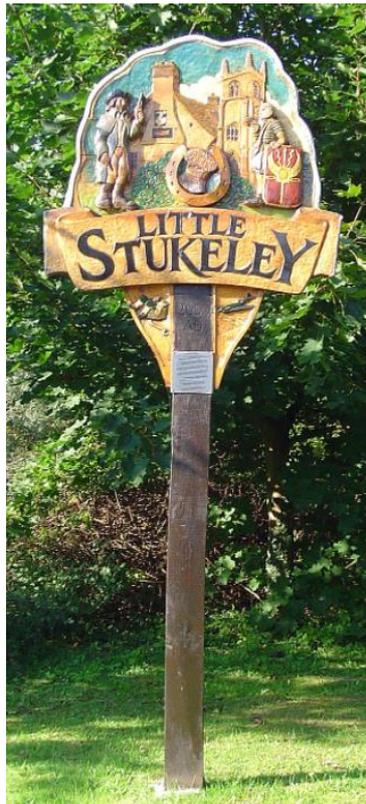


# The Stukeleys Neighbourhood Plan 2022-2036



**Made  
July 2023**

**Great Stukeley, Little Stukeley,  
Alconbury Weald, RAF Alconbury &  
Huntingdon Racecourse**

# The Stukeleys Neighbourhood Plan 2022-2036

Made - 19 July 2023

Following a Referendum on 8 June 2023

The Neighbourhood Plan for the Parish of The Stukeleys produced  
in accordance with the Neighbourhood Planning Regulations 2012

**Great Stukeley, Little Stukeley,  
Alconbury Weald, RAF Alconbury &  
Huntingdon Racecourse**



The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:  
Emily Pacey  
Clerk to The Stukeleys Parish Council  
Email: [clerk@thestukeleys-pc.gov.uk](mailto:clerk@thestukeleys-pc.gov.uk)

<https://www.thestukeleys-pc.gov.uk/>

# The Stukeleys Neighbourhood Plan 2022-2036



# Copyright Acknowledgements

## Mapping

Contains OS data © Crown copyright 2023

© Crown copyright and database rights 2023, OS licence number 004992930

Mapping used in this document is either OS Open Data used under the Open Government Licence or is OS Licenced Data reproduced in accordance with the Parish Council's Public Sector Geospatial Agreement licence number 004992930 issued by Ordnance Survey.

## Aerial Photos

Contains OS data © Crown copyright 2023

Aerial photos are from Ordnance Survey and are used under the Open Government Licence.



# Contents

Foreword	Page 6
Introduction	Page 7
The Development Plan	Page 9
Other Planning Documents	Page 11
The Stukeleys	Page 11
Relationship to Huntingdon	Page 12
<i>Map 1 - The Stukeleys and Huntingdon</i>	<i>Page 12</i>
The Neighbourhood Plan Area	Page 13
<i>Map 2 - The Stukeleys Designated Neighbourhood Plan Area</i>	<i>Page 13</i>
Vision	Page 14
Objectives	Page 14
Policy Delivery of Objectives	Page 15
<b>Sustainable Growth</b>	<b>Page 17</b>
Profile of The Stukeleys	Page 18
Strategic Planning Framework	Page 20
Definition of 'Built-up Area' (Settlement Boundary)	Page 21
Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)	Page 22
<i>Maps 3a &amp; 3b - Settlement Boundary</i>	<i>Pages 23 &amp; 24</i>
Policy 2 - Opportunity Sites for Enhancement	Page 25
<i>Map 4 - Opportunity Sites for Enhancement</i>	<i>Page 26</i>
Policy 3 - Strategic Development Delivery	Page 27
Policy 4 - Community Engagement	Page 28
Policy 5 - Community Facilities	Page 31
Huntingdon Racecourse	Page 31
<i>Maps 5a to 5d - Main Community Facilities</i>	<i>Page 32 to 35</i>
<b>Natural and Built Environment</b>	<b>Page 37</b>
Heritage Assets	Page 38
<i>Map 6 - Little Stukeley Conservation Area</i>	<i>Page 38</i>
Local Distinctiveness and Public Realm	Page 39
Natural Environment	Page 40
Trees and Woodlands	Page 41
Flood Risk and Drainage	Page 42
<i>Map 7a - Flood Zones 2 and 3</i>	<i>Page 42</i>
<i>Map 7b - Surface Water Flooding</i>	<i>Page 43</i>
Policy 6 - Local Green Space	Page 44
<i>Maps 8a &amp; 8b - Local Green Spaces</i>	<i>Pages 45 &amp; 47</i>
Descriptions of Local Green Spaces	Pages 45 to 48
<i>Map 8c - Existing Green Infrastructure Network in Alconbury Weald</i>	<i>Page 48</i>
Policy 7 - Green Infrastructure Network in Alconbury Weald	Page 48
Policy 8 - Protected Settlement Breaks	Page 50
<i>Maps 9a &amp; 9b - Protected Settlement Breaks</i>	<i>Page 51 &amp; 52</i>
Implementation and Delivery	Page 53
Monitoring and Review	Page 55
Glossary	Page 57

# Foreword

On behalf of The Stukeleys Parish Council, welcome to the Neighbourhood Plan for our Parish area. The Neighbourhood Plan sets out the vision, objectives and policies to ensure that Great Stukeley and Little Stukeley villages maintain their character, appearance and uniqueness over the period up to 2036; whilst helping to facilitate the growth and character of Alconbury Weald. The Parish is undergoing significant planned development pressure and the Neighbourhood Plan aims to ensure that the planned growth respects the important features that make The Stukeleys distinctive.

The Neighbourhood Plan seeks to protect and enhance the natural and built environment of the parish which forms the character of where we live.

The Neighbourhood Plan has been drawn up by The Stukeleys Parish Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead. The Neighbourhood Plan has gone through a number of stages including statutory public consultation and an Independent Examination. The process then involved a local referendum on 8 June 2023 requiring a majority 'yes' vote of all those voting in the referendum for it to be accepted. In the local referendum the 'yes' vote was 91.6%. Therefore, Huntingdonshire District Council has proceeded to 'make' the Neighbourhood Plan for the Parish of The Stukeleys on 19 July 2023.

The Neighbourhood Plan sets down a series of planning policies which will form part of Huntingdonshire's wider statutory development plan. The Neighbourhood Plan has to be in general conformity with the Huntingdonshire Local Plan.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.

So, my personal thanks to all those who have driven the process so far and thank you for taking the time to consider the Neighbourhood Plan.

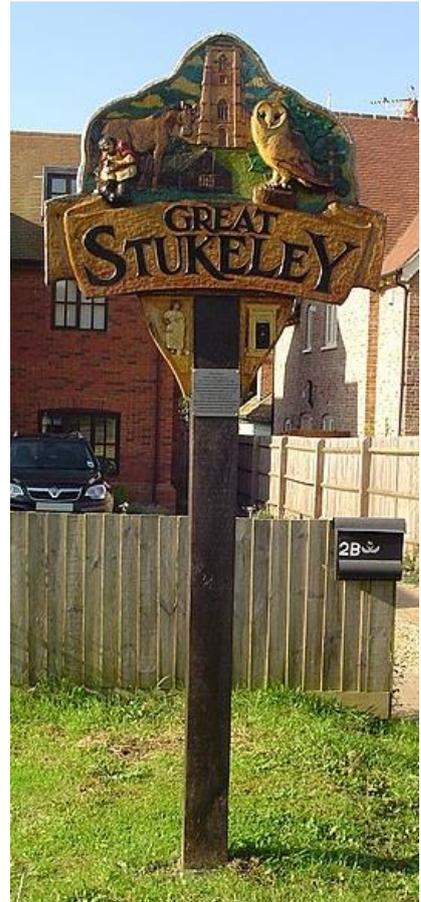
Councillor Shaun Burton  
Lead Member for the Neighbourhood Plan



# Introduction

## 1. Background

- 1.1 The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area. A plan period of 2036 has been chosen to match the plan period of the emerging Huntingdonshire Local Plan to 2036.
- 1.2 The Stukeleys Neighbourhood Plan forms part of the statutory Development Plan. This means that Huntingdonshire District Council will determine planning applications within the Parish in accordance with the development plan which includes this Neighbourhood Plan unless material planning considerations indicate otherwise (see [section 38\(6\)](#)<sup>1</sup> of the Planning and Compulsory Purchase Act 2004).
- 1.3 This Neighbourhood Plan is a Community Led Plan. It has been prepared by the Parish Council with professional support. It has been informed by public participation and consultation firstly carried out informally in 2017 and 2019 with the local community. The formal Neighbourhood Plan preparation process involved two statutory periods of public consultation undertaken in 2022 as prescribed in [Regulations](#)<sup>2</sup>.
- 1.4 A Neighbourhood Plan is a planning document and is about the use and development of land. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live.
- 1.5 A neighbourhood plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development.
- 1.6 Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord with national planning policy



## 2. Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 2.1 Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues.

<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38>

<sup>2</sup> <https://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 2.2 The Parish Council considers that there will be no significant environmental effects arising from the Neighbourhood Plan. They have produced a SEA and HRA Screening Assessment for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently, no SA incorporating an SEA has been undertaken for the Neighbourhood Plan.

### 3. National Planning Policy Framework (NPPF)

- 3.1 Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF)<sup>3</sup>. The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was first published on 27 March 2012, with the current Revised NPPF version being published in July 2021. It is also supplemented by Planning Practice Guidance.
- 3.2 The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community.
- 3.3 The Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

### 4. Planning Practice Guidance

- 4.1 [Planning Practice Guidance](#)<sup>4</sup> sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.

### 5. Structure of Neighbourhood Plan

- 5.1 The Neighbourhood Plan includes two themed sections: Sustainable Growth and Natural & Built Environment.



- 5.2 These are issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section.

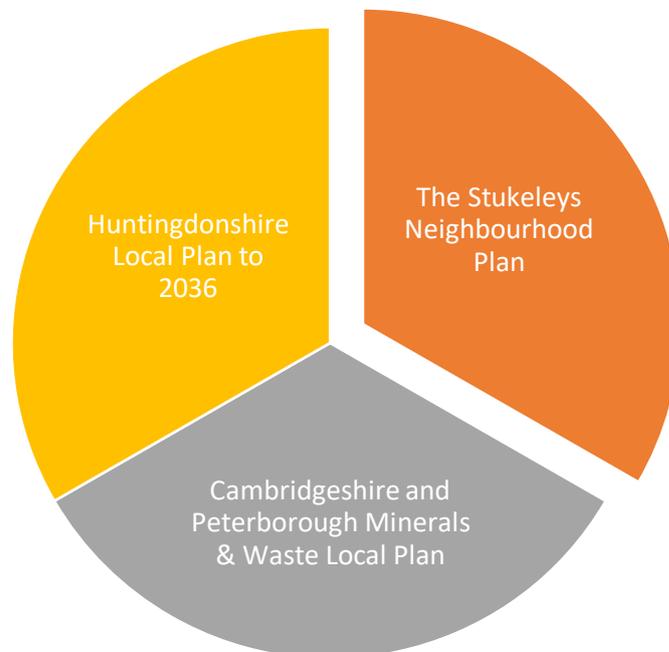
<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework>

<sup>4</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

# The Development Plan

## 6. Background

6.1 The 'Development Plan' for The Stukeleys is made up of 3 main components as follows:



6.2 All policies within the Neighbourhood Plan should be read in conjunction with the Huntingdonshire Local Plan to 2036. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

## 7. Relationship to Huntingdonshire Local Plan 2036

7.1 The Huntingdonshire [Local Plan to 2036](http://www.huntingdonshire.gov.uk/media/3872/final-adopted-local-plan-to-2036.pdf)<sup>5</sup> was adopted in May 2019. Any reference in this Neighbourhood Plan to 'Local Plan' or 'Huntingdonshire Local Plan' means the Huntingdonshire Local Plan to 2036.

7.2 The purpose of the Local Plan is to set out:

- the strategy for development in the whole of Huntingdonshire;
- policies for managing development; and
- details of sites for development to meet the needs of Huntingdonshire.

## 8. Strategic policies for the purposes of neighbourhood planning

8.1 The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

<sup>5</sup> <http://www.huntingdonshire.gov.uk/media/3872/final-adopted-local-plan-to-2036.pdf>



## 11. Consultation with the Local Community

11.1 Since the designation of The Stukeleys as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan. Early informal public participation and consultation was undertaken in 2017 and 2019. The preparation process for a Neighbourhood Plan is prescribed in [Regulations](#)<sup>9</sup> and this involves two statutory periods of public consultation. Consultation on the draft plan was undertaken in May and June 2022; with further consultation on the submission plan in September to November 2022. The Independent Examiner considered the comments made on the submission plan and he published his report recommending that the Plan, once modified, proceeded to referendum which was held on the 8 June 2023. In the local referendum the 'yes' vote was 91.6%.

# Other Planning Documents

12.1 In addition to the Development Plan there are also a number of other planning documents known as [Supplementary Planning Documents](#)<sup>10</sup> which cover the whole of Huntingdonshire. These include:

- Huntingdonshire Design Guide SPD (2017)
- Cambridgeshire Flood and Water SPD (2017)
- Wind Energy Development in Huntingdonshire SPD (2014)
- Developer Contributions SPD (2011) (with updated costs annually or successor documents)
- Huntingdonshire Landscape and Townscape SPD (2022)

12.2 Part of Little Stukeley is within the Little Stukeley Conservation Area. There is unfortunately no published Conservation Area Character Statement or appraisal for this Conservation Area A character appraisal where published has a purpose to identify and record those special qualities that make up the architectural and historic character.



# The Stukeleys

13.1 The Parish covers an area of 1,842 hectares. The Stukeleys is made up of two established villages, Little Stukeley and Great Stukeley. The latter contains three 'Ends' two of these Owl End and Church End are contiguous and form the majority of the village. The historic Stukeley Park is a traditional parkland that then physically separates the area known as Green End. This gives the Green End part of the overall village the feeling of being like a hamlet within the village. The Parish contains Huntingdon Racecourse as well as RAF Alconbury. Part of Alconbury Airfield is being developed into the new community of Alconbury Weald.

<sup>9</sup> <https://www.legislation.gov.uk/uksi/2012/637/contents/made>

<sup>10</sup> <http://www.huntingdonshire.gov.uk/planning/planning-policy-documents/>

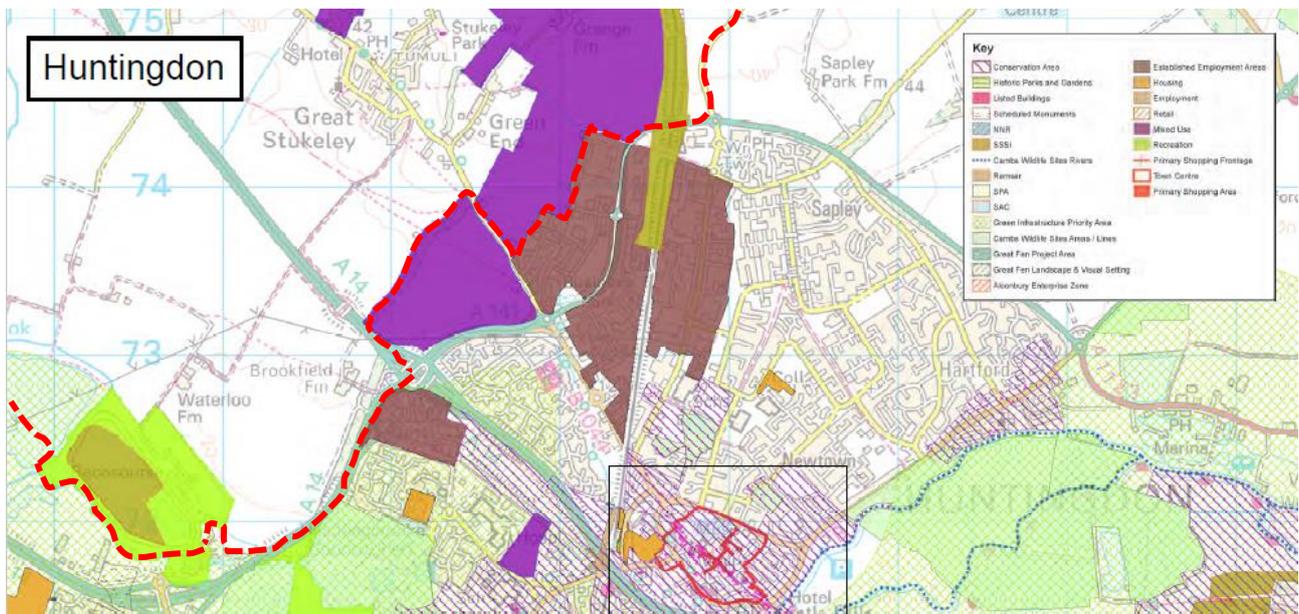
13.2 RAF Alconbury is a United States Air Force base which hosts the headquarters of the 501st Combat Support Wing and the 423rd Air Base Group, as well as the 423rd Civil Engineer Squadron, 423rd Security Forces Squadron, 423rd Communications Squadron, 423rd Medical Squadron, 423rd Force Support Squadron, and various base support functions. The airbase has fluctuated in the number of personnel over the years and its long-term future remains in flux. The airbase is an integral part of The Stukeleys, although it does operate in part as a distinct community within the overall community.



13.3 In March 2021 it was announced that the US Department of the Air Force had conducted a business case analysis and determined that it is not cost effective to consolidate support facilities at RAF Molesworth and return RAF Alconbury to the Ministry of Defence. With the Ministry of Defence's agreement, the Department of the Air Force has decided to retain RAF Alconbury and continue to use it as the primary location for Joint Intelligence Analysis Centre (JIAC) support. Accordingly, this will be likely to impact upon the delivery of SEL1.2 RAF Alconbury.

## Relationship to Huntingdon

14.1 The Parish of The Stukeleys includes not only the strategic allocations of Alconbury Weald and RAF Alconbury (SEL 1.1 and SEL 1.2) but also part of the strategic extensions to the town of Huntingdon (HU 1 Ermine Street, Huntingdon). Huntingdon provides a number of higher order local services and facilities that are used by the residents of The Stukeleys. The relationship between The Stukeleys and Huntingdon is shown on Map 1 below.

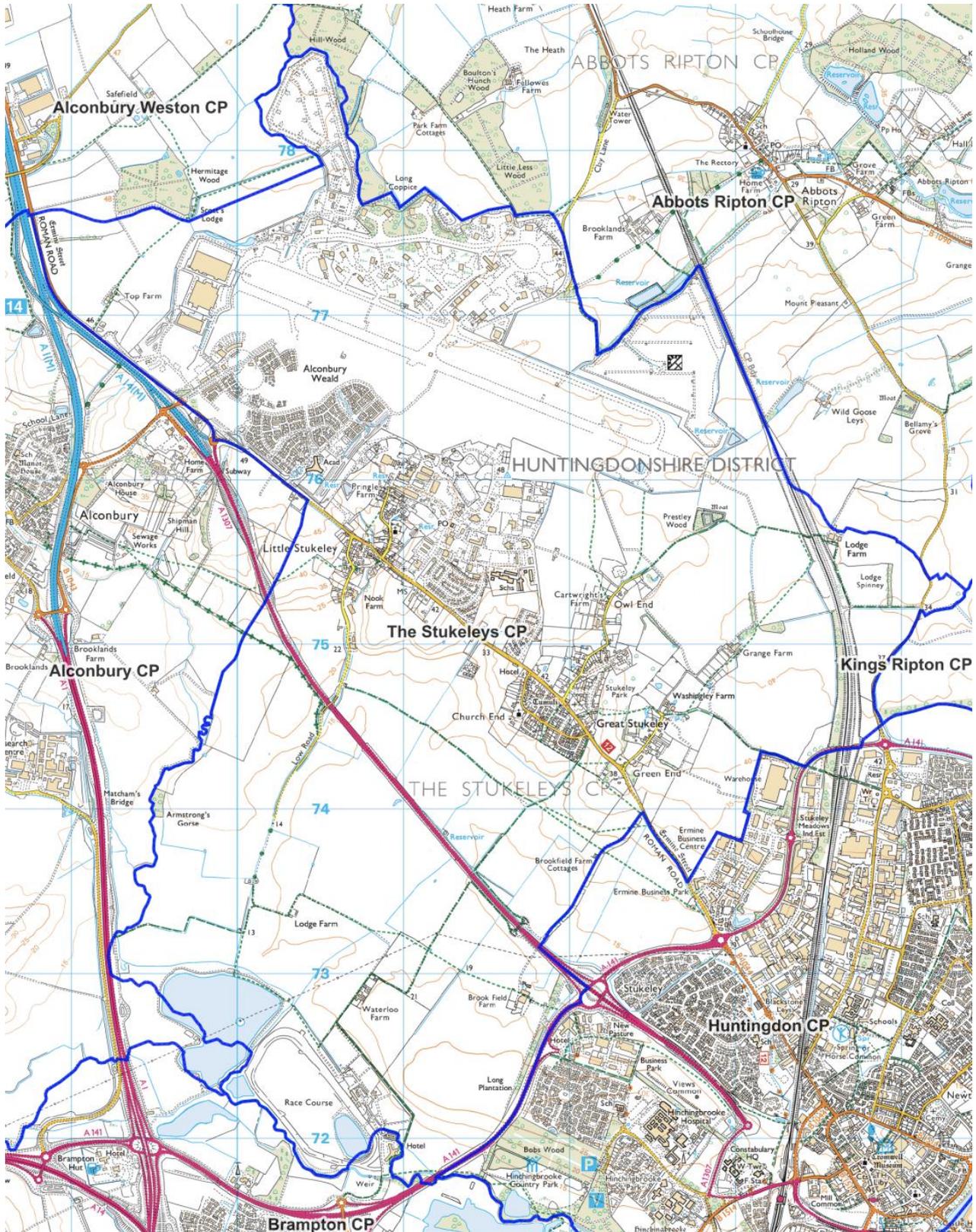


Map 1 - The Stukeleys and Huntingdon      The Stukeleys Parish Boundary

Extract from Huntingdonshire Local Plan © Ordnance Survey - OS Licence 100022322

# The Neighbourhood Plan Area

15.1 The plan below identifies the designated Neighbourhood Area:



Map 2 - The Stukeleys Designated Neighbourhood Plan Area © Crown Copyright

 Parish Boundaries

# Vision

16.1 The following vision has been developed for the Neighbourhood Plan:

**To provide a planning framework and policies that will result in sustainable growth occurring at Alconbury Weald and to the northern edge of Huntingdon whilst protecting the distinctive character and identity of Great Stukeley and Little Stukeley as villages.**

# Objectives

16.2 The following objectives have been set out for the Neighbourhood Plan:

## (A) Promote sustainable development

- Collaborate through the production of development plans and the determination of planning applications including pre-application engagement with Huntingdonshire District Council; any relevant master developer<sup>11</sup>; and developers of individual parcels to ensure that Alconbury Weald (SEL 1.1) and RAF Alconbury (SEL 1.2) delivers sustainable strategic growth without resulting in coalescence with Great Stukeley and Little Stukeley
- Ensure that new development is of high-quality design, is built to a high sustainability standard and creates a distinctive new community at Alconbury Weald that includes open space and community facilities and strategic green infrastructure including a Country Park
- In collaboration with Huntingdonshire District Council through the production of development plans and the determination of planning applications including pre-application engagement ensure that the urban extension of Huntingdon at Ermine Street, Huntingdon (HU 1) delivers sustainable strategic growth without resulting in coalescence with Great Stukeley

## (B) Conserve and enhance the natural environment of The Stukeleys

- Conserve and enhance the environment of the villages of Great Stukeley and Little Stukeley; Alconbury Weald and the wider parish countryside including protecting Prestley Wood Scheduled Monument; local green spaces; protected settlement breaks; improved landscaping; access to open spaces; green corridors; biodiversity enhancement; and the encouragement of green infrastructure and initiatives

## (C) Protect and develop the community of The Stukeleys

- Protect and preserve important community assets including its local services and facilities by encouraging the retention and growth of community facilities

---

<sup>11</sup> A master developer is usually responsible for delivering the overall comprehensive scheme through the provision of infrastructure and services & facilities, with other developers and housebuilders then being appointed to deliver individual parcels. The master developer for SEL 1.1 Alconbury Weald is currently Urban & Civic. There is no master developer at this point for SEL 1.2 RAF Alconbury or HU1

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

- Continue to improve the facilities on offer to support the local community, including through the strategic developments

### (D) Protect and enhance the built environment of The Stukeleys

- Enhance the character and appearance of the villages of Great Stukeley and Little Stukeley, together with the emerging Alconbury Weald; including enhancing the historic character arising from the heritage assets present and their settings such as the historic built form of the Little Stukeley Conservation Area
- Ensure that new development respects or enhances the distinctive character and appearance of the area in which it is sited
- Promote the comprehensive regeneration and redevelopment of RAF Alconbury without resulting in coalescence with Little Stukeley; and takes the opportunity to enhance the significance of the Little Stukeley Conservation Area through an improved setting to the historic village
- Promote opportunity sites which offer the potential to improve the northern gateway into Great Stukeley.

# Policy Delivery of Objectives

16.3 The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least one of the objectives:

	Objective A	Objective B	Objective C	Objective D
<b>Sustainable Growth</b>				
Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)	✓	✓	✓	✓
Policy 2 - Opportunity Sites for Enhancement		✓	✓	✓
Policy 3 - Strategic Development Delivery	✓	✓	✓	✓
Policy 4 - Community Engagement	✓	✓	✓	✓
Policy 5 - Protection of Community Facilities	✓	✓	✓	✓
<b>Natural and Built Environment</b>				
Policy 6 - Local Green Space	✓	✓		
Policy 7 - Green Infrastructure Network in Alconbury Weald	✓	✓		✓
Policy 8 - Protected Settlement Breaks	✓	✓		✓



*The Stukeleys Neighbourhood Plan - 'Made' July 2023*

This page is intentionally blank

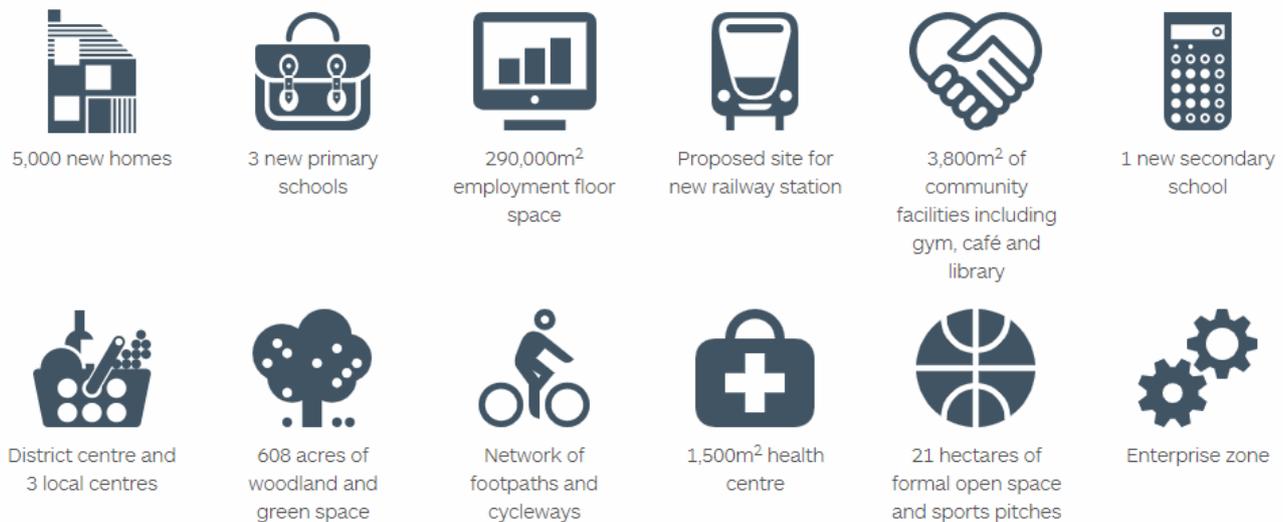
# Sustainable Growth



# Sustainable Growth

## 17. Profile of The Stukeleys

17.1 The Stukeleys lies to the north of Huntingdon and is part of the Huntingdon Spatial Planning Area. The Parish contains the Alconbury Strategic Expansion Location which includes two strategic allocations at Alconbury Weald (SEL 1.1)<sup>12</sup> and RAF Alconbury (SEL 1.2)<sup>13</sup>. Alconbury Weald covers much of the former Alconbury airfield and adjoining land at Grange Farm to the north of Huntingdon which largely wraps around the two villages of Great Stukeley and Little Stukeley. RAF Alconbury continues to operate as a US Air Force base and encompasses the core of the built footprint of the airfield. Alconbury Weald<sup>14</sup> includes an Enterprise Zone and is intended to deliver the following:



(Extract from Urban & Civic [Website](#)<sup>15</sup>)

17.2 The plan area also contains in addition the eastern part of the urban extension to Huntingdon (HU 1)<sup>16</sup>, the part to the east of Ermine Street is located within The Stukeleys. The part of HU 1 to the west of Ermine Street is located within the neighbouring town of Huntingdon.

17.3 Three phases of the overall Alconbury Weald allocation have currently been approved or are pending determination, as follows:

<sup>12</sup> See strategic policy SEL 1.1 Former Alconbury Airfield and Grange Farm as set out in the Huntingdonshire Local Plan to 2036

<sup>13</sup> See strategic policy SEL 1.2 RAF Alconbury as set out in the Huntingdonshire Local Plan to 2036

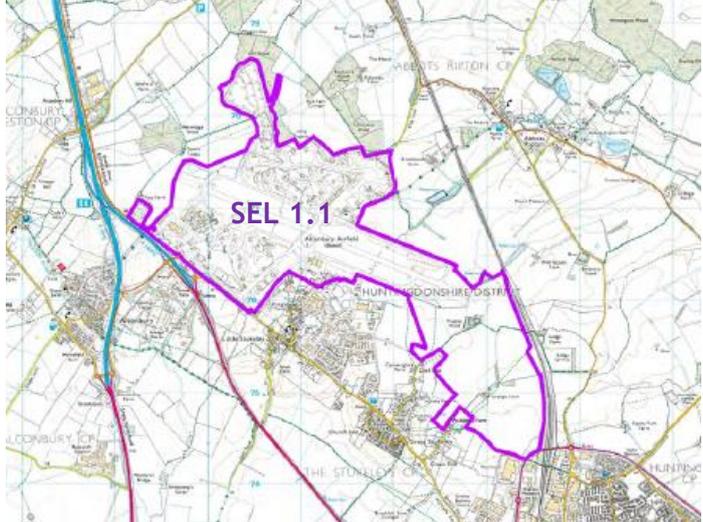
<sup>14</sup> Alconbury Weald has an overall outline planning permission under 1201158OUT for (Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks), this was approved on the 1st October 2014.

<sup>15</sup> <https://www.alconbury-weald.co.uk/>

<sup>16</sup> Site HU 1 is 85ha of land at Ermine Street, Huntingdon which is allocated for mixed use development to comprise: approximately 1,440 homes; a potential realignment route for the A141 approximately 1,000m<sup>2</sup> of shop floorspace; food and drink retail; a primary school and other social and community facilities to meet needs arising from the development; and strategic green infrastructure

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

- Key Phase 1 - includes an overall 1,956 homes within this phase. It also includes: the first primary school, cricket pitch, multi-use games area (MUGA) and play parks; the Pavilion Community Centre; the Café/Bistro; Gym and library in The Club; and over 1 million square feet of business space within the Enterprise Campus. A planning application has been submitted for the Education Campus, which will deliver the secondary school, sixth form and a special needs school.
- Key Phase 2 - this involves a new 150-acre Country Park focusing on enhancing the woodland and Ancient Monument of Prestley Wood. Alongside Key Phase 2 but not technically part of that key phase is a separate outline planning application on the Grange Farm area of the development. This includes land for 1,500 homes, a community centre and sports facilities. Permission for the provision of a primary school has been granted.
- Key Phase 3 - will include up to 2,168 homes; around 60 hectares (148 acres) of green space including parks, play spaces, allotments and orchards. Town-Centre Hub including two primary schools; health centre, dentist and pharmacy; community centre, faith space and library; sports facilities; heritage area; and employment space.



As Alconbury Weald is delivered, there are likely to be additional key phases beyond the currently identified Key Phases 1 - 3.

17.4 The Stukeleys contains two established villages, Little Stukeley and Great Stukeley. The latter contains three 'Ends', Church End and Owl End are contiguous and form the main part of the village; Green End is an area which is physically separate from the other two Ends due to the parkland of Stukeley Park. Little Stukeley is partly covered by the Little Stukeley Conservation Area. Great Stukeley and Little Stukeley contain a number of Listed Buildings and other heritage assets including two roman barrows which are Scheduled Monuments. Alconbury Airfield and the surrounding area are of considerable importance in terms of the historic environment.



17.5 The airfield represents a significant example of World War II and Cold War military heritage, with a number of surviving buildings, spaces and routes. Alconbury Weald contains a number of designated and non-designated heritage assets that need to be respected in the delivery of the strategic growth, including the Prestley Wood Scheduled Monument.

## 18. Strategic Planning Framework

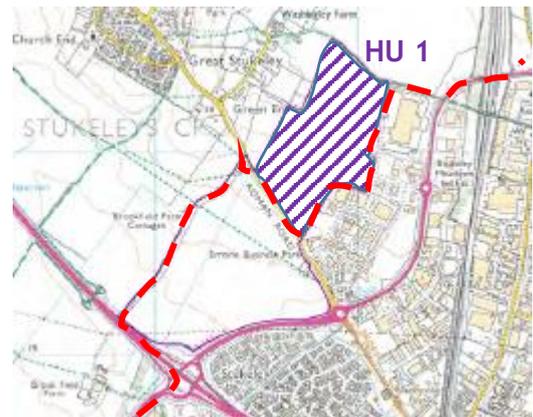
18.1 The adopted strategic policies for The Stukeleys are contained in the Huntingdonshire Local Plan to 2036. This forms the strategic planning framework; one of the requirements of a Neighbourhood Plan is that they should be in line with the 'strategic policies' of the adopted development plan for the local area. Paragraph 29 of the NPPF states: *“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”*



18.2 In the Huntingdonshire Local Plan to 2036, The Stukeleys is part of the 'Huntingdon Spatial Planning Area' in Policy LP 2 - Strategy for Development.

18.3 The Huntingdonshire Local Plan to 2036 proposes that the 'Huntingdon Spatial Planning Area' has the two strategic expansion locations of Alconbury Weald (SEL 1.1) and RAF Alconbury (SEL 1.2) together with the eastern half of the mixed-use allocation at Ermine Street, Huntingdon (HU 1) in The Stukeleys.

18.4 Site HU 1<sup>17</sup> is a strategic extension of the town of Huntingdon, it is known locally as St Johns. The eastern part of site HU 1 within The Stukeleys is shown hatched on the extract from the Local Plan to the right. The plan area boundary is also shown on the plan to the right with a dashed red line.



18.5 The strategic allocations of Alconbury Weald and RAF Alconbury (SEL 1.1 and SEL 1.2) and Ermine Street Huntingdon (HU 1) form part of the Huntingdon Spatial Planning Area<sup>18</sup>. However, Policy LP 7 - Spatial Planning Areas is clear that the Huntingdon Spatial Planning Area specifically excludes the villages of Great and Little Stukeley. The two villages of Great Stukeley and Little Stukeley are therefore classified as small settlements<sup>19</sup>.

18.6 The framework for development on unallocated sites in small settlements is therefore set out in Policy LP 9 - Small Settlements of the Local Plan. That supports development where it is appropriately located within a built-up area of a defined small settlement. It also allows for proposals on land well-related to the built-up area where this is allowed for through other policies in the Local Plan. An example could be rural exceptions housing as allowed for under Policy LP 28 of the Local Plan.

18.7 The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of 'built-up area' in paragraphs 4.84; 4.85; and the table following paragraph 4.85. The two villages of Little Stukeley and Great Stukeley as small settlements are locations where windfall development can be expected over the plan period. To assist with this the Neighbourhood

<sup>17</sup> As at March 2022, the outline planning application 20/00847/OUT (Outline planning application for the phased development of up to 648 dwellings with associated public open space, services and other ancillary infrastructure with all matters reserved except for the means of access) remains undetermined.

<sup>18</sup> See the yellow box below paragraph 4.87 on page 55 of the Local Plan which forms part of Policy LP 7 Spatial Planning Areas

<sup>19</sup> See the yellow box on page 60 of the Huntingdonshire Local Plan which is part of Policy LP 9

Plan defines the 'built-up area' for Little Stukeley and Great Stukeley through use of a settlement boundary.

- 18.8 The delivery of the Grange Farm southern part of Alconbury Weald and site HU 1 require land to be safeguarded to facilitate provision of a realigned A141. The Cambridgeshire and Peterborough Combined Authority are undertaking the A141 Transport [Study](#)<sup>20</sup>. This is considering the options for improvement to the A141 which includes consideration of both online improvements to the existing road or realignment to a new route which could go through both strategic allocated sites.
- 18.9 Alconbury Weald contains numerous footpath and cycle routes which will develop further as the overall strategic site is delivered. Ermine Street forms part of the National Cycle Network 12, this is a route of 110 miles that runs in sections from Enfield Lock in north London to Spalding via Stevenage, St Neots and Peterborough. In The Stukeleys, the National Cycle Network 12<sup>21</sup> links the parish to the higher order services and facilities in Huntingdon.

## 19. Definition of 'Built-up Area' (Settlement Boundary)

- 19.1 The Stukeleys has planned strategic growth, however, there could be pressure for planning applications to come forward for residential development on greenfield sites which are not allocated. Such speculative development has the potential to undermine the strategic policies of the Huntingdonshire Local Plan to 2036. It also has the potential to affect the distinctive character and separate identity of Little Stukeley and Great Stukeley as separate and distinct villages.
- 19.2 The Local Plan does not specify any specific housing requirement for the villages of Great Stukeley and Little Stukeley which are both deemed as 'small settlements' in the Local Plan. There is an overall allowance for windfall development to come forward across the collective 73 small settlements in the Local Plan.
- 19.3 The Huntingdonshire Local Plan to 2036 does not identify a settlement boundary for these villages; instead, it moves to use of a definition of 'built-up area'. Policy LP 9 - Small Settlements, supports development where it is appropriately located within a built-up area of a small settlement. This is what is known as windfall development as it relates to housing coming forward on sites not specifically allocated for housing.
- 19.4 For Little Stukeley and Great Stukeley (including the Green End part of the village) a settlement boundary is proposed to be identified to define the 'built-up area' as referred to in the Huntingdonshire Local Plan to 2036. The settlement boundary of these settlements serves a specific purpose in that it is intended to direct the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography as the Huntingdonshire Local Plan to 2036 envisages. In addition, the boundary will protect the landscape setting of the villages.
- 19.5 Policy LP 9 - Small Settlements of the Local Plan does also support development where it is on land well-related to the built-up area where this is allowed for through other policies in the Local Plan. Paragraph 4.107 of the Local Plan sets out a definition of what is meant by



<sup>20</sup> <https://cambridgeshirepeterborough-ca.gov.uk/news/category/transport/roads/a141-huntingdon/>

<sup>21</sup> <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-12>

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

Policy LP 9 as: “Proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.”

19.6 No settlement boundary is being defined in this Plan for the strategic expansion locations SEL 1.1 (Former Alconbury Airfield and Grange Farm now commonly referred to as Alconbury Weald), SEL 1.2 (RAF Alconbury) or HU1 (Ermine Street, Huntingdon) as the Huntingdonshire Local Plan already defines a clear boundary<sup>22</sup> for these allocations.

19.7 The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of 'built-up area'. Regard has been had to this definition in drawing the settlement boundary in this Neighbourhood Plan in order to define the 'built-up area'. Details of the criteria used to define the settlement boundary in this Neighbourhood Plan is set out in the Settlement Boundary Methodology document. The methodology used is based on that used in the made Bury Neighbourhood Plan which Huntingdonshire District Council and the Independent Examiner concluded to be in general conformity with the Huntingdonshire Local Plan.



### Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)

The settlement boundary of Great Stukeley is defined on the Map 3a; the settlement boundary of Little Stukeley is defined on the Map 3b. This defines the 'built-up area' for the villages. It serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.

Within the settlement boundary of Great Stukeley and Little Stukeley, proposals will be supported where development would not adversely affect the established character and appearance of the existing settlement; the undeveloped nature of the surrounding rural areas; and the landscape setting of the respective village. Planning applications will be expected to demonstrate how they have taken into account the existing built form, layout and structure of the surrounding area; the contribution of spaces between buildings; and the design and visual appearance of nearby buildings in the surrounding area.

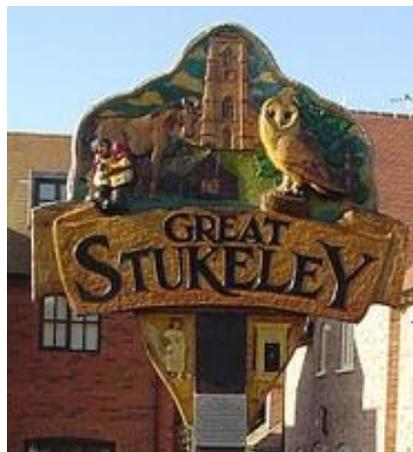
Land outside or not well related to the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies.

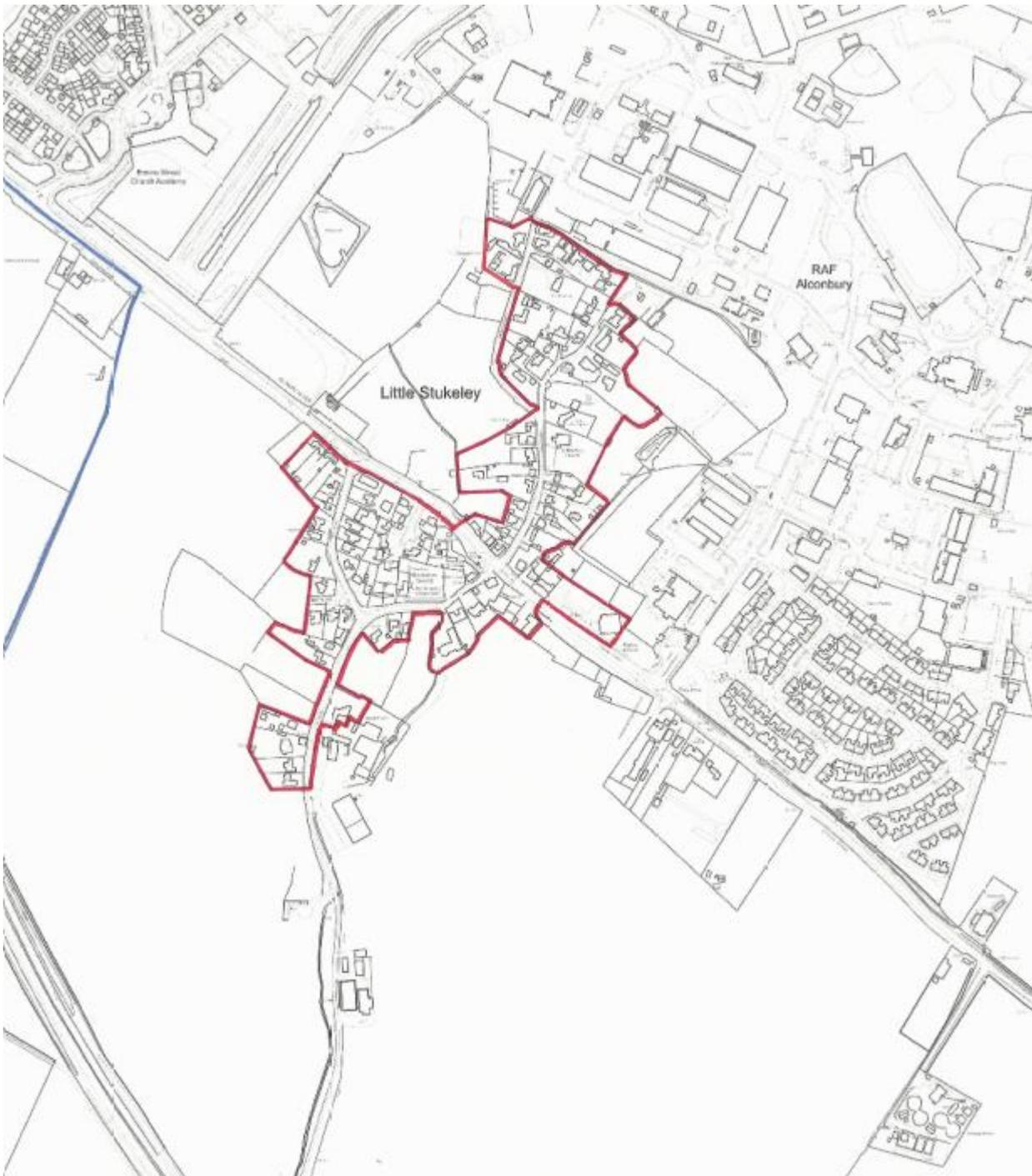
<sup>22</sup> These boundaries are illustrated on the plans on pages 137, 142 and 147 of the Huntingdonshire Local Plan and on the Local Plan Policies Map. The interactive Policies Map can be viewed online at <https://maps.3cshareservices.org/portal/apps/webappviewer/index.html?id=48d2df7fa74c4e5fbe6db70293dfe677>



Map 3a - Settlement Boundary - Great Stukeley © Crown Copyright

 Settlement Boundary





Map 3b - Settlement Boundary - Little Stukeley © Crown Copyright

 Settlement Boundary

 Plan Area Boundary



## 20. Opportunity Sites for Enhancement

- 20.1 Great Stukeley has two sites which are under-utilised which form the northern gateway into the village and offer the potential for more beneficial use and enhancement. The Three Horseshoes site at Great Stukeley has a mixed history of being open and closed, it seems to have struggled to be a continuously thriving business. It occupies a large prominent site measuring 0.57ha which offers potential to be more beneficially used. Currently it is occupied by the pub and associated car parking; it also accommodates a pond and group of trees.
- 20.2 The site is currently under-utilised; the existing built footprint occupies only around seven percent of the site. Long-term investment would enhance the appearance of this prominent site. It is considered that given the size of the site it offers the potential to accommodate additional development alongside retention of the existing pub particularly if this can support the provision of the pub as a community facility. Alternatively, there is potential to comprehensively redevelop the entire site for mixed use where this can deliver alternative proposals that deliver environmental enhancement and biodiversity net gain for the benefit of the community. The Neighbourhood Plan is seeking a flexible policy approach to address the enhancement of the Three Horseshoes pub site.
- 20.3 The former Three Horseshoes farm site adjacent to The Stukeley Country Hotel contains a number of semi-derelict buildings, hardstanding and a large steel portal framed building. This is a prominent part of the northern gateway into Great Stukeley and currently detracts from the appearance of the streetscene. The site offers the potential for redevelopment to form a high-quality entrance to the village; and the location immediately abutting The Stukeley Country Hotel car park also offers the potential to add parking capacity for the Hotel which is located on a tightly constrained site.
- 20.4 Consultation has demonstrated a desire within the two villages for the opportunity for self-build or custom build housing<sup>23</sup>; the former Three Horseshoes farm site offers the potential to be delivered in the form of serviced plots for this type of proposal. Policy LP 25 of the Huntingdonshire Local Plan supports the provision of self and custom built homes.

## Policy 2 - Opportunity Sites for Enhancement

### Site A - The Three Horseshoes

Proposals for mixed-use development, including an element of residential development on the Three Horseshoes Site in Great Stukeley shown as A on Map 4 will be supported where they facilitate retention of the existing public house as an ongoing community facility and lead to enhancement of the overall site and quality of built form and enhance the biodiversity value of the existing pond.

Proposals for mixed-use development, including an element of residential development that result in the complete loss of the public house will only be supported where the mix of uses includes some form of replacement community facility. Such a proposal would need to demonstrate that the environmental enhancement; biodiversity gain; and replacement community facility cumulatively outweigh the loss of the public house.

As the site is already used informally for parking by users of the Great Stukeley Recreation Field, any proposal for development should ensure that some continued car parking is available for ongoing use in connection with the public use of the adjacent Great Stukeley Recreation Field.

---

<sup>23</sup> <https://www.gov.uk/government/publications/self-and-custom-build-action-plan/self-and-custom-build-action-plan> and <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>



## *The Stukeleys Neighbourhood Plan - 'Made' July 2023*

- 21.2 The policy looks to build upon the Local Plan with locally distinctive elements important to the local community. In particular the Neighbourhood Plan wants to ensure that the strategic allocations deliver balanced and mixed communities that deliver appropriate strategic green infrastructure, such as the Country Park as part of Alconbury Weald.
- 21.3 RAF Alconbury remains an active United States Air Force base, the airbase has fluctuated in the number of personnel over the years and its long-term future remains in flux. Whether the RAF Alconbury strategic site will be delivered is unclear. Redevelopment of the RAF Alconbury airbase offers the potential to enhance the character and appearance of the Little Stukeley Conservation Area which is rather dominated by a poor relationship to large buildings on the airbase.
- 21.4 The local community also wishes to encourage developers to proactively engage in community engagement with the Parish Council and local residents in developing new sustainable communities which also benefit the existing host community. There is a limited range of applications for which compulsory pre-application community engagement is required.
- 21.5 Through the Neighbourhood Plan proactive community engagement is encouraged, this is considered to be in the best interests of both those proposing development and the local community that wants to help ensure that appropriate balanced growth and development is secured. Urban & Civic have a good track record of community engagement in relation to Alconbury Weald; as the strategic site develops further the Neighbourhood Plan wants to ensure that effective community engagement is maintained.

### Policy 3 - Strategic Development Delivery

The Stukeleys Parish Council in collaboration with Huntingdonshire District Council, Cambridgeshire County Council and developers seek to develop an integrated overall network of communities across the Parish. This will include securing improvements to the sustainable transport linkages for walking and cycling between Alconbury Weald and the two villages of Great Stukeley and Little Stukeley to allow residents of the villages to better access the new services and facilities in Alconbury Weald.

In all proposals on the strategic development sites at Alconbury Weald (SEL 1.1), RAF Alconbury (SEL 1.2) or Ermine Street, Huntingdon (HU 1) opportunities for green corridors that provide biodiversity enhancement across the plan area both within the strategic development sites and in adjacent areas, such as in the protected settlement breaks will be supported.

#### Alconbury Weald (SEL 1.1)

The Stukeleys Parish Council, in collaboration with Huntingdonshire District Council; the master developer<sup>24</sup>; and developers of individual parts, will seek to ensure that Alconbury Weald delivers sustainable strategic growth which creates a balanced and mixed new community which delivers the key aspirations to:

- Secure the proposed country park as part of the overall green infrastructure network, including how this will relate to the Owl End and Green End parts of Great Stukeley; including consideration as to how an ecological corridor through to Stukeley Park in Great Stukeley might be achievable;

---

<sup>24</sup> A master developer is usually responsible for delivering the overall comprehensive scheme through the provision of infrastructure and services & facilities, with other developers and housebuilders then being appointed to deliver individual parcels. The master developer for SEL 1.1 Alconbury Weald is currently Urban & Civic. There is no master developer at this point for SEL 1.2 RAF Alconbury or HU1

## *The Stukeleys Neighbourhood Plan - 'Made' July 2023*

- Prevent the coalescence with Great Stukeley and Little Stukeley, including through the delivery of the country park to protect the existing character of the villages of Great and Little Stukeley as distinct villages; and
- Ensure that heritage assets and their settings including the Little Stukeley Conservation Area and the Prestley Wood Scheduled Monument are suitably preserved and enhanced.

### RAF Alconbury (SEL 1.2)

The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council, the Ministry of Defence, any master developer or site promoter ensure that the redevelopment of RAF Alconbury delivers sustainable strategic growth which creates a balanced and mixed new community which delivers the key aspirations to:

- Maximise accessibility and linkages, including by sustainable transport modes, to green infrastructure and community facilities for the proposed additional community and the existing communities at Alconbury Weald and the villages of Little Stukeley and Great Stukeley;
- Prevent the coalescence with Great Stukeley and Little Stukeley to protect the existing character of the villages of Great and Little Stukeley as distinct villages; and
- Ensure that heritage assets and their settings including the Little Stukeley Conservation Area are suitably preserved and enhanced including through removal of the large-scale utilitarian buildings in the area to the immediate north-east of Little Stukeley.

### Ermine Street, Huntingdon (HU 1)

The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council and the developer ensure that the eastern part of the urban extension of Huntingdon within the plan area delivers sustainable strategic growth which creates a balanced and mixed new community which delivers the key aspiration to:

- Prevent the coalescence with Great Stukeley to protect the existing character of the village of Great Stukeley as a distinct village and the rural character of the Green End part of Great Stukeley.

## **Policy 4 - Community Engagement**

Developers considering making proposals for major<sup>25</sup> development within The Stukeleys should contact the Parish Council at the earliest opportunity to discuss how pre-application community engagement can be undertaken. The Parish Council will work with developers to facilitate effective and proactive community engagement and to ensure that the requirements of this Neighbourhood Plan are taken into consideration.

Proposals for development which are accompanied by a statement of community involvement that details how the outcome of the pre-application community engagement has been taken into account in the scheme submitted will be particularly supported.

## **22. Community Facilities**

22.1 Community Facilities is a generic term used for community infrastructure, services and facilities. This includes village halls, church halls, community centres and multi-use facilities. These facilities typically provide opportunities for community uses such as events,

---

<sup>25</sup> 'Major development' in terms of this policy means development of 10 or more dwellinghouses (or a site having an area of 0.5 hectares or more where dwelling numbers are not known); the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or any development carried out on a site having an area of 1 hectare or more

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

sports and activities. Community facilities can also provide space for arts or cultural activities, and serve wider purposes such as providing affordable space for events or small businesses to hire. There is a relatively limited provision of community and meeting space available for use in Great Stukeley and Little Stukeley, the village hall in Great Stukeley provides a home for local organisations.

- 22.2 Other important community facilities in Little Stukeley and Great Stukeley include Garage Repairs; St. Bartholomew's Church; St. Martin's Church; Grace Fellowship Baptist Church; The Church of Jesus Christ and Latter Day Saints; Alconbury Independent Baptist Church; and the Stukeley Country Hotel.



- 22.3 Important areas of open space and green infrastructure include the allotments at Owl End; Great Stukeley Recreation Field; and Little Stukeley Recreation Area. Elsewhere in the Parish is Huntingdon Racecourse and Huntingdon Rugby Club. Open space can take many forms including parks, village greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities or are important for biodiversity. The two villages of Great and Little Stukeley have limited areas of open space and green infrastructure. Alconbury Weald in contrast is being developed with integral green infrastructure.

- 22.4 Within RAF Alconbury there are a number of community facilities that serve the USAF personnel and their families. These allow the air base to operate as a community within a community. Although only for the use of the UASF personnel and their families, the air base is well served by community facilities and they are very valuable to their day-to-day needs and their wellbeing.

- 22.5 The emerging Phase 1 of Alconbury Weald includes a number of important community facilities such as the primary school, cricket pitch, multi-use games area (MUGA) and play parks; the Pavilion Community Centre; the Café/Bistro; Swynford Stores (convenience store); and Gym and library in The Club. A planning application has been submitted for the Education Campus, which will in due course deliver the secondary school, sixth form and a special needs school.

- 22.6 Later phases of Alconbury Weald will deliver further important community facilities as part of a balanced sustainable community. Future phases of Alconbury Weald will need to deliver green infrastructure including the Country Park; together with formal open space for sports facilities.



- 22.7 Policy LP 22 - Local Services and Community Facilities of the Huntingdonshire Local Plan to 2036 looks to support new community facilities and to safeguard against their loss. The supporting text to Policy LP22 in paragraphs 6.47 to 6.49 on page 92 of the Huntingdonshire Local Plan to 2036 details the type of evidence necessary to demonstrate how it can be

shown that community facilities might be considered to be poorly used or not viable<sup>26</sup>. This is equally relevant to the application of this Neighbourhood Plan policy.

22.8 Policy LP 32 - Protection of Open Space is also relevant as it looks to protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value. The Stukeleys has a number of highly valuable community facilities within the respective communities which are vital to be retained in order to help protect the distinct identity of Little Stukeley and Great Stukeley as villages which are separate to Alconbury Weald and RAF Alconbury.

22.9 Another mechanism to protect and keep valued buildings or land in use for the community is the Community Right to Bid Scheme. It gives local community groups the opportunity to nominate buildings or other land to be included on the Huntingdonshire Council's [list](#)<sup>27</sup> of Assets of Community Value. An asset should contribute to the community's social well-being or social interests. Once on the register, if an asset comes up for sale or lease, a community group has a period of time in which they can register their interest as a potential bidder, delaying a sale on the open market. Currently The Stukeleys has no recorded Assets of Community Value.

22.10 The planned growth will necessitate additional or enhanced provision of community facilities. Consequently, the Neighbourhood Plan sets out a framework to address the specific requirements of community facilities in The Stukeleys. Any new community facilities should be accessible to the community they are intended to serve.



22.11 Where as part of the overall delivery of Alconbury Weald it is proposed to relocate any existing community facility or provide a replacement community asset in a later phase it would need to be provided in a location with an equal or better level of accessibility for the community it is intended to serve to justify the loss of the original facility. Such criteria provide flexibility for an emerging community and would enable the expansion and improvement of community facilities, where land may not be currently available to facilitate expansion and improvement in their current location.

22.12 The Glade local centre has been approved in Alconbury Weald, this will include a Co-op convenience store and a nursery. Future community facilities such as this will also be protected under this policy. The main community facilities in the Parish are shown on Maps 5a to 5d below.

---

<sup>26</sup> In particular paragraph 6.49 states: "Assessing the level of community support for a local service or facility is a matter of judgement, but could be informed by information such as evidence of the level of recent usage, as well as the number and nature of comments made on an application by members of the local community. For commercially run facilities such as local shops and pubs, the Council considers that a robust marketing exercise is the most transparent way of demonstrating that such facilities are no longer viable. This should be of sufficient duration to allow the local community time to consider making a bid to run or acquire premises of value through the Community Right to Bid. In seeking to justify the loss of local services or community facilities, applicants will also be required to consider whether existing premises or sites can be adapted to retain a viable community facility or service. Effective marketing will in most cases need to be for a continuous period of 12 months at a value reflecting its permitted use with details kept of any offers received and detailed reasoning for declining them. However, in particular circumstances it may be appropriate for alternative arrangements to establish if there is any realistic prospect of maintaining the service or facility."

<sup>27</sup> <https://www.huntingdonshire.gov.uk/council-democracy/community-right-to-bid/>

## Policy 5 - Community Facilities

Development proposals that result in the improvement/enhancement of existing community facilities including the village hall or community centre; play areas; recreation/sports facilities; allotments; primary school; churches; or small-scale local retail facilities will be supported subject to their compliance with other development plan policies.

Development proposals that result in the provision of new community facilities both within and outside of but adjacent to the settlement boundary of Little Stukeley or Great Stukeley will be supported subject to their compliance with other development plan policies; provided the scale is commensurate with size of facility to meet the needs of the respective village. In particular proposals for new play areas; sports/recreation facilities; local small-scale retail provision; and local health provision will be supported.

Development proposals that result in the provision of new, improved or expanded community facilities within Alconbury Weald will be supported subject to their compliance with other development plan policies. Where planning permission is required, development proposals that result in the provision of new, improved or expanded community facilities within the RAF Alconbury air base will be supported subject to their compliance with other development plan policies.

Proposals that would result in the loss of the following community facilities will be resisted unless it can be shown<sup>28</sup> that they are poorly used, not viable or adequate replacement provision is made elsewhere in The Stukeleys which is an equivalent service or community facility located where it is equally or more accessible to the existing and planned new community it is intended to serve:

### Great Stukeley

- The Stukeley Country Hotel in Great Stukeley
- Allotments in Great Stukeley
- Great Stukeley Recreation Field

### Little Stukeley

- Little Stukeley Recreation Area and Hall

### Alconbury Weald

- Ermine Street Church Academy Primary School and associated grounds in Alconbury Weald
- Cricket Pitch in Alconbury Weald
- Pavilion Community Centre in Alconbury Weald
- MUGA in Alconbury Weald
- Play Areas, Parks and Open Space in Alconbury Weald
- The Café/Bistro in Alconbury Weald
- Swynford Stores in Alconbury Weald
- Gym and library in The Club at Alconbury Weald

### Huntingdon Racecourse

- Rugby Club at Huntingdon Racecourse

## 23. Huntingdon Racecourse

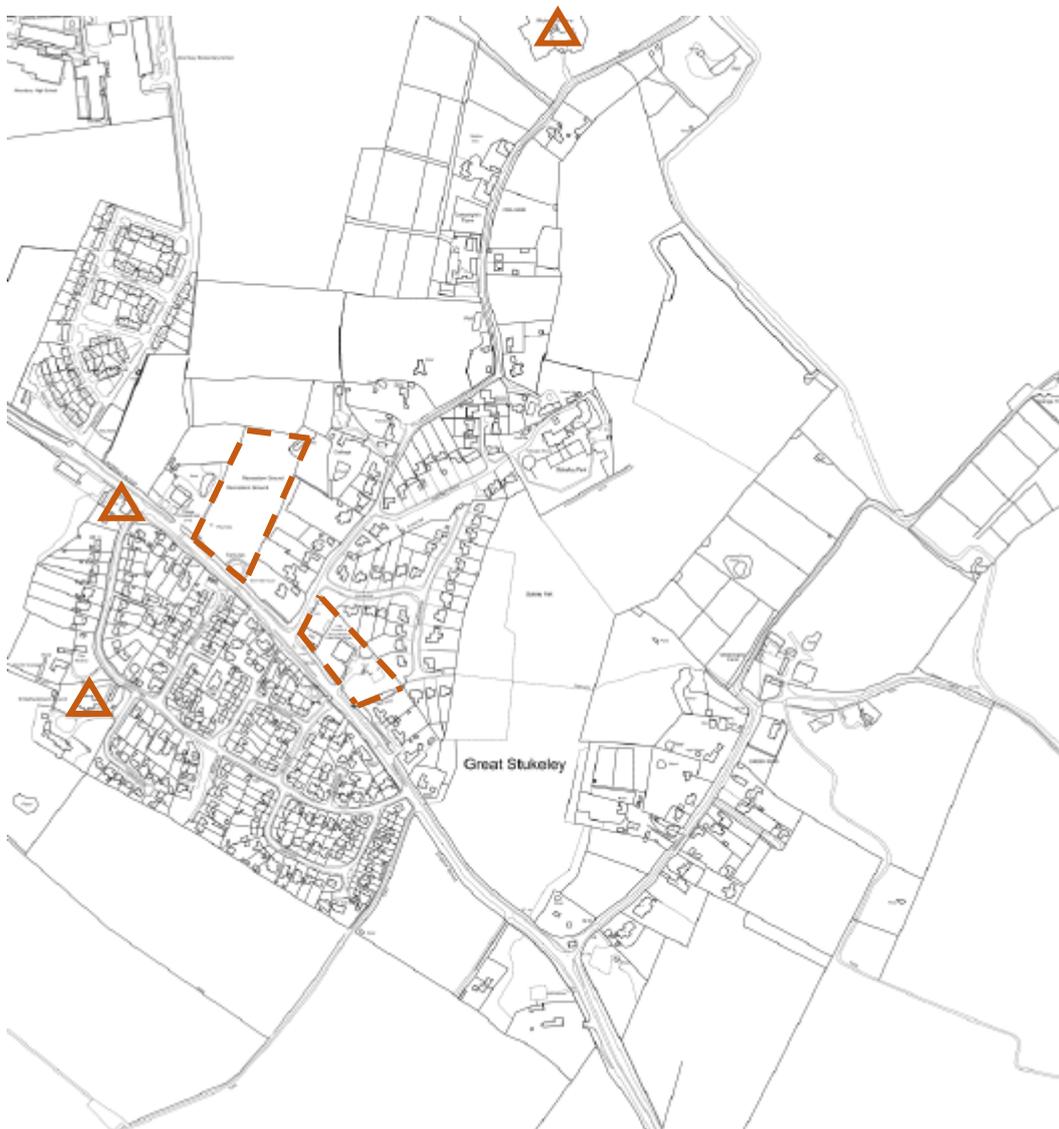
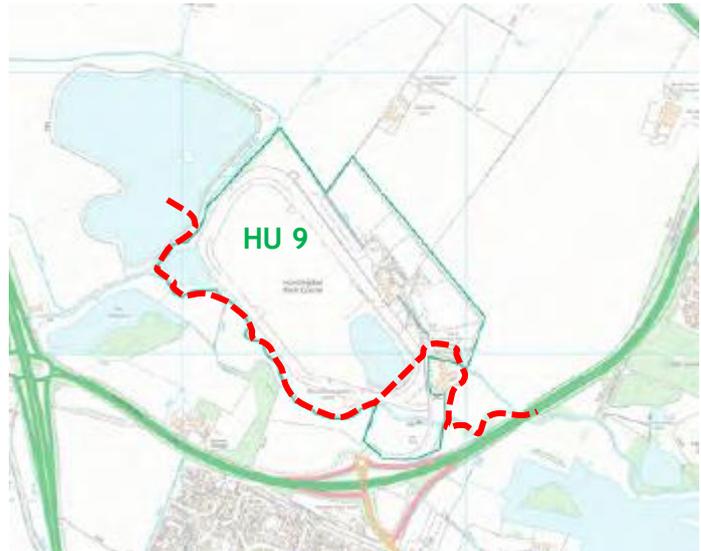
23.1 Policy HU 9 (Huntingdon Racecourse) in the Local Plan allocates 72ha of land at Huntingdon Racecourse for mixed use development to comprise: continued use of the site for the

<sup>28</sup> See paragraph 22.6 and footnote 28

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

racecourse, equine support facilities and Huntingdon Rugby Football Club; and complementary conference and events facilities, outdoor recreational and leisure facilities.

23.2 Most but not all of the area within site HU 9 lies within the parish of The Stukeleys, the southern end including the access road, the stables and the Holiday Inn hotel is in the neighbouring parish of Brampton. The red dashed line shows the plan area boundary. Due to the Local Plan policy approach the Neighbourhood Plan does not set out any further policies for the development of facilities at the Racecourse. The Rugby Club site within the overall racecourse site is protected as a community facility under Policy 5 of this Neighbourhood Plan.



Map 5a - Main Community Facilities - Great Stukeley © Crown Copyright

  Main Community Facilities



Map 5b - Main Community Facilities - Little Stukeley © Crown Copyright

  Main Community Facilities       Plan Area Boundary





Map 5c - Main Community Facilities - Alconbury Weald © Crown Copyright

  Main Community Facilities       Plan Area Boundary





Map 5d - Main Community Facilities - Huntingdon Rugby Club © Crown Copyright

 Main Community Facilities

 Plan Area Boundary



*The Stukeleys Neighbourhood Plan - 'Made' July 2023*

This page is intentionally blank

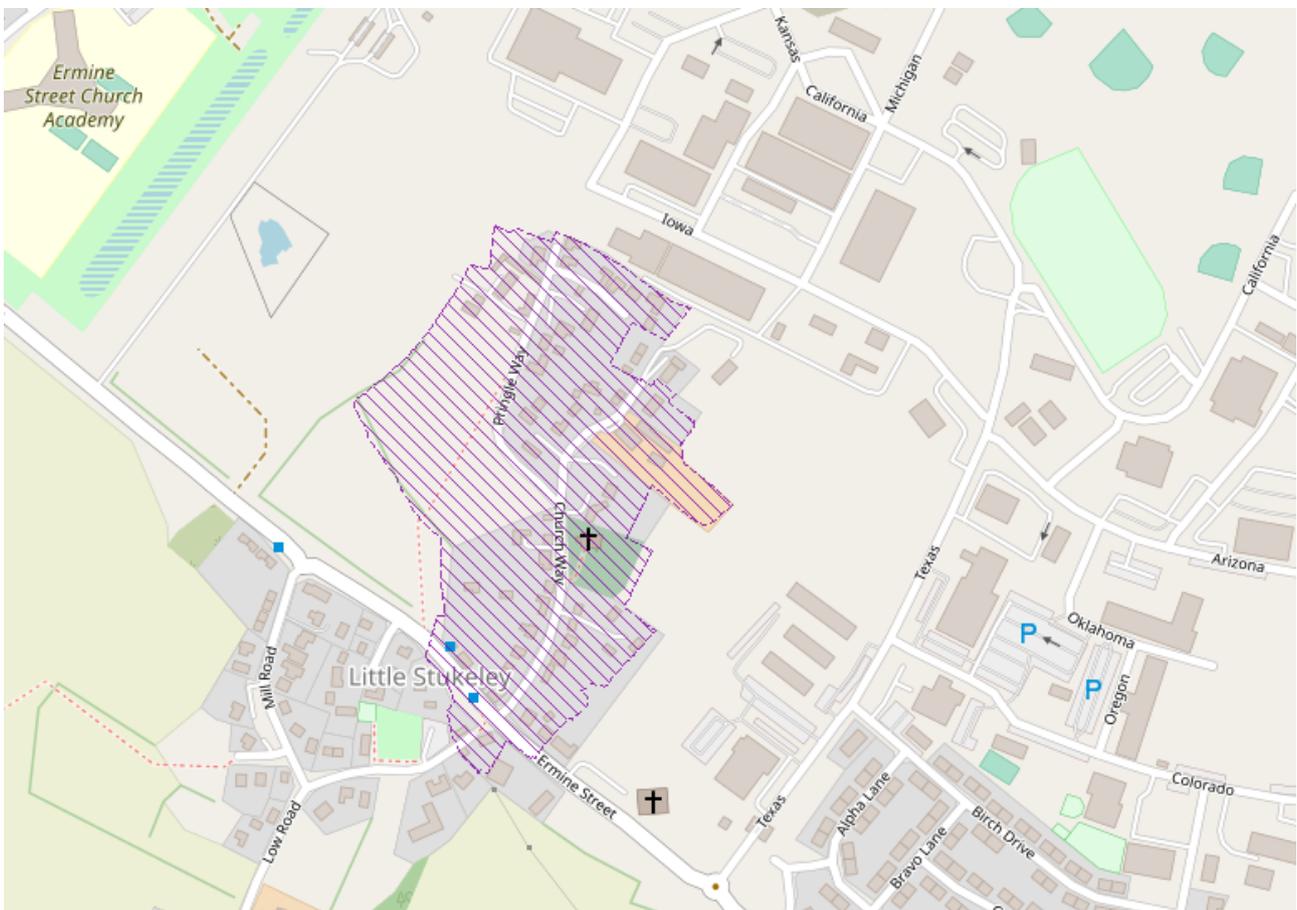
# Natural and Built Environment



## 24. Heritage Assets

24.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

24.2 Part of Little Stukeley is covered by the Little Stukeley Conservation Area (CA), there is no published Conservation Area Appraisal for this CA. At present the RAF Alconbury airbase detracts from the character and appearance of the CA through the presence of large utilitarian style buildings and security fencing being located immediately adjacent to the CA. As identified under Policy 3 there is the opportunity through redevelopment proposals for RAF Alconbury to enhance the significance of the CA by ensuring that Little Stukeley as a distinct traditional historic village is recreated. Opportunities to enhance the character and appearance of the CA through removal of large-scale utilitarian buildings in the area to the immediate north-east of Little Stukeley through redevelopment should also be part of the delivery of the RAF strategic allocation.



Map 6 - Little Stukeley Conservation Area Boundary, Extract Taken from Huntingdonshire District Council [website](https://www.huntingdonshire.gov.uk/planning/conservation-areas/)<sup>29</sup> © Huntingdonshire District Council

24.3 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and

<sup>29</sup> <https://www.huntingdonshire.gov.uk/planning/conservation-areas/>

significance of Conservation Areas should be given considerable weight when determining planning applications.

24.4 There are three Scheduled Monuments (SAMs) within the Plan Area as follows:

- Roman barrow 450m south-west of Stukeley Park
- Moated site in Prestley Wood, 800m north-east of Cartwright's Farm
- Roman barrow adjacent to Ermine Street, 290m east of St Bartholomew's Church

The Prestley Wood [Scheduled Monument](#)<sup>30</sup> lies within the Alconbury Weald strategic allocation and as identified in Policy 3, the Parish Council will look to ensure that proposals for Alconbury Weald suitably protect and enhance the Prestley Wood Scheduled Monument and its setting. Historic England has indicated that they have no comment to make on the Neighbourhood Plan.

24.5 The Neighbourhood Plan area contains a number of Listed Buildings as follows:

Grade 1

None

Grade II\*

Church of St Martin, Little Stukeley  
Church of St Bartholomew, Great Stukeley  
Hardened Aircraft Shelters, Alconbury Weald  
The Avionics Building, Alconbury Weald



Grade II

The Stukeleys Country Hotel, Great Stukeley  
Milestone at Junction of Green End and Ermine Street, Great Stukeley  
Milestone About 1/4 Mile South of Village, Little Stukeley  
23 Church Road, Great Stukeley  
2 Church Way, Little Stukeley  
9 Church Way, Little Stukeley  
11 Church Way, Little Stukeley  
Holme Lea, Green End, Great Stukeley  
Forge Cottage, Low Road, Little Stukeley  
Pinks Cottage, 20, Pringle Way, Little Stukeley  
The Old Rectory, Church Way, Little Stukeley  
Pringle Farmhouse, Pringle Way, Little Stukeley  
Camelot, Owl End, Great Stukeley  
15 Owl End, Great Stukeley  
Little Stukeley War Memorial  
Waterloo Farmhouse, Ermine Street, Great Stukeley  
The Swan and Salmon, 1 Low Road, Little Stukeley  
Great Stukeley War Memorial  
Watch Office and Operations Room at Alconbury Airfield, Alconbury Weald  
Milestone, Ermine Street, Alconbury Weald



## 25. Local Distinctiveness and Public Realm

25.1 All new development should respect the local character of the area, ensuring that the building height, size and choice of external materials complement the existing fabric and do not obscure important views into and out of the settlements in the Parish.

<sup>30</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1017843?section=official-list-entry>

- 25.2 A high quality public realm made up of well-designed streets, pavements and other publicly accessible areas, together with the boundary treatments to local properties and front gardens, make a positive contribution to how The Stukeleys looks. Within Little Stukeley and Great Stukeley, the public realm is seen by local people as being an important element of the overall urban design of the settlement. A high-quality public realm contributes to a high quality of life which can help to maintain healthy living, prevent anti-social behaviour and encourage high standards of property maintenance. The public realm of Alconbury Weald is an important element of its evolving character and will be key to the success of the new settlement over time.
- 25.3 As detailed in Policy 3 The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council, Cambridgeshire County Council and developers seek to develop an integrated overall network of communities across the Parish. This will include securing improvements to the sustainable transport linkages for walking and cycling between Alconbury Weald and the two villages of Great Stukeley and Little Stukeley to allow residents of the villages to better access the new services and facilities in Alconbury Weald. Improved linkages to Huntingdon including site HU 1 at Ermine Street could also improve active travel from the existing settlements to the higher order services and facilities in Huntingdon. Footway and cycleway provision can heavily influence the appearance of the public realm; proposals should avoid over-engineered design but should instead contribute to a high quality public realm.

## 26. Natural Environment

26.1 Most of the Parish of The Stukeleys is rural, and contains substantial areas of farmland which contributes significantly to the character of the Parish and the setting of the villages of Little and Great Stukeley. A substantial land area was developed in 1938 for RAF Alconbury that changed the character of the Parish significantly.

26.2 There is a need to assess the likelihood of proposals or policies within a Neighbourhood Plan having a significant effect on the 'National Sites Network' consisting of areas designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA's). Consideration of the internationally designated Ramsar sites is also necessary; many Ramsar sites are also SACs or SPAs. In the vicinity of The Stukeleys Neighbourhood Plan area the 'National Sites Network' of interest are the Orton Pit SAC (Peterborough); Nene Washes SAC; Ouse Washes SAC/SPA; Portholme SAC (Huntingdon/Godmanchester); Upper Nene Valley SAC/Upper Nene Valley Ramsar (Rushden); and Fenland SAC/Woodwalton Fen Ramsar.



26.3 The closest to the Neighbourhood Plan area are Portholme SAC (Huntingdon/Godmanchester) lying approximately 2km to the south; and Fenland SAC/Woodwalton Fen Ramsar lying approximately 5km to the north-east.

26.4 SACs were previously classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are now designated under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 26.5 SPAs were sites first classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They were classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. These SPA sites are now designated under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended).
- 26.6 Ramsar Sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992). Although Ramsar Sites are not protected in law by domestic UK legislation as a matter of policy government has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar Sites.
- 26.7 The Habitats Regulation Assessment screening identifies that the Neighbourhood Plan proposals would not individually or cumulatively result in any potential significant effects on any European designated site.
- 26.8 The Parish of The Stukeleys contains no National Nature Reserves (the nearest is at Monks Wood around 2km to the north). The Plan area contains two Sites of Special Scientific Interest: Brampton Racecourse SSSI and Great Stukeley Railway Cutting SSSI. The Brampton Racecourse SSSI is recorded as being in favourable condition; whereas the Great Stukeley Railway Cutting SSSI is recorded as being in unfavourable - recovering condition. Natural England has confirmed that the proposals in the Neighbourhood Plan will not have significant adverse impacts on the SSSIs.
- 
- 26.9 Policy 3 sets out how proposals on the strategic development sites at Alconbury Weald (SEL 1.1), RAF Alconbury (SEL 1.2) or Ermine Street, Huntingdon (HU 1) can provide opportunities for green corridors that provide biodiversity enhancement across the plan area both within the strategic development sites and in adjacent areas, such as in the protected settlement breaks. Areas of biodiversity enhancement offer the potential to complement the existing Sites of Special Scientific Interest.

## **27. Trees and Woodlands**

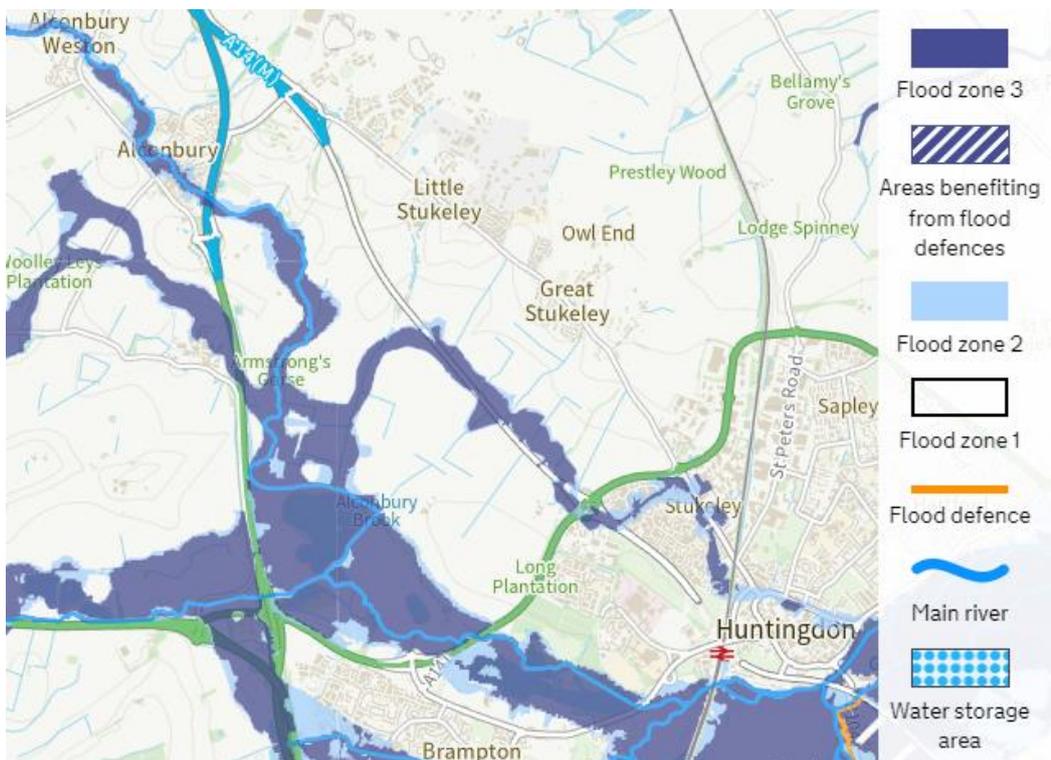
- 27.1 As much of the Parish of The Stukeleys contains substantial areas of farmland and RAF Alconbury there are actually few areas of trees and no large woodlands. There are no ancient woodlands within The Stukeleys, the parish has the fifth lowest amount of tree cover within Huntingdonshire at only 5% canopy cover<sup>31</sup>. The local landscape does have a character derived from having a high level of Huntingdon Elm within the tree stock present. Field hedgerow and tree planting is therefore important as part of the landscape character. There are some trees and small woods at Stukeley Park, around Grange Farm, along Great Stukeley Railway Cutting and Prestley Wood Scheduled Monument. The parkland trees at Stukeley Park reflects the historic character of this part of Great Stukeley.
- 27.2 Additional tree and woodland planting within Alconbury Weald, for example as part of the country park would help to improve ecological networks within the Parish. The strategic

<sup>31</sup> Huntingdonshire District Council Tree Canopy Cover Assessment (Draft) July 2021

development sites and the protected settlement breaks provide an opportunity to increase tree and hedgerow canopy cover across The Stukeleys and perform a dual purpose of enhancing the environment and contributing to biodiversity net gain.

## 28. Flood Risk and Drainage

28.1 Parts of the Parish is subject to fluvial (river) flood risk as shown on the map below. Inappropriate development in areas at risk of flooding should be avoided, by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas the development should be made safe for its lifetime without increasing flood risk elsewhere<sup>32</sup>. Huntingdon Racecourse lies within Flood Zone 3 and is therefore at a risk of flooding greater than 1 in 100 years. Flood Zone 3 also extends along the A1307 corridor (the old A14 route).



Map 7a - Flood Zones 2 and 3 © Environment Agency

28.2 Surface water flooding potential affects parts of Great Stukeley, Little Stukeley, RAF Alconbury and Alconbury Weald as shown on the map. Surface water flooding is a matter to be taken into account in the planning application process<sup>33</sup>. The Neighbourhood Plan alongside the Local Plan and the NPPF strives to promote sustainable drainage techniques (SuDS).

28.3 SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge,

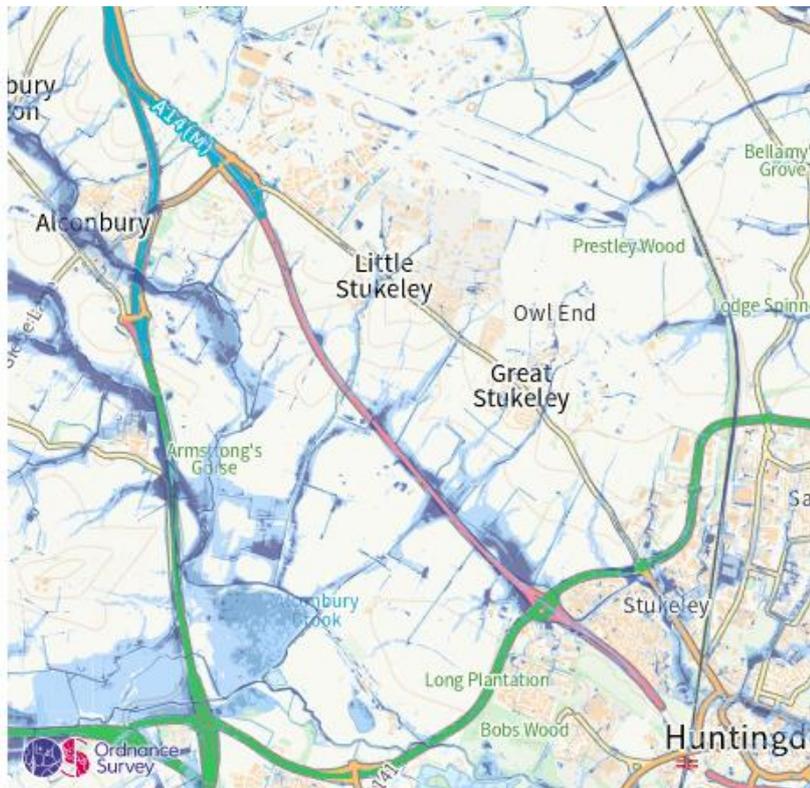
<sup>32</sup> See NPPF paragraphs 159 onwards; policy LP 5 (Flood Risk) of the Huntingdonshire Local Plan; and the Cambridgeshire Flood and Water SPD (2017). Paragraph 160(b) of the NPPF aims for development to be safe for the lifetime without increasing flood risk and where possible reducing flood risk overall

<sup>33</sup> Policy LP 15 (Surface Water) of the Huntingdonshire Local Plan

and improving water quality, biodiversity and amenity. Alconbury Weald for example is including SuDS.

28.4 Opportunities for increasing biodiversity at opportunity sites and in the protected settlement breaks are discussed within the Neighbourhood Plan. There is a potential for increasing biodiversity through the use of SuDS features such as attenuation basins, ponds and swales in these circumstances.

28.5 The Environment Agency has indicated that the receiving Water Recycling Centre has limited capacity for increased foul drainage in the plan area. The Neighbourhood Plan does not propose development that would generate additional foul drainage and the Environment Agency has no concerns relating to the Neighbourhood Plan. Anglian Water and the promoters of the strategic expansion locations and sites in the Local Plan will need to address foul drainage capacity in order to facilitate their delivery.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low

Map 7b - Surface Water Flooding © Environment Agency

## 29. Local Green Space and Green Infrastructure

29.1 The two villages of Great Stukeley and Little Stukeley do not actually have much informal green space. The villages have the churchyards and the recreations areas which provide a more formal role. The two churchyards are protected by virtue of them being the setting of the Churches as Listed Buildings.

29.2 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.

29.3 Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the green space meets the criteria set out in the NPPF. Namely that it is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land. Green space within the Little Stukeley Conservation Area is protected by the conservation area designation, green space used for recreation use can also be protected under the Policy dealing with community facilities.

29.4 The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF. A tabular assessment of each of the designated Local Green Spaces against these criteria is set out below the maps following the policy. A brief written summary describing what makes each of the Local Green Spaces demonstrably special to the local community is set out in the following the respective map.



29.5 Alconbury Weald is a developing community which is being constructed around an integral green infrastructure network. Some of the green spaces in Alconbury Weald are multi-functional providing children's play areas for example alongside footpaths for recreation and swales and ponds for surface water drainage. As a developing community the green infrastructure network will continue to be added to, and the role and purpose of the existing green corridors may change for example through the further development of play facilities as the community continues to develop and evolve. The green infrastructure network in Alconbury Weald is addressed by Policy 7.

## Policy 6 - Local Green Space

The following sites are designated as Local Green Spaces and are identified on Maps 8a to 8b:

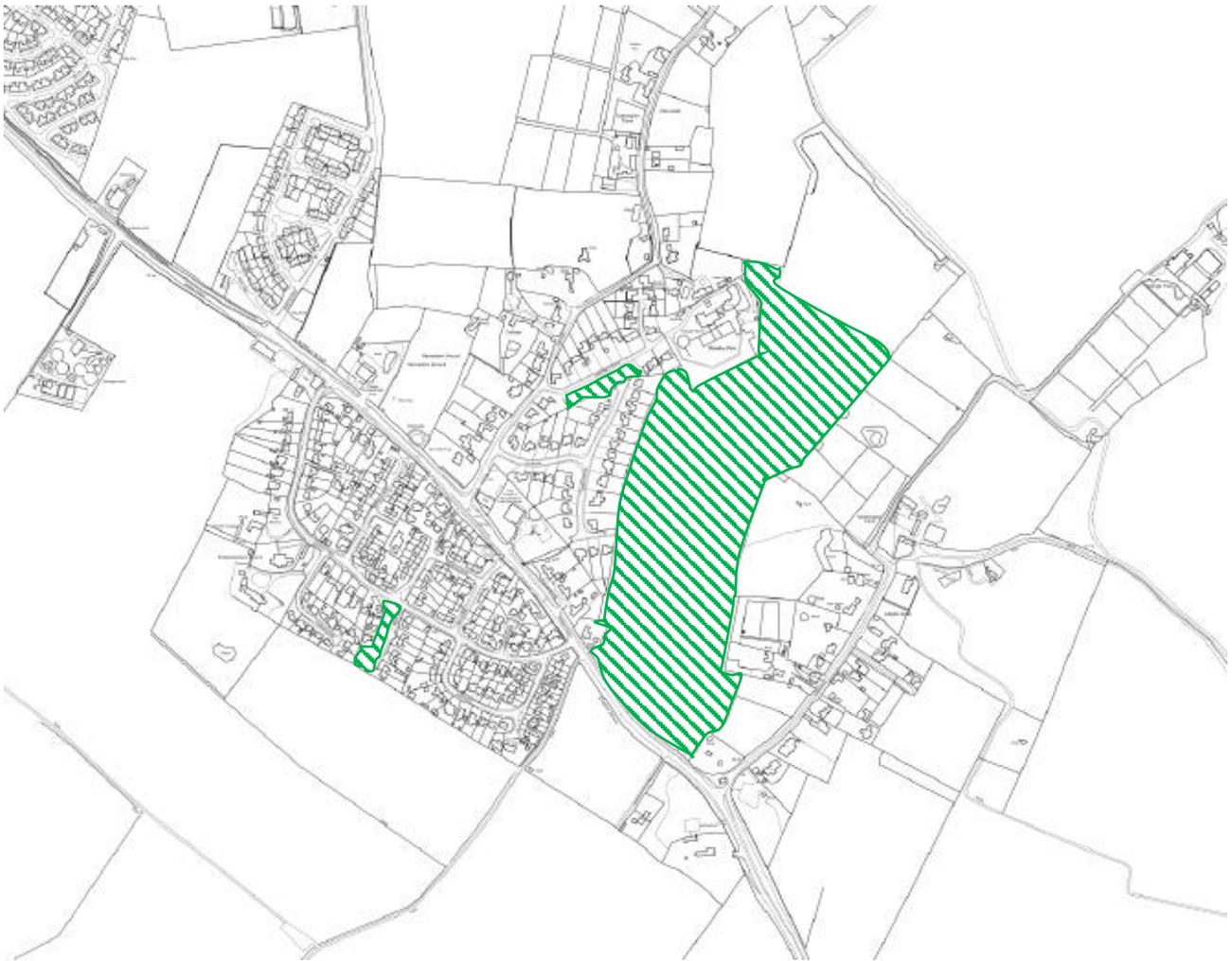
### Great Stukeley

- Stukeley Park
- Land at Chestnut Grove
- Land at West View

### Alconbury Weald and RAF Alconbury

- Land at The Boulevard, Alconbury Weald

The sites listed above and shown on the plan below are designated as areas of Local Green Space, which will be protected in a manner consistent with the protection of land within Green Belts.



Map 8a - Local Green Spaces - Great Stukeley © Crown Copyright

 Local Green Spaces

**Description of Local Green Space in Great Stukeley**

Site	Demonstrably Special Significance				
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness
Stukeley Park	✓	✓	✓	✓	✓
Land at Chestnut Grove	✓	✓	✓	✓	✓
Land at West View	✓	x	✓	x	✓

Stukeley Park

This is a traditional parkland landscape which forms an important green open heart between the Owl End and Green End parts of Great Stukeley. It is the Victorian parkland associated with Stukeley Hall; the existing hall is thought to have been built for James Torkington whose family held the estate for 300 years. During the last century it was occupied by various families and finally by Howard Coote, who bought it in 1904. The Hall is now converted into apartments.







Map 8b - Local Green Spaces - Alconbury Weald © Crown Copyright

 Local Green Spaces       Plan Area Boundary

### Description of Local Green Space in Alconbury Weald

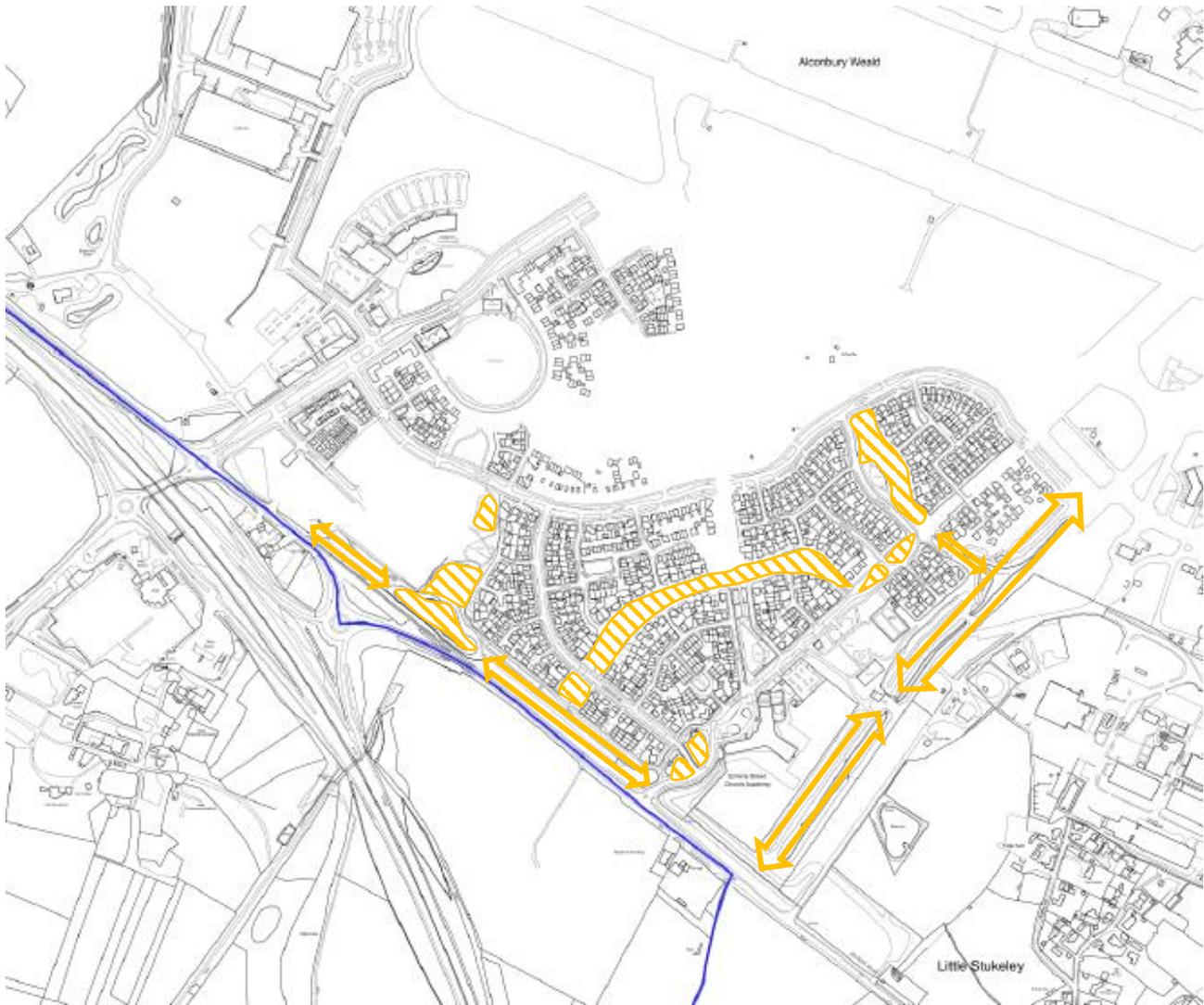
Site	Demonstrably Special Significance				
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness
Land at The Boulevard	✓	✓	✓	x	x

#### Land at The Boulevard, Alconbury Weald

This land lies adjacent to the Watch Office which is a Grade II listed building and forms an important part of its setting. The Watch Office was the first permanent control tower at the airbase, acting as a central operation building for the whole airfield. Originally built in 1940-1, the building has been extensively restored by Urban & Civic and is used as a community centre. The National Heritage list for England declared the Watch Office as the best-preserved example of a standard type built for bomber satellite stations during the Second World War.

It is part of the open core of Alconbury Weald alongside the cricket pitch on the opposite side of The Boulevard. It provides the opportunity for informal recreation and has the visual appearance

of a modern style village green. In this respect it makes an important contribution to the character and appearance of the emerging new settlement.



Map 8c - Existing Green Infrastructure Network in Alconbury Weald © Crown Copyright

 /  Existing Green Infrastructure Network       Plan Area Boundary

## Policy 7 - Green Infrastructure Network in Alconbury Weald

Development proposals that result in the improvement/enhancement of the Green Infrastructure Network in Alconbury Weald or that result in the provision of additions or extensions to the Green Infrastructure Network as multi-functional green space in Alconbury Weald as the community develops, including through the provision of additional play facilities; recreational footpaths; biodiversity enhancement; or for drainage will be supported subject to their compliance with other development plan policies.

Proposals that would result in the loss of any part of the existing Green Infrastructure Network in Alconbury Weald will be resisted where it would undermine the connectivity of the Green Infrastructure Network or reduce the accessibility of Green Infrastructure to the community unless it can be shown that:

- a) it is in compliance with policy SEL 1.1 of the Huntingdonshire Local Plan to 2036, permitted schemes and masterplan; and

- b) adequate replacement provision can be made elsewhere in Alconbury Weald which performs an equivalent role; and
- c) it is located where it is equally or more accessible to the existing and planned new community it is intended to serve

### 30. Protected Settlement Breaks

30.1 Parts of The Stukeleys parish immediately about the town of Huntingdon, indeed the urban extension site HU 1 at Ermine Street for Huntingdon is partly within The Stukeleys. This area is known locally as St Johns. This will bring the urban edge of Huntingdon to only 145m away from the closest parts of Great Stukeley along Green End. This identifies that a threat of coalescence between Huntingdon and Great Stukeley could arise if not appropriately planned. As such a protected settlement break between the Green End part of Great Stukeley and the planned urban edge of Huntingdon is therefore included in the Neighbourhood Plan. This is important to protect the rural hamlet style character of the Green End part of Great Stukeley and to protect the distinct identities of The Stukeleys as separate settlements.



30.2 As the protected settlement breaks primarily lie adjacent to the strategic development sites at Alconbury Weald (SEL 1.1), RAF Alconbury (SEL 1.2) or Ermine Street, Huntingdon (HU 1); they can provide opportunities to form part of green corridors that provide biodiversity enhancement or areas of new tree planting. Such proposals for the protected settlement breaks will be supported in principle.

30.3 Great Stukeley derives its character from its three 'ends' Green End, Owl End and Church End. There is an existing gap between Green End and the Owl End and Church End parts of Great Stukeley which gives Green End a rural hamlet style character within the overall village which differentiates it from the main village core of Great Stukeley comprising Owl End and Church End. This gap includes Stukeley Park which is protected as a Local Green Space, the southern side of Ermine Street is proposed as a protected settlement break between the Green End part and the Owl and Church End parts of Great Stukeley.

30.4 The strategic expansion locations at RAF Alconbury and Alconbury Weald in the Huntingdonshire Local Plan to 2036 places significant pressure for spatial and visual coalescence between RAF Alconbury and both Great Stukeley and Little Stukeley. The potential for coalescence between Alconbury Weald and Little Stukeley is also a factor. Retaining the distinctive village character of these two settlements is an important objective of the Neighbourhood Plan and is integral to the delivery of strategic growth without harming the existing character and community identity of the constituent settlements that make up The Stukeleys. The strategic growth is considered by local residents to be contributing to a loss of identity for Little Stukeley and Great Stukeley as distinct historic settlements.

30.5 The strategic allocation for RAF Alconbury includes the Spruce Drive housing area understood to be the officer housing which is physically and visually distinct from the main housing further to the north-west. The Spruce Drive housing area has the potential in any redevelopment of the RAF Alconbury site to become a new 'End' to Great Stukeley, slightly separate in a similar style to Green End. The majority of area between the Spruce Drive housing area and the main housing further to the north-west is not part of the strategic allocation; that area is considered appropriate to be a protected settlement break to maintain the distinctive character.

30.6 The masterplan for Alconbury Weald encompasses a country park to the east of the Owl End and Green End parts of Great Stukeley. This would prevent coalescence between these, therefore no protected settlement break in this area is considered necessary at this time. Policy 3 looks to secure provision of the country park separation.

## Policy 8 - Protected Settlement Breaks

The areas shown on Maps 9a and 9b are identified as protected settlement breaks. The protected settlement breaks have the following purposes:

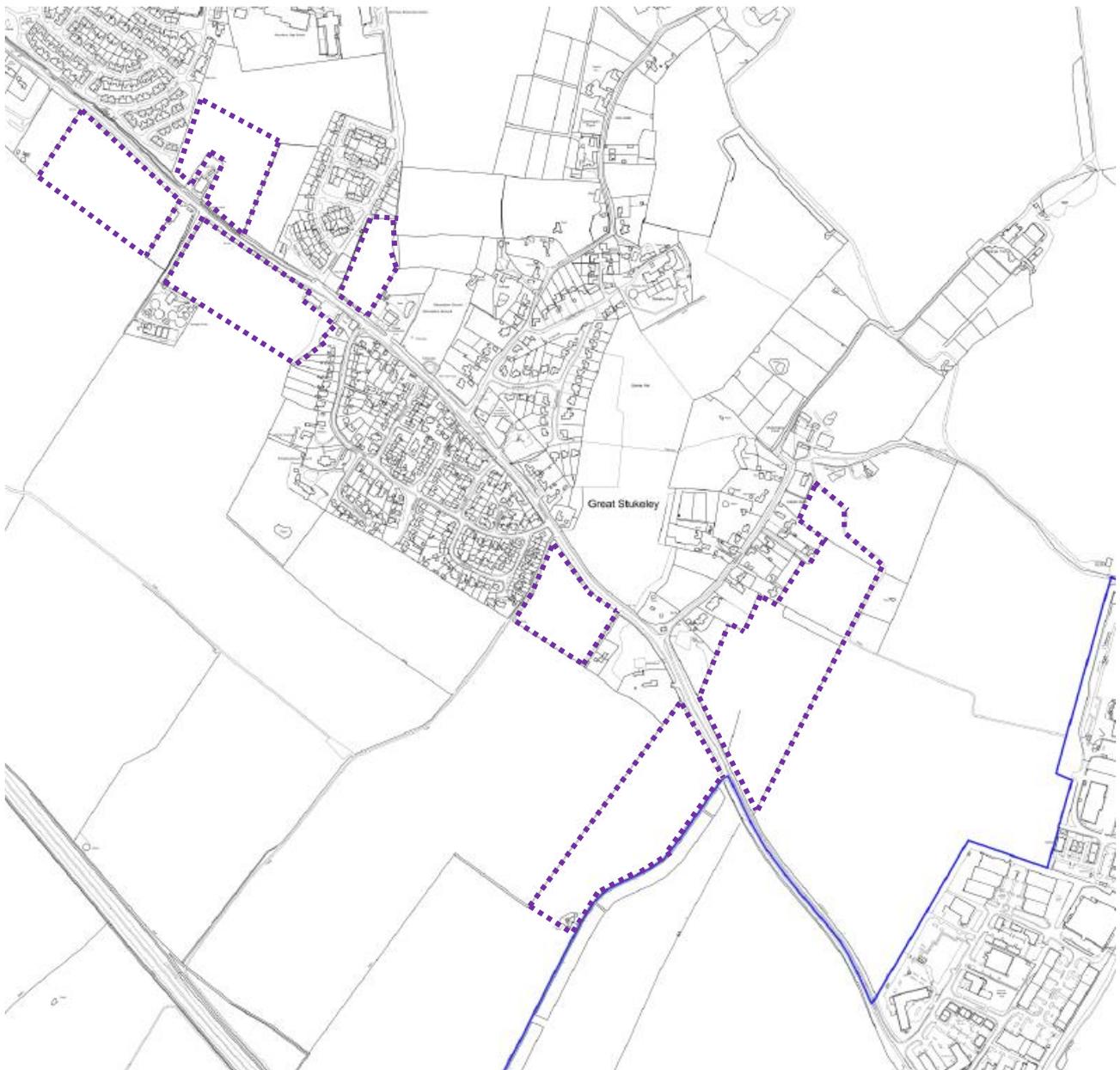
- a) to prevent the coalescence of the planned development at Huntingdon, RAF Alconbury and Alconbury Weald with the existing settlements of Great Stukeley and Little Stukeley;
- b) to maintain the distinctive identity of Great Stukeley and Little Stukeley as separate village settlements and maintain their traditional built form character of the 'Ends'; and
- c) to assist in safeguarding the countryside from encroachment.

Protected settlement breaks are identified for their verdant and undeveloped nature that gives them openness. It is the freedom from built form that gives them their spatial openness.

Proposals for built development within the settlement breaks will not be supported where this would individually or cumulatively lead to a reduction in the openness between the settlements or harm the purposes set out above.

Proposals to use the protected settlement breaks for green infrastructure, biodiversity net gain or tree planting will be supported where this does not conflict with the purposes of being a protected settlement break.





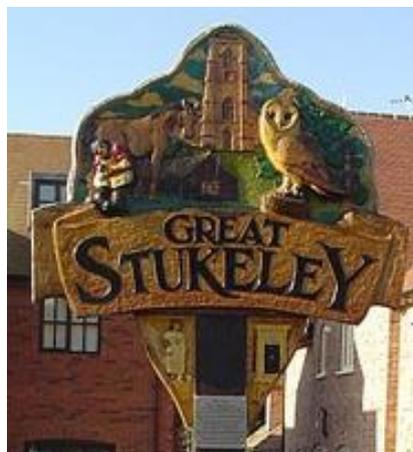
Map 9a - Protected Settlement Breaks © Crown Copyright

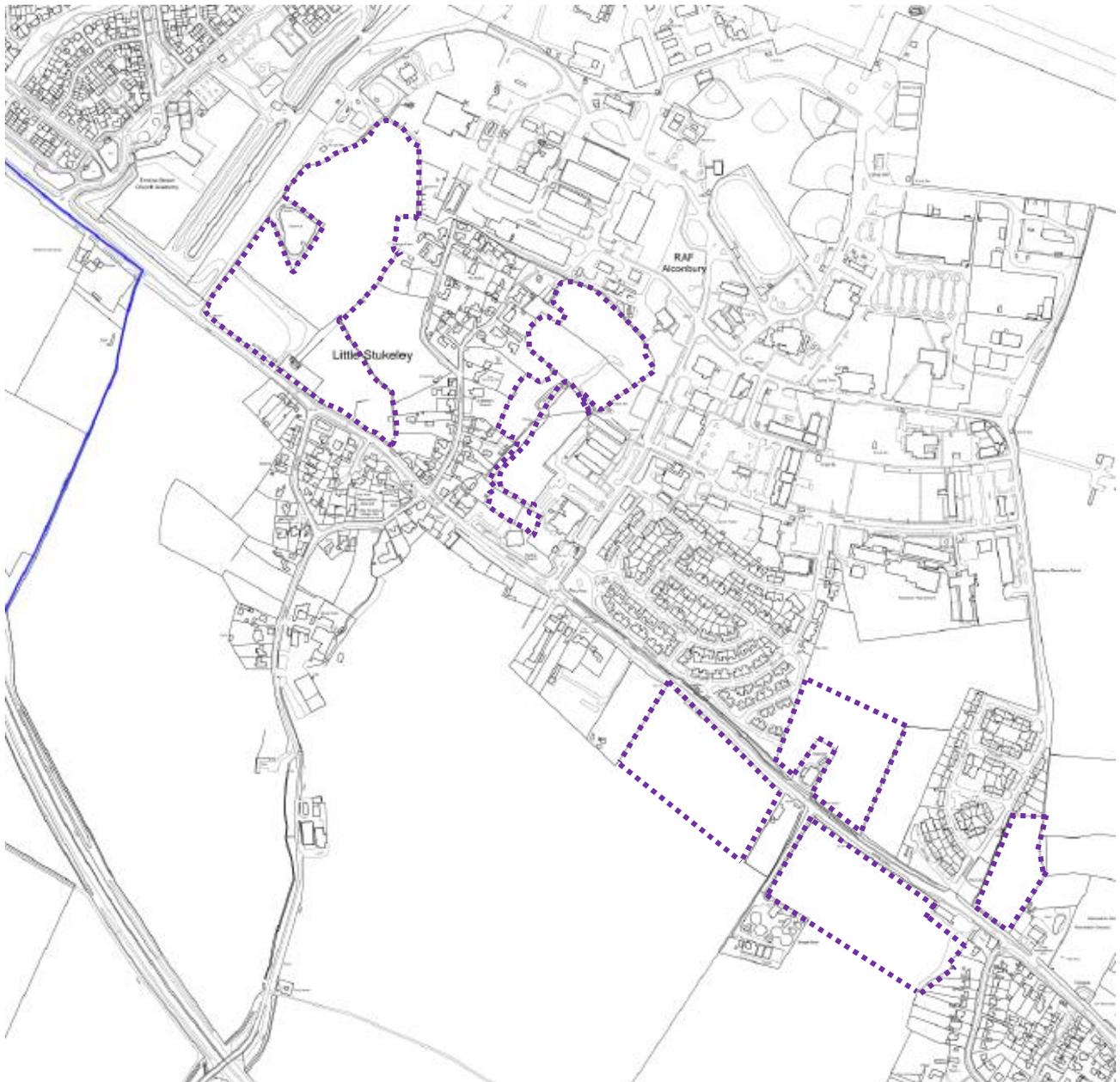


Protected Settlement Breaks



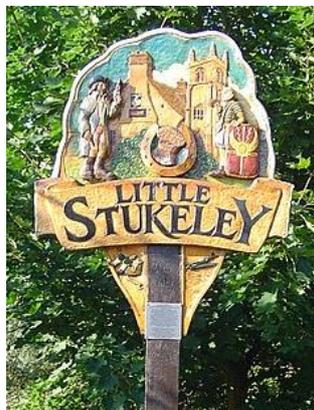
Plan Area Boundary





Map 9b - Protected Settlement Breaks © Crown Copyright

 Protected Settlement Breaks       Plan Area Boundary



# Implementation and Delivery

- 31.1 The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.
- 31.2 The Parish Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Parish Council will work with a number of partners, including the following, to implement the Plan:

## Delivery Partners

The Stukeleys Parish Council (PC)  
 Huntingdonshire District Council (HDC)  
 Cambridgeshire County Council (CCC)  
 Health Providers (HP)  
 Private Developers (PD)  
 Local Schools (LS)  
 Infrastructure Providers (IP)  
 Community Groups (CG)  
 Local Residents (LR)  
 Local Businesses (B)

- 31.3 New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure. The determination of planning applications also allows matters to be secured through planning conditions. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.



- 31.4 The Neighbourhood Plan provides a positive framework to ensure that development in The Stukeleys will bring positive benefits to the Parish.

Policy	Delivery Partners	Implementation Method
Sustainable Growth		
Policy 1 - Definition of 'Built-up Area' (Settlement Boundary)	PC, HDC, PD & LR	Determination of Planning Applications
Policy 2 - Opportunity Sites for Enhancement	PC, HDC, PD, LR & B	Determination of Planning Applications
Policy 3 - Strategic Development Delivery	PD, HDC, CCC, PC, LR, CG, B, LS & IP	Pre-Application Consultation and Determination of Planning Applications
Policy 4 - Community Engagement	PD, HDC, CCC, PC, LR, CG, B & IP	Pre-Application Consultation and Determination of Planning Applications
Policy 5 - Protection of Community Facilities	PC, HDC, PD, HP, LR, LS & CG	Determination of Planning Applications

## The Stukeleys Neighbourhood Plan - 'Made' July 2023

Policy	Delivery Partners	Implementation Method
Natural and Built Environment		
Policy 6 - Local Green Space	PC, HDC, PD, LR, B & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 7 - Green Infrastructure Network in Alconbury Weald	PD, HDC, PC, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 8 - Protected Settlement Breaks	PC, HDC, PD, LR, B & CG	Determination of Planning Applications or Community Initiatives

31.5 The Stukeleys Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

31.6 In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally 'Made', benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However, this only applies to development permitted after the making of the NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies, subject to a cap per annum as specified in CIL Regulations.



31.7 Some new development taking place in the Parish will be liable for CIL contributions. The money raised through CIL is used to fund district-wide and local infrastructure projects that benefit local communities as set out in Section 216 (2) of the Planning Act 2008. The element of CIL which is the district portion will be spent by Huntingdonshire District Council on district-wide infrastructure in line with the priorities that HDC has set. The neighbourhood proportion of the CIL monies goes to the Parish Council and will be spent on local infrastructure as required by law.

31.8 The neighbourhood proportion of the CIL will be focused on assisting the delivery of community infrastructure projects located in The Stukeleys Parish. In terms of priorities for spending the neighbourhood portion of CIL these will include consideration of:

- the creation of Pocket Parks;
- provision of play equipment;
- provision of a Multi-Use Games Area (MUGA);
- highway enhancements such as road safety improvements; and
- pavement or footway enhancements; and improvements to the sustainable transport linkages between Alconbury Weald and the two villages of Great Stukeley and Little Stukeley to allow residents of the villages to better access the new services and facilities in Alconbury Weald.

31.9 In addition, the Parish Council will seek to influence annual and other budget decisions by Huntingdonshire District Council and Cambridgeshire County Council on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes and any partnership programmes.

## Monitoring and Review

32.1 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored by the Parish Council and reviewed if it becomes apparent that the vision, goals and objectives of the Plan are not being met.

32.2 Monitoring is a shared responsibility of the Parish Council as the qualifying body; Huntingdonshire District Council as the Local Planning Authority; and users of the Neighbourhood Plan. The Parish Council will consider the effectiveness of the policies and proposals in the Neighbourhood Plan each time it makes representations on a planning application; alongside seeking views on the Neighbourhood Plan at each Annual Parish Meeting. The Parish Council will request Huntingdonshire District Council to raise with it any issues arising out of the development management process in determining individual planning applications. Users of the Neighbourhood Plan are encouraged to make comments on monitoring of the Neighbourhood Plan to the Parish Council at any point.



32.3 The Neighbourhood Plan has been prepared to guide development up to 2036. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2036.

32.4 There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, The Stukeleys Parish Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation. As Alconbury Weald evolves this may necessitate a need to review the Neighbourhood Plan as will the future use by the US Air Force of RAF Alconbury.



*The Stukeleys Neighbourhood Plan - 'Made' July 2023*

This page is intentionally blank

# Glossary

33.1 The majority of the glossary is copied from the NPPF to ensure consistency<sup>34</sup>. The terms set out below are either included within the Neighbourhood Plan or are within parts of the NPPF or the Huntingdonshire Local Plan to 2036 that is referred to in the Neighbourhood Plan.

**Affordable housing \***: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following categories: affordable housing for rent; starter homes; discounted market sales housing; and other affordable routes to home ownership including shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). *[Note a more detailed definition is included in the NPPF<sup>35</sup>]*

**Amenity \***: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Ancient Woodland**: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Conservation (for heritage policy)**: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy (CIL) \***: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Development plan**: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Economic development \***: Development, including those within the B and E Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Green infrastructure**: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Heritage asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment**: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**International, national and locally designated sites of importance for biodiversity**: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites),

---

<sup>34</sup> Those items in the glossary which do not match the NPPF or are not defined in the NPPF glossary are marked with an Asterix \*

<sup>35</sup> See Annex 2 on page 64 of the NPPF

national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Living Conditions \***: The circumstances affecting the way in which people live, especially with regard to their well-being. Relevant factors include: internal space; access to external space; outlook; privacy; daylight; sunlight; overbearing impact; impact from pollution including noise.

**Local planning authority**: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities. *[The local planning authority for this area is Huntingdonshire District Council]*

**Local Plan**: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Neighbourhood plans**: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**NPPF \***: National Planning Policy Framework, this forms the overall planning policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

**Open space**: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Policies Map \***: A document which illustrates on a base map all the policies and proposals contained in this Neighbourhood Plan or another document which forms part of the Development Plan.

**Planning condition**: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation**: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Planning Practice Guidance \***: this forms the overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

**Ramsar sites**: Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Rural exception sites**: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. *[Also see Policy LP 28 of the Local Plan]*

**Scheduled Monument \***: Those monuments that are given legal protection by being scheduled by Historic England.

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Settlement Boundary \*:** The boundary drawn around various towns and villages to limit new development and define the 'built-up area' of the settlement. Outside of the settlement boundary is considered to be the countryside.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation (SAC):** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas (SPA):** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Windfall sites:** Sites not specifically identified in the development plan.

# The Stukeleys Neighbourhood Plan 2022-2036

Made  
July 2023

The Neighbourhood Plan for the Parish of The Stukeleys produced in accordance with the Neighbourhood Planning Regulations 2012

**Great Stukeley, Little Stukeley,  
Alconbury Weald, RAF Alconbury &  
Huntingdon Racecourse**



<https://www.thestukeleys-pc.gov.uk/>

NEIGHBOURHOOD-PLAN.CO.UK 

© The Stukeleys Parish Council 2023