

HUNTINGDONSHIRE LOCAL PLAN TO 2036
HUNTINGDONSHIRE LOCAL PLAN EXAMINATION

MATTER 11 PROPOSED SITE ALLOCATIONS
LOCAL SERVICE CENTRES – STILTON – LAND WEST OF HIGH STREET, SOUTH OF
CHURCH WAY
STATEMENT FOR CONSIDERATION AT THE LOCAL PLAN HEARING
WEDNESDAY 19TH SEPTEMBER 2018

JULY 2018

HLP:2036 – PS:226

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CONTENTS

- 1. General Introduction**
- 2. Policy Background**
- 3. Planning Proposals**
- 4. Conclusions**

Appendices

- 1. Site Location**
- 2. Indicative Planning Proposals**
- 3. Topographical Survey**

1. General Introduction

- 1.1** We act for the Darke and Ruff families who own some 10 acres (4 ha) of land west of High Street, South of Church Way and north of Stilton oaks Golf Course.
- 1.2** The land was submitted last Autumn in the "Call for Sites" exercise and the Council concluded that the site was suitable for development for up to 70 dwellings. We were somewhat surprised that the site was not allocated for housing with the publication of the submitted version of the Local Plan.
- 1.3** As a consequence, we have objected to the Local Plan given the omission of the site (HLP 2036 – PS226). We have asked that Stilton be classified as a Local Service Centre and that the land shown in Appendix 2 should be allocated for housing.
- 1.4** This statement should be considered alongside the hearing statement to be considered on Wednesday 18th July 2018.

2. Policy Background

- 2.1** We have already dealt with the question of policy in our statement which we have submitted for consideration at the Local Plan Hearing on Wednesday 18th July, 2018. It can be seen that we consider that given the size, location and extent of services and facilities within the village, Stilton should be classified as a Local Service Centre and for the reasons stated in that statement. We consider that Stilton is an extremely sustainable settlement, with the full range of services and facilities available to serve the village and its rural catchment. It is also located conveniently to Peterborough and Hampton, connected by public transport for shopping, employment and social trips.
- 2.2** We consider that Stilton is a far more sustainable village with a range of services and facilities that justifies it being classified as a Local Service Centre than the villages that so far have been identified. It's classification as a Local Service Centre will perforce require a housing allocation appropriate to the scale and character of the village. Of the sites identified in the "Call for Sites" exercise, we consider that our clients' land is the most logical and sustainable site, rounding off development in the southern part of the village, and west of the High Street, away from the noise of the A1 motorway. We would therefore ask for our clients' land to be allocated as such in accordance with the Local Plan Proposals for Local Service Centres.

3. Planning Proposals

- 3.1 Housing** – We propose the allocation of the land to accommodate perhaps 60 houses, of a variable mix and to include 24 /25 affordable houses. The affordable houses are to be built by Luminus who have already had discussions with the Council’s Housing Enabling officer. We show this housing indicatively in the plan attached to Appendix 2.
- 3.2 Open Space/Footpaths** – The indicative plan also shows areas of open space, one area of which can include an equipped play area which we understand is required by the Parish Council. The proposals also show the retention of an existing permissive footpath running along the north part of the site and westwards into open countryside and which already links to the housing development in Church Way. An additional footpath/cycleway is proposed between the Church Way development, through the proposed housing site to link with the Stilton pavilion and community centre that lies to the south of the representation site.
- 3.3 Road Access** – A new road is provided from High Street to serve the development and to replace the existing golf course access. A detailed transport assessment prepared by MTC concludes that there are no issues with traffic, particularly as the High Street is now a cul-de-sac and there is no through traffic. The High Street is more than adequate to deal with local traffic and its links to both Peterborough and the A1(M),
- 3.4 Landscape** – The topography of the site is shown in the plan attached to Appendix 3. This shows that the site is well screened from the High Street by existing development and also screened by existing tree planting from the countryside to the west. The indicative planning

proposals show additional planting along the southern boundary. A detailed arboricultural appraisal of existing trees has been prepared by Andrew Belson who makes recommendations regarding the retention of existing trees.

- 3.5 Ecology** – A preliminary ecological evaluation has been carried out by Skilled Ecology and makes representations accordingly.
- 3.6 Drainage and Flood Relief** – Foul drainage is to be provided for the development by the extension of the sewer in High Street. It is also intended to provide a foul drainage scheme for the Stilton Pavilion and Community Centre that will link with the new sewer within the development and which will replace the holding tank on the pavilion site and which will improve drainage overall. A flood risk assessment prepared by MTC indicates that surface water drainage can be dealt with adequately and that there is no flood risk.
- 3.7 Sustainability** – The level of services and facilities are included in our previous statement. The full range of shopping and service facilities, including local primary school, are within walking distance of the site, whilst the site itself adjoins the regular bus service that currently runs through Church Way and which links both Peterborough and Hampton to the village for shopping, employment and social trips. The site is therefore in accordance with both the requirements of the NPPF and the Council’s approved Core Strategy, 2009, in making the representation site a very sustainable location for housing development.
- 3.8 Allotments** – We understand that allotments are required by the Parish Council to be used by local parishioners and it is likely that land adjoining the golf course can be made available for such purpose.

3.9 Planning Application – it is likely that an outline planning application will be submitted in the near future and all the above technical documentation will thus be publicly available and which will therefore be available for our presentation of the Stilton case at the Hearing on 19th September, 2018 (Matter 11).

4. Conclusions

- 4.1 Stilton provides an obvious candidate for recognition as a Local Service Centre.
- 4.2 As such, Stilton can be recognised as a location for new housing growth.
- 4.3 The planning proposals included in this statement can provide a mix of private and public housing of some 60 dwellings.
- 4.4 There are no physical constraints to the development as proposed in this statement.
- 4.5 The location of the development is well screened by existing housing and trees.
- 4.6 The opportunity can be taken for improvement to existing facilities, including the provision of an equipped play space, the extension of foul drainage to serve the Stilton Pavillion and Community Centre and the provision of allotments, all of which we will be discussing with the Parish Council.
- 4.7 Taking into account the above points, we would ask that the representation site be allocated for housing in the Local Plan.

APPENDICES

APPENDIX 1













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APPENDIX 2

LAND AT STILTON OAKS FOR MESSRS DARKE AND RUFF
 PROPOSED HOUSING, OPEN SPACE AND FOOTPATH/ CYCLE WAY



- | | | | | | | | |
|---|---------------------|---|-------------|---|---------------|---|-------------------|
|  | Footpath/ Cycle way |  | Residential |  | Roadway |  | Car Park |
|  | Balancing Reservoir |  | Green Space |  | Site Boundary |  | Boundary Planting |
|  | Footpath |  | Footpath | | | | |

1:2000 @ A3

APPENDIX 3

