

Local Plan Update Consultation

Draft Response

Land Availability Assessments

Comments on each site.

Hilton 1: Land West of Potton Road

- 67 homes – this is not infill,
- NPPF 152 – inappropriate development is by definition harmful to the Green belt.
- Negative effect on character of settlement.
- Percentage increase is very high, relative to the size of the settlement.
- Outside the village boundary.
- Grade 2 agricultural land.
- Settlement not classed as sustainable – no services, no NMU routes

Hilton 2: Land East of The Paddocks, Hilton

- 86 homes – this is not infill,
- NPPF 152 – inappropriate development is by definition harmful to the Green belt.
- Negative effect on character of settlement.
- Percentage increase is very high, relative to the size of the settlement.
- Outside the village boundary.
- Grade 2 agricultural land.
- Settlement not classed as sustainable – no services, no NMU routes

Hilton 3: Land North of New England, Hilton

We agree that this site is not sustainable.

Hilton 4: Land North of High Street, Hilton

- 35 homes – this is not infill,
- NPPF 152 – inappropriate development is by definition harmful to the Green belt.
- Negative effect on character of settlement.
- Percentage increase is very high, relative to the size of the settlement.
- Outside the village boundary.
- Grade 2 agricultural land.
- Settlement not classed as sustainable – no services, no NMU routes

The Lattenburys

- Flood attenuation must be included, and wider drainage considered, including repairs and improvements to the St Ives and Brownhill Staunches.
- Services incorporated, including schools.
- Location is good, access via A1307, A1198, A14.
- Connectivity to Mere Way would increase NMU accessibility.
- Satisfy the housing needs for this area.
- The local call for sites resulted in four plots being put forward for Hilton, one of which was rejected. The numbers suggested on the three subsequent sites, exceed the percentage uplift recommended for a small settlement. If the local authority felt that this area required such a substantial increase in dwellings, then the proposed development at the Lattenburys would meet this requirement in a sustainable location with appropriate amenities for the number of people.

Sustainability Appraisal

Comments on each relevant section of the appraisal.

Hilton 1: Land West of Potton Road

SA2 – Local knowledge states that this area floods more than 1 in 100 years

SA3 – land in flood zone 1 – should be a negative

SA4 – grade 2 agricultural land – should be maintained as agricultural land

SA5 – access to green space is across a busy main road

SA7 – should be rated red as it will be severely harmful to the character of the settlement

SA8 – should be negative as the development of this size would increase the light and noise pollution to the visual.

SA9 – should be neutral as plans have not been drawn up and agreed. It is also over 1ha in size.

SA10 - should be negative (red) as there is only one shop in the village with limited opening hours. St Ives town centre is only accessible by private car.

SA11 – Local leisure and culture facilities are in St Ives, Huntingdon, and Cambridge, which are only accessible by private car.

SA12 – Access to Lakeside Business Park is only by private car as the B1040 has no NMU route. This is a small business park which is not a major local employer.

SA12 – should be red – public transport is non-existent. Bus stop in Scott Crescent is only used by the school bus service. Infrastructure for sustainable transport is non-existent.

SA13 – should be red – impact on the character of development would be severe. Even with the reduction in size, this exceeds the recommended uplift in settlement size.

SA14 – should be neutral as there has been no archaeological assessment of the site.

Overall assessment – The site in either its presented or reduced form is disproportionate to the size of the existing development, lakeside is small commercial site with limited employment opportunities which is only accessible by private car, and is not where local people go for employment. The settlement does not include a school or doctors.

Hilton 2: Land East of The Paddocks

SA3 – land in flood zone 1 – should be a negative

SA4 – grade 2 agricultural land – should be maintained as agricultural land

SA5 – access to green space is across a busy main road

SA7 – The scale of this development would be disproportionate to the existing settlement, should be rated red as it will be severely harmful to the character of the settlement

SA8 – should be negative as the development of this size would increase the light and noise pollution to the visual.

SA9 – should be neutral as plans have not been drawn up and agreed. It is also over 1ha in size.

SA10 - should be negative (red) as there is only one shop in the village with limited opening hours. St Ives town centre is only accessible by private car.

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SA13 – should be red – impact on the character of development would be severe. Even with the reduction in size, this exceeds the recommended uplift in settlement size.

SA14 – should be neutral as there has been no archaeological assessment of the site.

SA15 – the scale of this development is too large for the character of the local environment

Overall assessment – The site in either its presented or reduced form is disproportionate to the size of the existing development, lakeside is small commercial site with limited employment opportunities which is only accessible by private car and is not where local people go for employment. The settlement does not include a school or doctors.

Hilton 4: Land North of High Street

SA7: We understand that the access from the High Street is protected by a covenant that prevents access to the field behind where this development is located. Access from St Ives Road is not wide enough for two-way traffic.

SA12 – should be red – public transport is non-existent. Bus stop in Scott Crescent is only used by the school bus service. Infrastructure for sustainable transport is non-existent. There is no pavement, it is a narrow gravel track with a kerb which does not meet accessibility requirements.

SA15 – should be a negative as the site is too large for the character of the existing settlement and could not be successfully integrated. Access would only be possible by removing TPO'd trees,

Overall assessment – The site in either its presented or reduced form is disproportionate to the size of the existing development, lakeside is small commercial site with limited employment opportunities which is only accessible by private car and is not where local people go for employment. The settlement does not include a school or doctors.

Further Issues and Options

Question 1 - End date of the Local Plan Update

An end date of 2046 was the most popular choice last year. Do you agree with this? If you would prefer a different date please tell us what you think it should be.

Answer - Yes

Options - The Vision

Should we...

(Please pick one option.)

Option A: Have a Vision based strongly on the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028:

'By 2046 Huntingdonshire will be a place which people take pride in, where the economy is inclusive of everyone, health and happiness are highly valued, our local landscapes are protected and enhanced with environmental innovation welcomed, and travel is transformed to focus on transitioning away from cars.'

Option B: Have a Vision of a better future achieved through ambitious climate action and a just transition⁽¹⁾ towards more social and economic equity.

'By 2046 Huntingdonshire will be a place where our decisions about land use and planning have helped enable lasting benefits for nature and climate, enhanced the well-being of our residents and have facilitated a just transition towards a more sustainable economy.'

Option C: Retain the current Vision with minor amendments:

By 2046 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:

Supporting a diverse and thriving economy	Providing sufficient infrastructure to support vibrant, inclusive communities	Accelerating our climate change response actions	Meeting our changing population's needs	Protecting and enhancing our landscape and heritage
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Option D: Have a Vision describing how Huntingdonshire intends to evolve focused on the three strands of economic, social and environmental sustainability:

'Huntingdonshire to be a place where high quality growth enhances our communities and supports sustainable living and a high quality of life, balanced with protecting and enhancing our landscape and open spaces for the benefit of people and nature.'

Option E: Consider an alternative Vision.

Please let us know what it should be.

Answer - D

Options - The Objectives

Should we...

(Please choose whether there is a particular group of objectives which you prefer or pick any individual suggested objectives that you support)

Option A - The objectives build on Vision Option A and are **shaped by the key 'pathways' that support the Huntingdonshire Futures Place Strategy journeys:**

Option B - The objectives build on Vision Option B and **aim to help achieve a better future through a just transition towards ambitious climate action.**

Option C - **Minor amendments to the current list** of 25 objectives

Option D - The objectives build on Vision Option D and are **focused on the three strands of economic, social and environmental sustainability:**

Option E - Consider alternative objectives - Please suggest any that you think would be appropriate.

Answer - D

Options - Settlement Hierarchy

Should we...

(You may pick multiple options)

Options A to D relate to the whole Settlement Hierarchy.

Option A - Keep the existing settlement hierarchy of Spatial Planning Areas, Key Service Centres, Small Settlements and Countryside with the same list of settlements in each

Option B - Keep the current categories in the existing settlement hierarchy but update the settlements included in the categories based on their current sustainability (informed by the Sustainability of Settlements outcomes)

Option C - Strictly reflect the Sustainability of Settlements scoring outcomes of individual settlements and apply a categorisation based on a preferred number of groupings

Option D - Remove the category of Spatial Planning Areas and group each settlement based on its individual merits

Options E to I relate to specific elements of the Settlement Hierarchy.

Option E - Put Huntingdon and St Neots in a higher category on their own, reflecting their higher level of services (with or without their associated other SPA settlements)

Option F - Have the four market towns of Huntingdon, St Ives, St Neots and Ramsey as the highest category in the settlement hierarchy so as to direct most growth to these areas.

Option G - Replace the Key Service Centres and Small Settlements categories with 3 categories to reflect the significant variation in levels of services and facilities (informed by the Sustainability of Settlements outcomes)

Option H - Recognise clusters of villages which benefit from shared services or facilities and group them together as one 'settlement'.

Option I - Move less or unsustainable small settlements into a hamlets and/ or countryside category

Option J - Consider an alternative option. Please let us know.

Answer – Option D

Answer - Options E&F

Options - Strategy Ambitions

Should we...

(Please pick one option.)

Option A: Plan for limited (low) employment growth to support Huntingdonshire's existing businesses. Growth guided exclusively by criteria based policies.

Option B: Plan for sustainable (medium) growth by supplying a sufficient amount of employment land/ allocations to allow for some business expansion and investment and to provide a flexible approach to changing market conditions.

Option C: Plan for ambitious (high) growth capitalising on key priority sectors of the wider economy and creating business clusters.

Option D: Consider an alternative strategy ambition. Please let us know what it should be.

Answer – D - Employment growth should mirror the growth in housing and should be in the areas of housing development to encourage sustainability.

Options - Location of Development

Should we (subject to an Employment Land Study)...

(You may pick multiple options)

Option A: Focus employment growth within and adjacent to Established Employment Areas.

Option B: Focus employment growth strategically along major highways such as the A1.

Option C: Focus employment growth next to or within large scale housing sites promoting mixed use development aligning employment growth with housing growth.

Option D: Focus employment growth in sustainable locations such as allocating sites that are accessible by public transport and active travel.

Option E: Focus employment growth in existing economic centres which are located in market towns and larger settlements.

Option F: Consider an alternative strategy ambition. Please let us know what it should be.

Answer – A, C, E

Options - Established Employment Areas

Should we...

(You may pick multiple options)

Option A: Remove the designation of EEA that protects and encourages use class B (general industrial, storage and distribution uses) being located within these areas.

Option B: Continue with safeguarding and enhancement of EEA accounting for changes to national policy and regulations.

Option C: Continue with safeguarding and enhancement of EEA but review the type of uses that are acceptable within them and the criteria used to assess their suitability.

Option D: Create additional and / or extended employment areas by reviewing existing employment sites or allocating new employment sites.

Option E: Consider an alternative option. Please let us know.

Answer – C

Options - Housing Requirement

Should we....

(Please pick one option.)

Option A - Plan for the standard method number (approved current methodology = 874 new homes a year and draft proposed methodology = 1,203 new homes a year)

Option B - A 5% uplift on the standard method number to allow a small amount of flexibility in case some sites do not deliver as expected (approved current methodology = 918 new homes a year and draft proposed methodology = 1,263 new homes a year)

Option C - A 10% uplift on the standard method number to allow a some flexibility in case some sites do not deliver as expected or affordability ratios worsen (approved current methodology = 961 new homes a year and draft proposed methodology = 1,323 new homes a year)

Option D - Consider an alternative option. Please let us know.

Answer - A

Question - Design Characteristics

We will be using the [National Design Code](#) to shape what aspects of design we will include in our future design policies. Are there any specific design characteristics that are important to you and that you think we should include in the Local Plan Update?

Answer - All buildings should include solar panels, rainwater harvesting and air/ground source pumps.

Question - Active Design

Would you support use of the 10 principles of active design through future Local Plan policies? Are there any in particular that you think are more important than others?

Answer - No as they are aspirational and not achievable.

Question - Updating current Development Management Policies

If national development management policies do not come forward while we are preparing this Local Plan Update do you have any suggestions for changes that you would wish to see to any of our current development management policies? If so, please specify the current policy number.

Answer – HDC should consult on detailed policies once available.

Options - Approach to Strategic Growth

Should we....

(You may pick a combination of options or parts of options)

Option A - Continue with the existing growth strategy set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

Option B - Focus on *strategic expansions to existing towns*

Option C - Focus growth on *public transport corridors*. This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.

Option D - Concentrate development around the *strategic road network* i.e. The A1, A14, A428

Option E - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating *dispersed growth*.

Option F - Provide 1 *one or more new community/ies plus some dispersed growth*.

Option G - Consider an alternative option. Please let us know.

Answer – G – provide one or more new community/ies and focus on strategic expansions to existing towns.

Options - Green and Blue Infrastructure

Should we...

(You may pick multiple options)

Option A - Retain the existing four Green Infrastructure Priority Areas

Option B - Retain the existing Green Infrastructure Priority Areas and also designate additional areas identified within the Interim Huntingdonshire Nature Recovery Network

Option C - Allocate sites for new green and blue infrastructure and/or additional land for existing green and blue infrastructure to expand

Option D - Consider an alternative option. Please let us know.

Answer – B

Options - Decarbonisation Scenarios

Should we....

(Please pick one option.)

Option A - Business as usual with electric vehicle uptake reflecting recent trends

Option B - Maximise reductions by 2040 using current technologies

Option C - Follow the national Climate Change Commission's 'Balanced pathway' approach

Option D - Consider an alternative option. Please let us know.

Answer – B

Options - Renewable Energy

Should we....

(Please pick one option.)

Option A - Business as usual with renewable and low carbon energy meeting 39% of expected demand by 2046 and 41% by 2050

Option B - Ambitious approach meeting national targets with renewable and low carbon energy meeting 79% of expected demand by 2046 and 80% by 2050

Option C - Consider an alternative option. Please let us know.

Answer - B

Options - Integrated Flood and Water Management 1

Should we....

(You may pick multiple options)

Option A - Meet national requirements only.

Option B - Require natural flood management techniques as part of an integrated approach to flood risk management and impact on water quality **on all developments** (excluding minor householder extensions).

Option C - Require natural flood management techniques as part of an integrated approach to flood risk management and water quality **on all developments in high and medium risk areas** (excluding minor householder extensions).

Option D - Consider an alternative option. Please let us know.

Answer – B

Options - Integrated Flood and Water Management 2

Should we....

(You may pick multiple options)

Option A - Ask that developments do not increase flood risk elsewhere

Option B - Ask that all developments (excluding minor householder extensions) **seek a betterment of existing flood risk** both within the site and in surrounding areas.

Option C - Ask that developments (excluding minor householder extensions) **in high or medium risk areas seek betterment of existing flood risk** both within the site and in surrounding areas.

Option D - Require developments to provide surface water management plans where applicable, addressing run off rates.

Option E - Consider an alternative option. Please let us know.

Answer – A, B, D

Options - Water Efficiency in Residential Development

Should we...

(You may pick multiple options)

Option A - Have no policy, meaning that **all development would meet existing and future Building Regulations Standards of 125 litres per person per day** (possible future equivalent of 105 l/p/d) for residential buildings.

Option B - Ask that all residential developments meet Building Regulations optional standards or future equivalent and require 110 l/p/d (possible future equivalent of 100 l/p/d) as in the current Local Plan.

Option C - Ask that all residential developments go above current/future Building Regulations standards and require up to 80 l/p/d if practicable, investigating

opportunities for efficient fixtures and fittings, rainwater harvesting and greywater recycling ⁽⁴⁾

Option D - Consider an alternative option. Please let us know.

Answer – D – Option A plus greywater recycling and rainwater harvesting as a standard requirement

Options - Water Efficiency in Non-Household Development

Should we....

(You may pick multiple options)

Option A - Have no policy.

Option B - Ask that all 'non-household' development be required to achieve 'outstanding' for category Wat 01 of BREEAM unless demonstrated impracticable

Option C - Ask that all 'non-household' development be required to achieve 'excellent' for category Wat 01 of BREEAM unless demonstrated impracticable

Option D - For larger employment developments, ask that all 'non-household' developments achieve 'excellent' or 'very good' for WAT 03 on water leak detection and prevention unless demonstrated impracticable.

Option E - Consider an alternative option. Please let us know.

No answer

Question - The Cambridge Water Area

Would you support even stricter restrictions on water efficiency standards for residential and non-residential buildings for settlements that fall within the Cambridge Water Area? What would they be? Or would you suggest a different approach?

Answer – There should be a national grid of water to enable distribution.

Options - Affordable Housing Proportion

Should we...

(You may pick multiple options)

Option A - Try to maximise the proportion of affordable housing within each site of 10 or more new homes

Option B -Ask for the same proportion of affordable housing in all schemes for 10 or more new homes

Option C -Ask for a lower proportion of affordable housing in very large schemes which need to provide substantial infrastructure such as a new bridge or major road improvements

Option D - Ask for for a lower percentage than we do now in all schemes, accepting that this may mean we have to build more homes overall to meet the level of need for affordable housing

Option E - Consider an alternative option. Please let us know.

Answer – B

Options - Affordable Housing Location

Should we...

(Please pick one option)

Option A - Only allow affordable housing to be built in towns and villages with existing services, such as a shop, primary school or village hall, as appropriate to the likely needs of expected occupiers

Option B - Allow affordable housing to be built in all towns and villages to support existing communities

Option C - Consider an alternative option. Please let us know.

Answer – C – Option A plus a requirement for sustainable transport links

Options - Size and Type of Housing

Should we...

(Please pick one option)

Option A - Allow the market to entirely decide what size and type of housing to build reflecting what there is most demand for at the time

Option B - Allow a flexible approach as long as the site promoter can show how the mix of homes they want to build **will contribute towards a mixed and inclusive local community**

Option C - Specify percentage ranges for each number of bedrooms that a mix might comprise on any scheme to allow limited flexibility, accepting the mix might date as new evidence comes forward

Option D - Require all schemes of 10 or more homes to show how they will widen the range of housing types and sizes available reflecting our latest evidence on housing need and demand supplemented by any local assessments of need and demand

Option E - Consider an alternative option. Please let us know.

Answer – D

Options - Supported and Specialist Housing

Should we...

(You may pick multiple options)

Option A - Only allow self-contained supported and specialist housing to be built in towns and villages with existing services, such as a shop, village hall, and regular public transport services as appropriate to the expected occupiers

Option B - Support provision of one or more larger scale integrated retirement communities to include purpose designed homes supported by a range of communal facilities and support services

Option C - Allow schemes for up to 20 self-contained retirement homes to be built in any town and village

Option D - Consider an alternative option. Please let us know.

Answer – A

Options - Residential Care and Nursing Homes

Should we...

(Please pick one option)

Option A - Expect that all residential care and nursing homes be built in towns and villages with regular public transport services to provide access to the wider community for residents able to travel with or without support, and to make sure people working in the homes have a choice or means of transport

Option B - Allow residential care and nursing homes to be built in all towns and villages, and in countryside locations where this would benefit the specific care needs of intended residents

Option C - Consider an alternative option. Please let us know.

Answer – A

Options - Self and Custom Build Homes

Should we...

(You may pick multiple options)

Option A - Allocate small sites for groups of less than 10 self and custom build homes within and on the edges of towns and villages

Option B - Expect all developments for 50 or more homes to include 5% of plots for self and custom build at a fair market price with a mechanism included to allow any plots which no self or custom builder is interested in buying after at least one year of marketing to revert to being built by a housebuilder

Option C - Treat proposals for self and custom build homes exactly the same as we would any other housing proposal in the same type of location

Option D - Support community led group self and custom build projects in locations where other housing might not be supported provided that there is clear evidence of community support for the scheme

Option E - Consider an alternative option. Please let us know.

Answer – C

Options - Gypsy and Traveller Accommodation Needs

Should we...

(You may pick multiple options)

Option A - Look for additional sites to allocate to meet needs for private and/ or social rented pitches

Option B - Allow for extensions to existing sites which already have permanent planning permission

Option C - Allow existing temporarily permitted sites to remain permanently subject to adequate flood management

Option D - Continue to rely on a criteria-based policy approach specifying elements such as proximity to primary schools and GP surgeries to indicate what land may be suitable

Option E - Consider an alternative option. Please let us know.

Answer – B

Options - Boat Dwellers Accommodation

Should we...

(You may pick multiple options)

Option A - Look for sites to allocate for new permanent residential moorings with access to basic facilities including water provision, waste disposal and electric hook-ups as well as being close to a safe walking or cycling route to local shops and services

Option B - Allow a proportion of moorings within existing leisure marinas to be used as permanent residential moorings

Option C - Work with partners to ensure access to basic facilities for boat dwellers who prefer to continuously cruise

Option D - Consider an alternative option. Please let us know.

No answer – not relevant to Hilton

Options - Approach to Individual Developments

Option A - Change transport provision within new developments to focus on high quality and plentiful infrastructure for active travel and public transport rather than prioritising road users. To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on active travel and public transport infrastructure.

Option B - Continue with the current approach of encouraging active travel and public transport through some provision of infrastructure within new developments but carry on trying to limit the impact of cars and lorries from them by building roads and upgrading junctions. To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on road and junction upgrades.

Option C - Consider an alternative option. Please let us know.

Answer – B

Question - Place based Approach to Net Zero Transport

Place based approach to net zero transport

Using the previous illustration for reference - which of the suggestions for substituting trips, shifting modes and switching fuels do you think could work either where you live at the moment or in new developments that might be built during the next 25 years?

Answer – new developments should aspire to address all suggestions

Options - East West Rail

Option A - Rely on the prospect of East West Rail coming forward and plan for new growth nearby to be delivered in the late 2030s and 2040s that could connect well with this.

Option B - Wait until there is greater certainty about the timing of delivery for East West Rail before planning for growth that might benefit from being nearby even if this means the growth is delivered some years after the railway.

Option C - Consider an alternative option. Please let us know.

Answer – B