuments and archaeological sites

En12 Archaeological recording

En13 Archaeological potential evaluation

Open Spaces and Frontages

En14 Open spaces, frontages and gaps in the built up framework

En15 Open spaces and gaps identified for protection

En16 Frontages identified for protection

Development in the Countryside

En17 Development in the Countryside

Trees and the Landscape

En18 Protection of countryside features

En19 Tree Preservation Orders

En20 Landscaping schemes for new development

En21 Area of Best Landscape protection

En22 Nature and Wildlife Conservation

En23 Sites of Special Scientific Interest and National Nature Reserves

Access for the Disabled

En24 Access provision for the disabled

Design

En25 General design criteria

En26 Design briefs for sensitive sites

En27 Shopfront design

Advertisements

En28 Advertisements on Listed Buildings and in Conservation Areas

En29 Discontinuance of advertisements

En30 Advertisement control

En31 Removal of unauthorised signs

Street Furniture

En32 Design of road signs and street furniture

## CHAPTER 8 - TOURISM

### Promotion and Development

To1 Development of tourism opportunities

To2 New tourist facilities

To3 Re-use of rural buildings for tourism

To4 Picnic site provision

### Countryside Information and Interpretation

To5 Signposting of tourist routes

### Accommodation

To6 Extension of tourist accommodation

To7 Adaptation of existing buildings for tourist accommodation

To8 New accommodation and conference centre locational criteria

To9 Caravan and camping sites

### Extending the Tourist Season

To10 All year round tourist opportunities

### Farm Tourism

To11 Farm based tourism developments

## CHAPTER 9 - COMMUNITY SERVICES & PUBLIC UTILITIES

### Education

CS1 Improvement of education facilities

CS2 Allocations for new school sites

CS3 New Secondary School in Peterborough Southern Township

CS4 Community use of schools

### Health and Social Services

CS5 Development of health and social care facilities

### Library Services

CS6 Improvements to Library Services

### Public Conveniences

CS7 Public convenience provision

Water

CS8 Water supply, sewerage, sewage disposal and surface water drainage requirements

CS9 Flood water management

Electricity, Gas, Telephone and Postal Services

CS10 Underground laying of pipes and cables

# Appendices

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## Appendix 1

Ouse Valley Recreation Local Plan Continuation in Force Direction 1994

## Appendix 2

Justification of Limited Rural Growth Settlements

## Appendix 3

Car Parking Standards

## Appendix 4

Area of Best Landscape - Boundary Refinement

PLANNING AND COMPENSATION ACT 1992

OUSE VALLEY RECREATION LOCAL PLAN CONTINUATION-IN-FORCE DIRECTION 1994

The Secretary of State for the Environment, in exercise of the powers conferred on him by paragraph 7 of Part III of Schedule 2 to the Town and Country Planning Act 1990 and all other powers enabling him in that behalf, and after consulting Cambridgeshire County Council and South Cambridgeshire District Council, hereby directs as follows -

The provisions of the Ouse Valley Recreation Local Plan specified below shall continue in force in relation to the area of the Huntingdonshire District Council, notwithstanding the preparation for that area of the Huntingdonshire Local Plan required under section 36 to 38 of the Town and Country Planning Act 1990 (as amended).

This Direction shall remain in force until appropriate alternative provisions are incorporated into a district-wide local plan.

Provisions continued in force

P/2 THE DISTRICT COUNCIL WILL HOLD REGULAR MEETINGS OF THE OUSE VALLEY CONSULTATIVE PANEL TO HELP FOSTER CLOSER CO-OPERATION AMONGST RECREATION AND CONSERVATION INTERESTS IN THE OUSE VALLEY.

P/3 THE DISTRICT COUNCIL WILL ENCOURAGE THE ESTABLISHMENT OF LOCAL RIVER USER COMMITTEES FOR THE HUNTINGDONSHIRE OUSE.

P/4 THE DISTRICT COUNCIL WILL SEEK THE ADVICE AND SUPPORT OF THE OUSE VALLEY CONSULTATIVE PANEL IN ITS EFFORT TO CO-ORDINATE ADEQUATE AND APPROPRIATE SAFETY PROVISION WITHIN THE PLAN AREA.

P/5 THE DISTRICT COUNCIL WILL CONSIDER PROVIDING AN INFORMATION SERVICE FOR RESIDENTS AND VISITORS AND PRODUCE AND DISTRIBUTE INFORMATION AND PUBLICITY MATERIAL RELEVANT TO RECREATION AND TOURISM IN THE OUSE VALLEY.

P/6 THE DISTRICT COUNCIL WILL NOT NORMALLY PERMIT THE DEVELOPMENT OF FURTHER PERMANENT MOORINGS, WHETHER ON OR OFF THE MAIN RIVER CHANNEL, BETWEEN EATON SOCON LOCK AND BRAMPTON LOCK, BETWEEN HEMINGFORD LOCK AND ST. IVES LOCK AND BETWEEN BROWNSHILL STAUNCH AND HEMITAGE LOCK.

P/7 THE DISTRICT COUNCIL WILL NORMALLY PERMIT THE LIMITED DEVELOPMENT OF OFF-RIVER PERMANENT MOORINGS BETWEEN BRAMPTON LOCK AND HEMINGFORD LOCK, AND BETWEEN ST. IVES LOCK AND BROWNSHILL STAUNCH ON SUITABLE SITES.

P/8 THE DISTRICT COUNCIL WILL NOT NORMALLY PERMIT THE DEVELOPMENT OF ANY ADDITIONAL PERMANENT MOORINGS ALONG THE MAIN CHANNEL.

P/9 WHEN DETERMINING APPLICATIONS FOR PERMANENT MOORINGS THE

DISTRICT COUNCIL WILL HAVE REGARD TO:

(a) THE IMPACT ON VISUAL AMENITY

(b) THE IMPACT ON NATURE CONSERVATION

(c) THE ADEQUATE PROVISION OF ESSENTIAL SERVICES, ROAD ACCESS, PARKING AND WATER SAFETY EQUIPMENT.



P/10 THE DISTRICT COUNCIL WILL RESIST THE SUB-DIVISION OF RIVERSIDE LAND (INCLUDING BACKWATERS) INTO LEISURE PLOTS WITH MOORINGS.

P/11 THE DISTRICT COUNCIL WILL ENCOURAGE PUBLIC BODIES, BOATING ORGANISATIONS AND INDIVIDUAL LAND OWNERS TO PROVIDE ADDITIONAL SHORT STAY MOORINGS IN SITES WHERE THERE WILL BE NO DETRIMENTAL EFFECT ON NATURE CONSERVATION OR LANDSCAPE AMENITY.

P/12 THE DISTRICT COUNCIL WILL ENCOURAGE THE IMPROVEMENT OF BOATING FACILITIES AND SERVICES AT APPROPRIATE LOCATIONS ALONG THE RIVER.

P/19 THE DISTRICT COUNCIL WILL SEEK TO UPGRADE SUITABLE WELL USED FOOTPATHS TO A STANDARD CAPABLE OF BEING USED BY THE DISABLED.

P/21 THE DISTRICT COUNCIL WILL CONSIDER THE PROVISION OF VISITOR CAR PARKS AND PICNIC SITES AT SUITABLE SITES IN THE PLAN AREA.

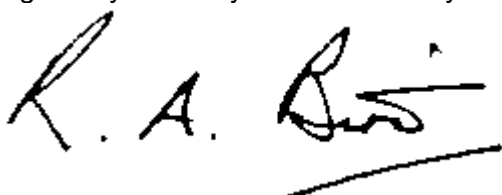
P/25 THE DISTRICT COUNCIL WILL PROMOTE THE IMPLEMENTATION OF AGREED RESTORATION, LANDSCAPING AND AFTER-USE SCHEMES FOR DISUSED ACTIVE AND FUTURE MINERAL EXTRACTION AREAS.

P/26 THE DISTRICT COUNCIL WILL URGE THE EARLY IMPLEMENTATION OF AFTER-USE SCHEMES AT LITTLE PAXTON PITS, ST. IVES PITS, AND AT HINCHINGBROOKE.

P/32 THE DISTRICT COUNCIL WILL URGE ANGLIAN WATER, INTERNAL DRAINAGE BOARDS, LANDOWNERS AND FARMERS TO ADOPT ROUTINE MAINTENANCE AND DRAINAGE PRACTICES, WHICH ARE SYMPATHETIC TO THE CHARACTER OF THE RIVER AND CONSISTENT WITH PROMOTING AND RETAINING NATIVE FLORA AND FAUNA.

P/34 THE DISTRICT COUNCIL WILL SEEK TO ESTABLISH LOCAL NATURE RESERVES AT PORTHOLME AND THE EASTERN PORTION OF LITTLE PAXTON PITS.

Signed by authority of the Secretary of State

A handwritten signature in black ink, appearing to read 'R. A. Bird', with a horizontal line underneath.

R A BIRD

A Director in the Department of the Environment.

24 November 1994

1. The overall strategy adopted by the County Council in the Cambridgeshire Replacement Structure Plan (1989) has been to maintain the principle of concentrating new development in well serviced locations, but at the same time to increase the flexibility for growth in a wider range of villages consistent with the protection of the environment and village character.

2. Bearing this in mind, the three main criteria that have been selected as a justification of the chosen settlement hierarchy within the Local Plan are:

availability of a range of existing facilities;  
local employment opportunities; and,  
location in relation to the regional transport network.

3. Whilst it is at the discretion of Huntingdonshire District Council to select those villages which merit Limited Rural Growth status, the County Council has produced broad guidelines to assist this assessment, as follows:

selected settlements will have a range of facilities including shopping, a primary school, a post office and public transport;  
growth will be accommodated without detriment to village character or environmentally sensitive areas;  
growth will be accommodated without conflicting with other policies of the Cambridgeshire Replacement Structure Plan (1989), particularly relating to the natural environment and agriculture; and,  
growth will be consistent with the improvement of community life  
On the above basis, 16 villages in Huntingdonshire have been designated as Limited Rural Growth Settlements.

4. The Cambridgeshire Replacement Structure Plan (1989) places heavy emphasis on the A1-A14 corridor between Peterborough-Huntingdon-Cambridge as a broad zone for development. Within the A1 corridor several villages are considered appropriate for growth because of their good location:

Stilton - a substantial amount of housing growth which will occur over the Plan Period was already committed prior to the formulation of the Local Plan. Additional growth has been restricted until planned improvements to the A1 materialise. Growth is not limited by physical constraints, and the village has reasonable shopping facilities and local employment.

Alconbury - occupies an important location at the junction of the A1 and A14. It has good local employment opportunities but shopping facilities are comparatively poor.

Buckden - meets all the necessary criteria, but the main constraint is finding suitable land for development, with the A1 providing the western boundary and gravel workings close to the eastern edge of the village.

Folksworth - is only a mile apart from Stilton, west of the A1, but fulfils the criteria for Limited Rural Growth status.

Holme - is approximately two miles east of the A1. Land is available within the core of the village for an estate-scale development and, again as it meets the necessary criteria, it is designated as a Limited Rural Growth Village.

5. The A14(T) provides good accessibility between Huntingdon and Cambridge and villages along this route are appropriate for Limited Rural Growth designation:

Hemingford Grey - has all the required facilities. Development is constrained by the flood plain and the need to prevent coalescence with St Ives.

Fenstanton - again has a very good range of facilities. Once again constraints in the form of the flood plain and high quality agricultural land restrict growth potential.

6. Those villages along the A14(T) west of the A1 are relatively small communities. However, road improvements to dual carriageway standard have brought additional development pressures in this part of the District. A counterbalance is needed to the heavy concentration of population in the Ouse Valley between Huntingdon and Earith, therefore, Spaldwick has been identified as a Limited Rural Growth settlement along this route. It possesses the fullest range of facilities in this area

7. Kimbolton is the largest village in south-west Huntingdonshire, and the logical place to concentrate housing and employment growth. It has an exceptionally good range of facilities for a village of its size, a legacy of its past, but its historic quality also needs to be protected. The improvement of the A14(T) has eased Kimbolton's traffic problems.

8. Much development has taken place along the A1123 and this route is now at capacity. Although its eventual improvement is anticipated, additional housing growth along the route needs to be limited. Earith readily meets the criteria of a Limited Rural Growth Village, having the best range of facilities and very good local employment opportunities. Bluntisham also meets the specified criteria and, as no site has been allocated for housing at Earith in the Local Plan. Bluntisham can contribute towards meeting the perceived housing needs of this part of the District. Furthermore, both villages are sufficiently close to share many needs and facilities.

9. Although not on the trunk road network, Somersham is a logical choice for development in other respects, having been designated as a Key Rural Centre in the original County Structure Plan of 1980. It has a high level of housing commitments and further land is available within the existing village limits.

10. Another possible area for development off the main trunk road network is along the B1043 between Huntingdon and St Neots. A new primary school has recently been constructed at Gt Paxton, in association with estate-scale housing development. This, together with its location and facilities, has established the selection of Gt Paxton as a Limited Rural Growth Village. The Offords also fulfil the criteria for designation, and are located only two miles north of Gt Paxton. The scale of development proposed in both villages allows them to provide the appropriate total level of growth along the B1043.

11. Gt Gransden is the largest settlement in the south-eastern corner of Huntingdonshire and is the logical location in which to concentrate new housing in this part of the District. Its range of facilities and local employment opportunities merit its selection as a Limited Rural Growth Village.

12. Fenland villages surrounding Ramsey became established after the drainage of the meres in Victorian times. The creation of agricultural holdings has led to a linear pattern of settlement. The largest village in Ramsey Parish is Ramsey St Mary's which possesses a primary school and several other facilities. It was, therefore, the logical choice for a Limited Rural Growth settlement in this part of the District, where additional housing could consolidate the form of the village and offer some element of housing choice in the north-east of the District.

## CAR PARKING STANDARDS

The attached Standards update those originally approved in 1978. This opportunity to revise the Standards during the production of the Local Plan had been taken in view of the rise in traffic growth, the emergence of new classes of development, the need to take into account an appropriate parking provision for wheelchair disabled and experience in operating the former Standards.

The Standards should be read in conjunction with the Notes attached and the following definitions:

All Standards are based on gross floorspace.

A dwelling relates to all forms of homes including flats and bedsits.

In public halls, conference centres and places of worship, 1 seat = 1 sq.m.

Commutation for car parking spaces can be accepted where car parks are programmed in the future in particular areas. All parking schemes, for uses other than private residential, shall include appropriate provision for the disabled. A minimum of 1 space per scheme or 2% of the total number of spaces provided, whichever is the greater will normally be sought.

USE	STAFF/ SERVICING	PUBLIC/ RESIDENTS/VISITORS
<b>SHOPPING</b>		
a) Superstore (units over 2,000 sq.m.)	See Note 1 and Note 2	1 car space per 10 sq.m.
b) Shops	1 car space per 75 sq.m. (for shops less than 75 sq.m., 1 car space per unit). See also Note 2, Note 3 and Note 4	1 car space per 25 sq.m.
c) Retail Warehouses/Garden Centres	See Note 1 and Note 2.	1 car space per 15 sq.m.
<b>BUSINESS</b>		
a) B1 uses - office, high technology and light industry, and A2 uses - banks, building societies and estate agents.	1 car space per 20 sq.m. See also Note 2 and Note 5.	1 car space per unit, <u>plus</u> 1 space for every 500 sq.m.
b) B2 uses - General Industry and B3-B7 uses - Special Industry.	2 car spaces per unit <u>plus</u> 1 car space per 50 sq.m. See Note 2.	1 car space per unit, <u>plus</u> 1 space for every 500 sq.m.
c) B8 uses - Warehousing		
(units up to 2,000 sq.m.)	1 car space per 100 sq.m.	1 car space per unit, <u>plus</u> 1 space for every 500 sq.m.
(units in excess of 2,000 sq.m.)	1 car space per 150 sq.m.  Lorry parking should be available on the basis of 1 space per 200 sq.m.	
<b>RESIDENTIAL</b>		
a) Dwellings (minimum)	-	2 car spaces per dwelling.

b) Dwellings (with 4 or more bedrooms)	-	3 car spaces per dwelling.
c) Dwellings (in town centres)	-	At least 1 car parking space per dwelling.
d) Sheltered Accommodation	2 car spaces for the Warden. See Note 2.	1 car space per 4 units for residents and visitors.
e) Community Nursing Homes	1 car space for every 2 members of staff. See Note 2 and Note 7.	1 car space per 6 residents (to include visitors space).
<b>CLINICS &amp; HEALTH CENTRES</b>		
a) Doctors/Dentists/Veterinary Surgeons	1 car space for every practitioner, 1 car parking space for every 2 other members of staff. See Note 2.	3 car spaces per consulting room.
b) Day Centres	1 car space for every 2 members of staff. See Note 2.	Visitors space as required, taking into account the nature of the Day Centre and it's likely clients.
<b>PUBLIC HOUSES/WINE BARS/LICENSED CLUBS/SPORTS CLUBS</b>	1 car space for every 2 members of staff. See Note 2.	1 car parking space for 3 sq.m. of net floor area.  For areas reserved for dining see restaurant standard below.
<b>RESTAURANTS/CAFES</b>	1 car space for every 2 staff. See Note 2.	1 car space per 4 sq.m. of net dining area.
<b>TRANSPORT SERVICES</b>	1 car space for each member of staff. See Note 2.	1 lorry space for every 2 sq.m. of dining area.
<b>HOTELS &amp; MOTELS</b>	1 car space per staff bedroom, <u>plus</u> 1 car space per every 2 non-resident members of staff. See Note 2.	1 car parking space per guest bedroom <u>plus</u> allowance for bars, restaurants and other facilities available to the public, in accordance with the appropriate standards.
<b>PUBLIC HALLS/CONFERENCE CENTRES</b>	1 car space per every 2 members of staff. See Note 2 and Note 7.	1 car space per 4 sq.m.
<b>PLACES OF WORSHIP</b>	See Note 2.	1 car space for every 10 sq.m. For multi-purpose community worship area see public halls standards above.
<b>LEISURE CENTRES &amp; SWIMMING POOLS</b>	1 car space for every 2 staff. See Note 2.	1 car space for every 10 sq.m. <u>plus</u> allowance for bars, restaurants & other facilities available to the public in accordance with the appropriate standards herein.
<b>SPORTS GROUNDS/GOLF COURSES</b>	1 car space for every 2 staff. See Note 2.	1 car space for every 2 players, <u>plus</u> allowance for bars, restaurants & other facilities available to the public in

		accordance with the appropriate standards herein.
<b>TENNIS/SQUASH/BADMINTON CLUBS</b>	1 car space for every 2 staff. See Note 2.	3 car spaces for each court <u>plus</u> allowance for bars, restaurants & other facilities available to the public in accordance with the appropriate standards herein.
<b>SCHOOLS</b>	1 car parking space for every member of staff. See Note 2.	Casual space for pupils and visitors in a ratio of 1 space for each class to a maximum of 10 spaces.  See also Note 6.

## NOTES

Major shopping redevelopment, 'out of town' shopping, and DIY 'public' standards should be sufficient to cover for staff needs.

Servicing - sufficient space for servicing will be provided to meet the operational requirements of the development. Adequate space should be available for turning manoeuvres, offloading and parking, including lorry parking.

It is not expected that developers should provide car spaces for the public in small shopping units in town centres.

In town centres, staff parking will normally be required where practicable.

Staff parking standards may be reduced for a light industry use to that required for General Industry use subject to the acceptance of planning conditions precluding automatic change of use from B1(c) to B1(a) or (b)

In School Developments, adequate room shall be made for school busses to unload children within sites.

Staff parking requirements relate to the staff needing to be on premises at a point in time. Where staff changeovers are made the needs of the two staff shifts at the changeover time should be considered.

## Appendix 4

1. Areas of Best Landscape were defined in the key diagram of the Structure Plan approved in September 1980. The associated written statement stated these areas were provisional and would be more precisely defined in future studies. The landscape appraisal carried out by the District Council in 1981/82 during the initial stages of the preparation of the Ouse Valley Recreation Local Plan sought to classify in greater detail the quality of landscape which makes up the valley as a whole, and the notation of best landscape for this document was finally compiled by combining the highest 3 classifications contained in the 1981/82 survey. The resulting notation was used in the 1989 Structure Plan, rather than simply reproducing the 1980 key diagram.

2. Plans have been provided by Cambridgeshire County Council interpreting the Area of Best Landscape contained in the key diagram of the Cambridgeshire Replacement Structure Plan (1989) onto a 1/50,000 base. Specific additions and deletions were suggested based upon interpretation of the aerial photography survey of Cambridgeshire in 1988. This interpretation accords in general with the best landscape identified in the Ouse Valley Recreation Local Plan.

3 The original survey work carried out by the County Council in the mid 70's identified Area of Best Landscape by using a scoring system per square kilometre based on the existence or otherwise of good tree cover, hedgerow or woodland features, water features, small fields and changes in height. Subsequent survey work carried out by the District Council has involved the use of aerial photographs, together with on the ground visual work, attempting to make the Area of Best Landscape boundary 'readily definable on the ground by following features such as roads, tracks and field boundaries, the more permanent the better' (as advised by Cambridgeshire County Council). There will be instances, in exception, where following definable boundaries will exclude land appropriate for inclusion in the Area of Best Landscape designation. Views of and up to ridge lines is an example of such instances. In these circumstances a line will be drawn which will reflect the broad physical, visual and scenic context of the landscape. Details of this survey are the subject of a technical paper.

4. Studies of the aerial photographs of [Grafham](#) Water and surrounding areas tentatively revealed large tracts of relatively featureless landscape. On the ground visual work confirmed that the area around [Kimbolton](#) Airfield and [Stow Longa](#) should be deleted from the designation and the [Proposals Map](#) shows the proposed new boundary at this location. Other alterations to the boundary are relatively minor.

# Proposals Map & Inset Plans

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## KEY

Huntingdonshire Proposals Map

## TOWN INSET PLANS

Huntingdon Inset  
Huntingdon

Town Centre

Godmanchester

Brampton

The Stukeleys

St Neots Inset  
St Neots (North)

St Neots (South)

Town Centre

St Ives Inset  
St Ives

Town Centre

Ramsey Inset  
Ramsey

Town Centre

Peterborough Southern Township

## VILLAGE INSET PLANS

Abbotsley

Abbots Ripton

Alconbury

Alconbury Weston

Alwalton

Bluntisham

Brington



Broughton  
Buckden  
Buckworth  
Bythorn  
Catworth  
Chesterton  
Colne  
Conington  
Covington  
Diddington  
Earith  
Easton  
Ellington  
Elton  
Farcet  
Fenstanton  
Fenstanton  
Folksworth  
Glatton  
Grafham  
Great Gidding  
Great Gransden  
Great Paxton  
Great Raveley  
Great Staughton  
Hail Weston  
Hamerton  
Hemingford Abbots

Hemingford Grey

Hemingford Grey/Fenstanton

Hilton

Holme

Holywell

Houghton & Wyton

Keyston

Kimbolton

Kimbolton (Industrial allocation)

Kings Ripton

Leighton Bromswold

Molesworth

Needingworth

The Offords

Oldhurst

Old Weston

Perry

Pidley

Pondersbridge

Ramsey Forty Foot

Ramsey Heights

Ramsey Mereside

Ramsey St Marys A

Ramsey St Marys B

Sawtry

Somersham

Southoe

Spaldwick

Stibbington

Stilton

Stonely

Stow Longa

Tilbrook

Upton

Upwood

Wansford

Warboys

Waresley

Water Newton

Winwick

Wistow

Woodhurst

Woodwalton

Yaxley

Yaxley (Industrial allocation)

Yaxley (Industrial allocation)

Yelling