

Great Staughton Neighbourhood Plan

2021 to 2036

Statement at 12th September 2024 Parish
Council

29th August 2024

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1. Introduction

1.1 This consultation statement has been produced to accompany the submission draft of the Great Staughton Neighbourhood Plan (NP). The consultation statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- Explain how they were consulted.
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.3 This consultation statement sets out an overview of the community engagement activity which took place. The appendices include details of the consultation activity undertaken during the preparation of the Neighbourhood Plan. The key points to note are:

- Great Staughton Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Great Staughton and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- The Neighbourhood Plan has been undertaken following a decision taken by the Parish Council at their meeting in January 2021 to progress a Neighbourhood Plan.
- The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Great Staughton Neighbourhood Plan. It also demonstrates how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied. It also demonstrates how the Strategic Environmental Assessment Consultation requirements have been met.

1.4 The Great Staughton Parish Council with the support of Topic Based Neighbourhood Plan Working Groups have endeavoured to ensure that the Neighbourhood Plan reflects the desires of the local community and key stakeholders, who have been engaged from the outset of developing the Plan.

This has been achieved through the collection of qualitative and quantitative data.

1.5 Great Staughton Parish Council made an application to Huntingdonshire District Council for the designation as a Neighbourhood Area on 21st January 2021 based on the parish of Great Staughton. Huntingdonshire District Council designated the Neighbourhood Plan Area on 21st January 2021. (Appendix 1)

2. Community engagement stages

2.1 The Great Staughton Parish Council and its Neighbourhood Plan Working Groups agreed a Communication and Community Engagement approach. It was agreed engagement needed to be effective from the beginning of the process and would result in a well-informed plan and a sense of local ownership. The aim of the Communication and Community Engagement strategy was to inform and involve the Great Staughton community throughout the process.

2.2 Good communication has been key to residents and businesses feeling informed and involved in the production of the Great Staughton Neighbourhood Plan. Central to the Neighbourhood Plan process, was

- the website, <https://www.greatstaughtonpc.org.uk/> which updated residents and businesses during each phase in the development of the Neighbourhood Plan.
- all major documents were linked to the Parish Council facebook page. It contained details of all Neighbourhood Plan documents, amendments to the Neighbourhood Plan, details of how to respond to any consultation and contact information.
- attendance at village events including the Jubilee Fete (Sunday 5th June, 2023) and Parish Assembly meetings in 2023 and 2024 (each May).
- regular articles in the quarterly village magazine 'Life' which is delivered to every household free in the village and business. This included updates on the Neighbourhood Plan highlighting opportunities to feedback on documents and the Neighbourhood Plan.
- leaflets delivered to all households in the parish at key stages inviting comments on the Neighbourhood Plan.
- engagement with key stakeholders and technical experts during policy development of the Neighbourhood Plan.

2.3 There are four clear stages in which residents of Great Staughton and key stakeholders have been engaged:

Stage 1: The recruitment of key residents and stakeholders to develop the Neighbourhood Plan.

Stage 2: Identifying key themes

Stage 3: Development of policy ideas
Stage 4: Drafting the Neighbourhood Plan

2.4 This section gives an outline of each stage. Full details of the purpose, date and locations, consultees, publicity, preparation, event details, follow up and outcomes can be found in the appendices. The names of individual respondents have been removed.

Stage 1: The recruitment of residents and stakeholders

2.5 Great Staughton Parish Council agreed that interested residents should be engaged to guide and produce a Neighbourhood Plan. As a result of publicity in the Parish Council newsletter and on social media community groups were formed that included a range of residents from the parish throughout the Neighbourhood Plan development. A working group was formed to complete the Landscape and Settlement Character Assessment.

2.6 This was augmented by references to all Parish Council meetings, Parish Council Assembly meetings and the Great Staughton Community Land Trust (CLT).

Stage 2: Identifying key themes

Questionnaire to households and businesses October 2021

3.1 The second stage of community engagement was a questionnaire distributed to every household in Great Staughton in October 2021 asking residents to indicate how they would wish their Parish to evolve over the next 15 years. This was distributed as a leaflet with responses invited on-line or on paper. Approximately 66% of the responses were submitted on-line.

3.2 A similar but separate questionnaire was distributed to all businesses in Great Staughton.

3.3 It was also important that the questionnaire engaged the more difficult to reach people in our community.

3.4 The household and business questionnaires are available as Appendix 2

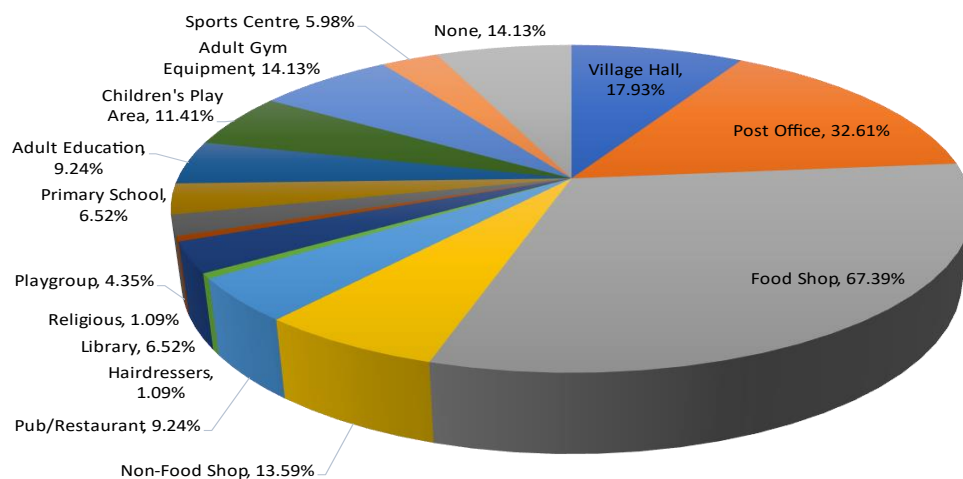
3.5 We received 184 residential replies and 14 business replies. There was a very positive 50% response rate from the community.

Summary of key responses – October 2021



3.6 The full results are summarised and were posted on the website and on village facebook pages. The results of the surveys were collated into a power point presentations (62 pages) and can be viewed via the Parish Council website [here](https://www.greatstaughtonpc.org.uk) Great Staughton Neighbourhood Plan Summary (greatstaughtonpc.org.uk). The powerpoint presentation sets out in graphics and chart form the key responses and percentage response rate to each of the questions. An example of responses from the document is shown below for reference.

17. Facilities we would like to see improved or provided



4-Jan-24

30

3.7 The results were analysed and circulated to the community, other interested parties, and considered in detail by the Parish Council. Key theme areas emerged and are detailed in the table below.

Main issues and concerns in October 2021 Survey	Neighbourhood Plan response
<ul style="list-style-type: none"> Need to retain the rural character of the parish, protecting green spaces including the playing field, areas between The Town and Staughton Highway; and south of the Highway. 	<p>Set up a working group to report on the key Landscape and Settlement Character Attributes using a methodology promoted by Huntingdonshire District Council in their Landscape and Settlement Character SPD.</p> <p>Ultimately this assessment together with the result of community engagement has been used to inform policies which protect the playing field and which recognise the importance of the green spaces around the settlements.</p> <p>GSNP 1 – Spatial Strategy GSNP 2 – Defining the Built Up Area Boundary GSNP 7 – Landscape and Townscape Characteristics GSNP 8 – Local Green Space</p>

Main issues and concerns in October 2021 Survey	Neighbourhood Plan response
<ul style="list-style-type: none"> • Need low cost and small family homes. Some need for retirement homes. 56% of respondents said there was a need for homes dedicated for local people. 	<p>The comments on the type of homes needed in the parish from the community engagement, together with the evidence available in the Demographic, Economic and Social Report and the outcomes of the recent interest in the 12 new affordable homes constructed at Jewell Close, have directly informed policies on the provision of a Healthcare facility and enabling residential development at Brook Farm (GSNP3), the housing allocation south of The Green (GSNP 4), Housing Mix (GSNP 5) and Allocation of affordable housing (GSNP6).</p>
<ul style="list-style-type: none"> • Development should be infilling in clusters of 10 houses or fewer. 	<p>The concern that development should be limited to clusters of 10 homes has been addressed in Policy GSNP 1 – Spatial Strategy whilst also taking on board the conclusions of the Landscape and Settlement Character Assessment (GSNP 7).</p>
<ul style="list-style-type: none"> • Retain the rural and historical character by ensuring development is in sympathy with the area and preserves the village boundaries. 	<p>Set up a working group to report on the key Landscape and Settlement Character Attributes using a methodology promoted by Huntingdonshire District Council in their Landscape and Settlement Character SPD.</p> <p>Additionally, the working group has prepared a Topic Papers on Valued Views and Vistas and a list of Non Designated Heritage Assets.</p> <p>Ultimately these assessments have been used to inform policies GSNP 7 (Landscape and Townscape Characteristics), GSNP 9 (Conservation Areas), and GSNP 10 (Designated and Non – Designated Heritage Assets).</p>
<ul style="list-style-type: none"> • The views and vistas into and out of settlements are considered important. 	<p>To evaluate the green spaces and valued views and vistas, the Parish Council commissioned the working group to develop a Topic Paper which reviewed the views and vistas into and out of the settlement areas.</p> <p>The community views on the Views and Visas Topic Papers were sought alongside other evidence reports in Summer 2023.</p> <p>The topic papers have informed Policy GSNP 7 which specifically seeks to safeguard valued views and vistas in the parish.</p>

Main issues and concerns in October 2021 Survey	Neighbourhood Plan response
<ul style="list-style-type: none"> • Improve flood prevention measures 	<p>The Parish Council commissioned AECOM to evaluate sites put forward for development in 2023, updated in November 2023. The update was needed to reflect the outcomes of the consultation with the statutory consultees who raised issues with site specific surface water flood risk information. This updated report provided an assessment of sites including the impact on surface water flood risk.</p> <p>The evidence base supporting the Neighbourhood Plan also includes a Sequential Test Report and a site specific Flood Risk Assessment for the housing allocation at The Green (GSNP 4). The evidence base, the advice from stakeholders, and the recommendations of the Strategic Environment Assessment Environmental Report has informed the decisions to allocate the two sites for development and the conditions of Policies GSNP3 and GSNP 4 to ensure development of these sites does not result in flood risk to the site or elsewhere.</p> <p>The Neighbourhood Plan also includes a policy seeking to ensure that development provides appropriate flood alleviation both on site and off site (GSNP 15).</p>
<ul style="list-style-type: none"> • Concern at the speed of, and inappropriate types of traffic through the village, cars parked on roads and cycling to neighbouring villages is dangerous; need better pedestrian crossings 	<p>The Parish Council, working with the community, has identified key safety hotspots, which should be addressed, if appropriate, by development proposals.</p> <p>These hotspots are identified in Policy GSNP 17 – Road Safety and Parking.</p>
<ul style="list-style-type: none"> • Secure a sustainable community with appropriate facilities for its residents including local jobs 	<p>The Parish Council has been working with stakeholders to develop a clearer understanding of the opportunities to improve community facilities in the village. This includes the proposal for a new healthcare facility at Brook Farm with other local service facilities.</p> <p>The list of key valued services and facilities to ensure that policy LP22 of the Local Plan applies when and if planning applications are submitted to</p>

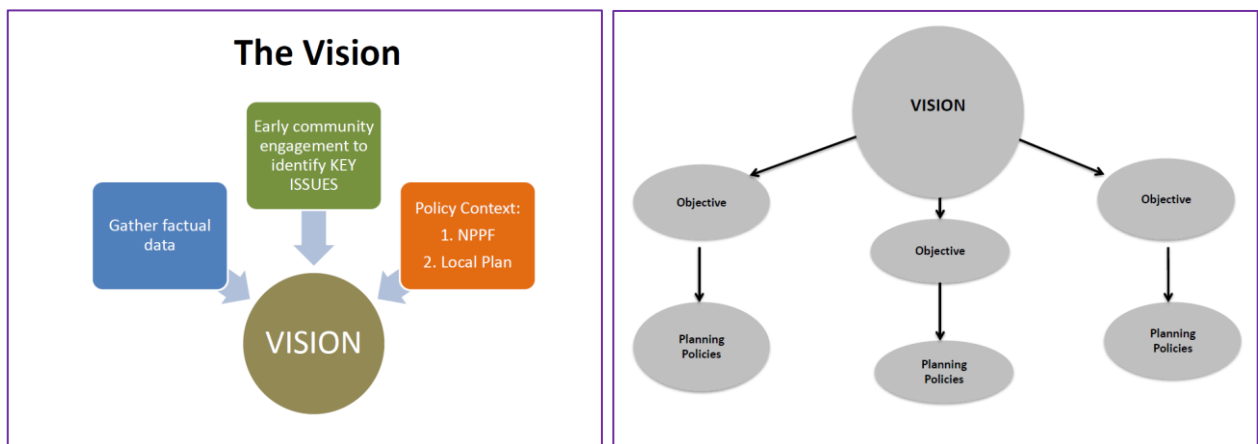
Main issues and concerns in October 2021 Survey	Neighbourhood Plan response
	<p>reuse these facilities (Policy GSNP 19 – Protect Local Services and Facilities)</p> <p>Policy LP 22 of the Local Plan is considered appropriate to provide the necessary framework to support new facilities in the village.</p>
<ul style="list-style-type: none"> • More focus on sustainable development including zero carbon 	<p>The Parish Council has recognised that the Neighbourhood Plan is an opportunity to ensure that new development in parish contributes to the moving towards net zero carbon and mitigate the impact of climate change.</p> <p>The Neighbourhood Plan includes policies on sustainable construction and energy efficiency (GSNP 12) and Water Efficiency (GSNP 14) and Renewable Energy (GSNP 13)</p>

Open Workshop 10th March 2022

3.8 The Parish Council has completed a comprehensive and wide ranging series of surveys and engagement with the local community. It had analysed a significant amount of data and comments on issues and opportunities that the Neighbourhood Plan could address. To take this further, members of the public were invited to a workshop held in the village hall facilitated by Cambridgeshire Acre on March 10th, 2022. The workshop was advertised in the village magazine, parish council website and facebook. The purpose of the workshop was:

- To reach a consensus on the Strengths, Weaknesses, Threats and Opportunities facing the Neighbourhood Plan area.
- To agree what the Neighbourhood Plan must cover, to agree what it can't, and to identify what the Neighbourhood Plan could cover (those grey areas!).
- To discuss approaches on drafting a plan vision, plan themes and theme-based objectives.

3.9 A total of 16 residents, councillors and members of the Great Staughton Neighbourhood Plan Working Group attended the workshop. From this input at the workshop, together with the data observed through the Demographic, Social and Economic Report and the Planning Policy Context Analysis, a draft vision, aims and a set of objectives (Appendix 3) for the Plan was developed between Cambridgeshire ACRE and the Parish Council. This also included a SWOT analysis of the parish. A successful plan seeks to take advantage of the opportunities identified and to address the challenges posed by the threats.



3.10 It was agreed at the workshop to focus on 5 broad areas which could shape the emerging Neighbourhood Plan.

- Housing Growth, Mix and Design
- Conservation and Heritage
- Getting Around
- The Environment and Sustainability
- Services and Facilities.

3.11 The post-workshop analysis by Cambridgeshire ACRE (Appendix 4) provides an initial list of what the plan must do, what the plan can't do and what the plan could do. It also provides a framework for the Great Staughton Neighbourhood Plan, themes, updated objectives, planning policy ideas, together with existing evidence supporting this or identified evidence gaps that would need to be filled.

3.12 This report was discussed, amended and updated after a workshop on 10th March 2022 together with a draft vision and objectives. The issues were reflected

in an amended scoping plan. See Appendix 4 or [Neighbourhood plan: Scope, Vision & Plan Objectives \(greatstaughtonpc.org.uk\)](http://Neighbourhood plan: Scope, Vision & Plan Objectives (greatstaughtonpc.org.uk))

Parish Assembly 28th April 2022 and Jubilee Celebrations 5th June 2022

3.13 The next stage of the Plan's development was to report back to the community on the results of the early engagement work and to seek views on the draft aims and objectives and community input on specific matters. The results of the workshop were presented at the Parish Assembly on 28th April 2022 where 30 residents attended. Paper copies were made available for residents and comments were invited. The results of the workshop were also made available at the Jubilee celebrations on June 5th 2022, in the village hall, where over 60 people attended. The results of the workshop were also presented at the monthly village hub meetings. The background documents and the Scoping Report were also published on the Parish Council website Facebook page, and comments invited.

3.14 The draft vision and objectives were then circulated in the Autumn 2022 edition of the local magazine (for consultation). General comments of support were received on the details of the Vision, Aims and Objectives and they broadly remained consistent with the consultation draft. Comments on minor detail on the draft vision and objectives were considered and the vision and objectives amended accordingly.

3.15 The importance of the key themes and the results from the workshop led the Parish Council and Neighbourhood Plan working group to develop an evidence base to understand the policy ideas further and to develop the necessary evidence base on which to make informed decisions.

Stage 3: Development of policy ideas

Assessment of possible development sites

4.1 The workshop and responses to the draft vision and objectives suggested that the parish wished to pursue housing sites to meet the identified housing need in the parish identified by the District Council to meet its development policy and to reflect the community's aspirations to address its local housing need. It also sought to identify whether there were any potential sites available to enable the existing doctor's surgery to relocate from its existing constrained sites

4.2 The Parish Council were guided by advice contained within Locality's 'How to assess and allocate sites for development'. In accordance with that guidance a Sites Assessment Process was commenced. It had several phases.

- Advertised a call for sites
- Commissioned sites assessment document from AECOM
- The sites assessment report was made public and a
- Further consultations through the Regulation 14 consultation process

- 4.3 The call for sites for development was to try to ensure all potential development opportunities were considered. The call for sites identified the potential need to support the provision of a community hall, NHS services and training services, as well as affordable housing, retirement homes, and private housing and small-scale commercial units. The call for sites started on 26th August 2022. Any landowners or persons with an interest in land were asked to express their interest by completing a form and submitting it to the Parish Council. The Call for Sites closed on 14th October 2022. Details of the Call for Sites can be found at [Neighbourhood Plan - Call for Sites \(greatstaughtonpc.org.uk\)](http://greatstaughtonpc.org.uk)
- 4.4 In brief, the submitted sites in response to the call for sites, together with those available from the District Council's own housing and employment land assessment were assessed by AECOM. The report was produced and circulated on the Parish Council's website in March 2023 and includes the full details of each of the site's assessment. The report can be found at: [Neighbourhood plan - site options & assessment, AECOM \(greatstaughtonpc.org.uk\)](http://greatstaughtonpc.org.uk)
- 4.5 The report was considered by the Parish and was also assessed against the objectives of the plan and the relevant desirability of the potential sites. The importance of sites to encompass adequate development for affordable housing in the village and the importance of retaining a Doctor's surgery to the village facilities was seen as paramount. The key consultation events are noted below and have been critical in determining and refining the allocation of two sites in the Neighbourhood Plan:
- Call for sites from 26th August 2022 - Notices on the Parish Council website inviting landowners to submit sites which are considered potential allocations in the Neighbourhood Plan.
 - Email to landowners providing an opportunity to fact check the AECOM Great Staughton Sites Assessment Report (23rd March 2023).
 - Email advising landowners that their sites had been identified in the Great Staughton Sites Assessment and inviting them to identify measures that could be considered to overcome any potential constraints.
 - Email to landowners which attached the updated Great Staughton Sites Assessment advising that the report would be discussed at the Parish Assembly on 11th May 2023. The email also advised that the Parish Council would be considering the Assembly's view and deciding on the direction of travel at its Parish Council meeting on 25th May, 2023.
 - The AECOM report was considered at the open meeting of the Parish Assembly on May 11th 2023 attended by 25 Parishioners, Parish Councillors, District and County Councillors.
 - The extract from the minutes is in Appendix 5 with the results of consultation on sites. This demonstrates support for the proposals and specific support for 2 sites at Brook Farm and south of the Green.

- The Parish Council met on 25th May 2023 and considered the views of the Assembly. They concurred with the conclusions. The minutes are in Appendix 6.
- From the workshop and Parish meetings the NP policies were developed further.
- Following the regulation 14 consultation, an updated Sites Assessment Report was prepared which provided more information on flood risk on each of the sites submitted. The updated report was published on the Parish Council website in November 2023.
- A Sequential Test Report was prepared in consultation with Huntingdonshire District Council, Environment Agency and Cambridgeshire County Council as Local Lead Flood Authority.
- The Strategic Environment Assessment Environmental Report was completed by AECOM in May 2024 and a five week consultation was completed to the 15th July 2024. The recommendations in the report and the results of the consultation were considered by the Parish Council at its meeting on 12th September 2024.
- Specific and detailed stakeholder engagement was completed between September 2023 and August 2024 with key stakeholders on land south of the Green including discussions with Huntingdonshire District Council, the Environment Agency, Cambridgeshire County Council as Local Lead Flood Authority and the landowner to ensure that the Neighbourhood Plan appropriately considered all issues including the flood risk and surface water drainage issues.
- Specific stakeholder engagement was completed with key stakeholders on bringing forward the site at Brook Farm for a Doctors surgery. This included discussions with the existing Doctors Surgery, the NHS Estates, Clinical Commissioning Group, Cambridgeshire County Council Archaeology, Environment Agency and Local Lead Flood Authority and of course the landowner. The Parish Council has also been in discussions with architects and groups who have sought to bring forward similar proposals so that their experience and knowledge can be used to implement a successful scheme.
- The evidence base, the consultation responses, the outcome of discussions with landowners was presented to the Parish Council in September 2024 where the final decision to continue with the allocation of the two sites at The Brook (GSNP 3) and The Green (GSNP 4) were agreed as the basis for the submission of the Neighbourhood Plan to the district council.

Consultation on Topic Papers

4.6 To ensure that the Neighbourhood Plan was supported by a robust evidence base, a number of Topic Papers were prepared. All the topic papers were made

available at the Parish Assembly meetings, and were posted on the Parish website and facebook pages. Comments were invited. The Topic Papers were:

- Views and Vistas
- Non Designated Heritage Assets

4.7 The two draft Topic Papers were circulated as part of the papers for the Parish Assembly meeting on 11th May 2023. Paper copies were made available and verbal or written comments invited. Comments received were taken on board in finalising the Topic Papers for the Regulation 14 consultation.

4.8 These included detailed responses on the Views and Vistas proposed, ideas for further views to be identified and commentary on the descriptions that the Working Group had prepared. The importance of the views and vistas was discussed at Parish meetings and online. Changes were made to identify the most important views to the Parish.

4.9 The non-designated Heritage Assets paper had included a building that was already Listed. This building was removed from the Topic Paper. All owners / occupiers of properties that were proposed to be identified as non-designated heritage assets were circulated with the draft paper and specific changes made in response to their comments. The notification outlined what it meant to be identified as a non-designated heritage asset, provided a link to the draft Topic Paper and asked owners and occupiers to respond to the Parish Council.

Local Green Space Policy

4.10 The Parish Council is the owner of the Local Green Space at the Recreation Ground and therefore no further consultation was necessary. The Parish Council is the qualifying body for the Neighbourhood Plan. The importance of Green Spaces was identified in the initial consultation and the rationale for the Recreation Ground Local Green Space is set out in the Neighbourhood Plan.

Landscape and Settlement Assessment

4.11 A group of residents and parish councillors engaged in the preparation of a Landscape and Settlement Assessment for Great Staughton. This included a walk around the village noting and photographing important aspects of village Character. The methodology was guided by Supplementary Planning Guidance provided in Huntingdonshire District Council's own district wide landscape and settlement assessment.

4.12 The draft Landscape and Settlement Assessment was discussed at the Parish Assembly meeting on 11th May 2023 and comments were invited. The Parish Assembly meeting is published in the Life Magazine, facebook pages, Parish Council website and the weekly newsletters and papers were available on the Parish Council website ahead of the assembly meeting and paper copies were available at the meeting. Following the Assembly meeting detailed comments were received from residents and these have been incorporated into the submission version of the Landscape and Settlement Assessment. These

comments focussed on detailed descriptions of the Character Areas and the key attributes of each.

Biodiversity and Habitats

4.13 These areas were subject to much online and local discussion at Parish Council meetings and Hub meetings. The details of the areas identified were provided by villagers who regularly walk and explore the areas. The results were also informed by the District Council's environmental forums. The ideas were incorporated into the Neighbourhood Plan policy.

Strategic Environmental Assessment and Habitats Regulations Assessment

4.14 In September 2023, HDC concluded that as the Great Staughton Neighbourhood Plan will not have significant effects on the environment, a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) would not be required.

4.15 Responses to the consultation by HDC on the Screening Opinion did not agree with these conclusions. Historic England considered that due to the potential impact of the allocation at Brook Farmyard on designated heritage assets that an SEA would be appropriate. The Environment Agency highlighted the surface water risk on the proposed allocation at land south of 29 The Green. Natural England considered that significant impacts on the environment and habitats were unlikely but expressed that views of local wildlife organisations should also be sought in determining if an SEA/HRA was required.

4.16 Taking into consideration the specialist advice from Historic England, the Environment Agency and Natural England, HDC concluded that an SEA should be undertaken, however it is unlikely that an HRA would be required. A copy of the Screening Opinion, dated September 2023, accompanies the submission of the Neighbourhood Plan to HDC.

4.17 The Parish Council, through Locality, commissioned AECOM to prepare the SEA Environmental Assessment. In accordance with the regulations, AECOM prepared an SEA screening opinion and consulted with the 3 consultation bodies together with Huntingdonshire District Council and Cambridgeshire County Council as Local Lead Flood Authority in December 2023 and January 2024. The responses to the consultation have been taken on board in preparing the SEA Environmental Report May 2024. The SEA Environmental Report includes wider observations and recommendations in respect of the Neighbourhood Plan as a whole, and not simply the site allocations. A 5 week consultation on the SEA Environmental Report was completed in June and July 2024. The details of the consultation are set out in the next section. The recommendations from that report, together with the responses to the consultation have been taken on board and, where appropriate, included in the Neighbourhood Plan. The representations included comments which have been taken on board in an amended SEA Environmental Report.

Stage 4 – Regulation 14 and Strategic Environment Assessment (SEA)– Environmental Report Consultation

5.1 The Pre submission consultation was undertaken on Great Staughton Neighbourhood Plan during the period 20th September 2023 to 2nd November 2023 in line with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

5.2 Following preparation of Regulation 14 pre-submission document a comprehensive consultation process was undertaken comprising:

- Paper copies of the pre-submission documents were deposited for public consideration in the Church, Village Hall and in the Doctor's surgery.
- A summary of the pre submission Neighbourhood Plan was prepared and available alongside the Neighbourhood Plan.
- The pre-submission documents were available on the Parish Council website alongside an online feed-back questionnaire requesting views.
- A consultation leaflet was distributed to all households in the parish explaining about the plan and where it can be found, with all its relevant documents. This leaflet directed people to the on-line link, how to view the plan and supporting documents and seeking responses on-line. The leaflet also identified where to locate paper copies of the documents and questionnaire.
- Various places around the village had posters.
- Emails sent to businesses and local organisations and groups inviting comments on the pre-submission documents.
- Where the occupiers would not be notified by the consultation leaflet, additional letters were sent to know landowners or site promoters seeking their views on the pre-submission document.
- Two “drop-in” community consultation events were held at the Pavillion Village Hall on 28th and 30th September 2024. The events were attended by 10 residents who were asked to give their views across all chapters of the Plan. These events enabled everyone to view the plan and all the documents, ask questions and complete the response form.
- The drop-in events were promoted via the household leaflets, the Parish Council web-site and social media.
- All consultation methods made it clear that comments could be submitted in writing to the Parish Council within the stipulated time period.

5.3 In addition to the Regulation 14 version of Neighbourhood Plan being published at on the Parish Council website the following were also published:

- Great Staughton Demographic Social and Economic Report
- Great Staughton Planning Policy Context Analysis 2021
- Great Staughton Sites Assessment and Analysis
- Great Staughton Settlement and Landscape Assessment
- Great Staughton Neighbourhood Plan – Summary version
- Topic Paper – Non Designated Heritage Assets
- Topic Paper – Views and Vistas

5.4 Regulation 14 of the Neighbourhood Plan Regulations stipulates that the qualifying body (in our case Great Staughton Parish Council) should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a development plan. This regulation has been satisfied.

5.5 Huntingdonshire District Council was formally notified of the consultation in accordance with Regulation 14 and provided with copies of the Neighbourhood Plan.

5.6 Additionally, Huntingdonshire District Council was asked for their list of suggested consultees. In accordance with the regulations, the following statutory bodies and local organisations were notified by email of the consultation and were invited to respond to the plan:

National Planning

Natural England
Environment Agency
Historic England
Highways England
Marine Management
Anglian Water
Cambridge Water Services
Network Rail
The Marine Management Organisation
Mobile Operators Association
National Grid
UK Power Networks
BT Open Reach
Homes England
The Coal Authority

Local Planning and Groups within the Great Staughton Neighbourhood area

Cambridgeshire & Peterborough Combined Authority
Huntingdonshire District Council
Cambridgeshire County Council
Local Lead Flood Authority
Bedford Borough Council

Cambridge City Council
South Cambridgeshire District Council
Greater Cambridge Shared Planning Services
Central Bedfordshire District Council
East Cambridgeshire District Council
East Northamptonshire Area
Fenland District Council
Easton Parish Council
Kimbolton and Stonely Parish Council
Southoe and Midloe Parish Council
Hail Weston Parish Council
Perry Parish Council
Pertenhall and Swineshead Parish Council
Little Staughton Parish Council
Staploe Parish Council
Cambridgeshire PCCG
NHS England Midlands and East

Organisation which have specialist interests

Cambridgeshire Wildlife Trust
Wildlife Trust for Beds, Cambs and Northants
RSPB
Sport England
Cambridgeshire County Council (LLFA)
The British Horse Society
Cambridge Campaign for Better Transport
Age UK Cambridgeshire
Cambridgeshire Local Access Forum
Disability Cambridgeshire

Landowners of sites listed in the Call for Sites

Businesses within the parish

Local Groups

Great Staughton Surgery
The Parish Church of St Andrew and Perry
Horticultural Society
Great Staughton Brownies / Rainbows / Guides
Kym Valley Carpet Bowls
Great Staughton Tennis Club
Patient Participation Group Great Staughton
Great Staughton Primary Academy
Great Staughton Parish Charities
Great Staughton WI
Rotary Club
Parent Teacher Association

5.7 Responses were received from both statutory consultees, local consultees, landowners and residents.

- 5.8 A schedule of the comments received from statutory consultees, other consultees and landowners together with the Parish Council's response is attached in Appendix 8.
- 5.9 In summary, the comments from Statutory bodies and residents were broadly supportive. Helpful comments have been received relating to specific policy proposals, particularly those from Huntingdonshire District Council, and Cambridgeshire County Council. The comments have been taken on board in finalising the submission version of the Neighbourhood Plan.
- 5.10 The SEA Environmental Report prepared by AECOM was prepared in May 2024 following the Screening Opinion consultation in December 2023 and January 2024. In order to ensure the Neighbourhood Plan process and the SEA process complies with both legislative systems (Neighbourhood Plan regulations and the SEA Regulations), the Parish Council ensured that the SEA Environmental Report consultation was accompanied by the Regulation 14 version of the Neighbourhood Plan during its consultation under Regulation 13 of the SEA Regulations.
- 5.11 The purpose of the SEA consultation was specific to meeting SEA regulation requirements and the engagement was a targeted SEA consultation. This approach was agreed with Huntingdonshire District Council. The SEA 5 week consultation was completed between 8th June 2024 and 15th July 2024. A copy of the consultation text is attached as Appendix 9. The consultation was sent to:
- 3 statutory consultation bodies together with the Local Lead Flood Authority and Huntingdonshire District Council
 - Other statutory and non statutory consultees who were consulted on the Regulation 14 version of the Neighbourhood Plan, and those who responded to the Regulation 14 consultation.
 - An update provided on the Parish Council website.
 - The Regulation 14 document sat alongside the SEA consultation providing an opportunity to provide further comments on the Regulation 14 of the Neighbourhood Plan
- 5.12 A schedule at Appendix 10 considers the SEA Environmental Report and the response by the Parish Council to its recommendations. This sets out how the Parish Council has taken on board the SEA Environmental Report in preparing the Submission Version of the Neighbourhood Plan.
- 5.13 A schedule of the comments received during this consultation from statutory consultees, other consultees and landowners together with the Parish Council's response is attached in Appendix 11.
- 5.14 The consultation responses were considered and agreed at the Parish Council public meeting on 12th September 2024. Following consideration of all comments received during the Regulation 14 consultation and the SEA Environmental Report consultations, resultant changes have been made to the Neighbourhood Plan and form the basis for the Submission Version.

3. Conclusion

- 6.1 The programme of community engagement and communications carried out during the production of the Great Staughton Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies. The excellent response to the Questionnaire, and the good attendance at workshops and presentations is evidence of the success of the approach and techniques used by the Working Group.
- 6.2 The comments received throughout and specifically in response to the consultation on 'Version 1: pre-submission draft of the Great Staughton Neighbourhood Plan' and the SEA Environmental Report have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the current and the emerging Local Plan.

Appendix 1

Neighbourhood Area Designation: Great Staughton



An application for designation of a neighbourhood area was received from Great Staughton by Huntingdonshire District Council on 21st January 2021.

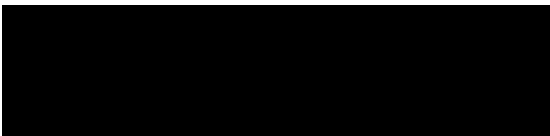
In accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 as amended Huntingdonshire District Council is satisfied that the application includes:

- a. a map which identifies the area to which the area application relates;
- b. a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- c. a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

In accordance with regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended this application is:

- a. from a parish council;
- b. the area specified in the application consists of the whole of the parish council’s area; and
- c. no part of the specified area is part of a pre-existing neighbourhood area.

Therefore, as set out in regulation 5A(3), regulations 6 (Publicising an area application) and 6A (Prescribed date for determination of an area application) do not apply. As such, in accordance with regulation 5A(2) of the Neighbourhood Planning (General) Regulations 2012 as amended, Great Staughton Parish is hereby designated as a neighbourhood area.



Signed

Service Manager (Growth)

Dated21/01/2021.....

Huntingdonshire District Council

Pathfinder House

St Mary's Street

Huntingdon

PE29 3TN

21st January 2021

Dear *M/S Elworthy*

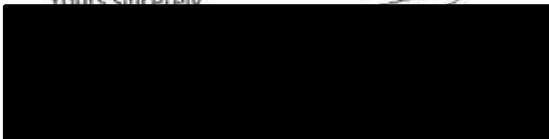
Great Staughton Parish Council application for designation of a neighbourhood area

Great Staughton has resolved to produce a neighbourhood plan and formally applies for designation of a neighbourhood area as set out in Part 2, paragraph 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Attached is a map showing the area to which this application relates. This follows the parish boundary. This area is considered appropriate to be designated as a neighbourhood area because it is a properly constituted parish within the planning area of Huntingdonshire.

I confirm that Great Staughton Parish Council is the relevant body authorised to act in relation to this proposed neighbourhood area, as defined by Schedule 9, Part 1, paragraph 61(3), 2(a) of the Localism Act 2011.

Yours sincerely



Chairman of Great Staughton Parish Council

Great Staughton Parish

Scale = 1:25,000
Data Created: 15/01/2021



Appendix 2

GREAT STAUGHTON RESIDENTS QUESTIONNAIRE

Why are we conducting a survey?

The Neighbourhood Plan gives us the opportunity to set out a positive vision of how we would like our neighbourhood to evolve over the next 15 years, in ways that meet the needs and aspirations of the people of Great Staughton. It should express the hopes of the whole community and improve the quality of all of our lives. This survey is important. It gives you the opportunity to tell us what you think. It will provide vital information and evidence on which the plan for our future will be based.

-- Guidance --

We would like to hear the individual views of all residents, but only one person per household need complete the general questions about your property and family lifestyle.

During trials people found it took about 30 minutes to complete. Please try to fill this in within a week of receiving the paper copy of this survey, which has your unique number.

When answering the written questions, please avoid saying anything that might personally identify you.

If you have any questions, please contact [Bob Jewell gtstaughtonparishchair@outlook.com](mailto:Bob.Jewell.gtstaughtonparishchair@outlook.com)

1. HOUSING DEVELOPMENT

The HDC Local Plan does not propose there should be any development in Small Settlements such as Great Staughton. However, there is scope for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy.

1. Given that there may well be some development in the next 15 years, are there any GREEN SPACES within the Parish that should be protected? Please describe in the box below.

2. Given that there may well be some development in the next 15 years, please identify any VIEWS or VISTAS you consider important to protect.

3. For your FAMILY AND FRIENDS, how much need is there for the following types of housing?

(Please tick one box per row)

	No need	Some need	Much need
Low cost starter homes to own	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small family homes (2/3 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger family homes (4 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single storey properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented homes (private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented homes (housing association)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes for disabled people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes dedicated for local people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. If the village increases in size, what types of housing WOULD YOU PREFER TO SEE in the parish? (Please tick one box per row)

	No need	Some need	Much need
Low cost starter homes to own	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small family homes (2/3 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger family homes (4 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single storey properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented homes (private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented homes (housing association)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes for disabled people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes dedicated for local people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Do you think future development in your Parish should be...?

Please tick all applicable boxes

- Just infilling within the village
 In clusters of 10 houses or fewer
 In one or two clusters of about 15 houses
 In a single large development of 20 plus houses

6. Do you agree with allowing development in residential gardens? Please tick only one box

- Strongly disagree 1 2 3 4 5 Strongly agree

3. PUBLIC TRANSPORT AND TRAFFIC

10. How frequently do YOU use the local bus service for each of the following?

(Please tick all boxes that apply)

	Daily	Weekly	Monthly	Less than Monthly	Never
Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education / Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Essential services, e.g. medical/shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Are existing bus services adequate in terms of...? (Please tick one box per row)

	No	Yes	Don't know/don't use
Timing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frequency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. If you answered No for the previous question please add details

13. If you use any of the community/volunteer transport schemes? (e.g. HACT) please tell us which scheme and how often you use it.

14. Please give details of location or describe hazards you feel need to be addressed for ROAD USERS including cyclists.

15. Please describe hazards or improvements you feel need to be addressed for PEDESTRIANS.

4. INFRASTRUCTURE AND AMENITIES

16. How frequently do members of your household use the following services or amenities

(Please tick one box per row)

	Daily	Weekly	Monthly	Less than Monthly	Never
The Village Hall (pre-Covid)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Playing Field (pre-Covid)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Pavilion on the Playing Field (pre-Covid)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths (eg dog walking)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Doctor's surgery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Butchers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Snooty Tavern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The White Hart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hairdressers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Are there any facilities you would like to see improved or provided in the parish?

(Please tick up to five)

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Village Hall | <input type="checkbox"/> Pub/Restaurant | <input type="checkbox"/> Religious | <input type="checkbox"/> Sports Centre |
| <input type="checkbox"/> Post Office | <input type="checkbox"/> Banking/Cashpoint | <input type="checkbox"/> Playgroup | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Food Shop | <input type="checkbox"/> Hairdressers | <input type="checkbox"/> Primary School | <input type="checkbox"/> Children's Play Area |
| <input type="checkbox"/> Non-Food Shop | <input type="checkbox"/> Library | <input type="checkbox"/> Adult Education | <input type="checkbox"/> Adult Gym Equipment |

Other:

18. Are there any services you would like to see improved or provided in the parish?

(Please tick up to five)

- | | | | |
|--|--|---------------------------------------|--|
| <input type="checkbox"/> Fixed Telephone | <input type="checkbox"/> Recycling | <input type="checkbox"/> Mains Water | <input type="checkbox"/> Children's Activities |
| <input type="checkbox"/> Mobile Telephone | <input type="checkbox"/> Street Lighting | <input type="checkbox"/> Mains Gas | <input type="checkbox"/> Activities for Teenagers |
| <input type="checkbox"/> Broadband | <input type="checkbox"/> Grass/Verge Cutting | <input type="checkbox"/> Mains Sewage | <input type="checkbox"/> Activities for Older people |
| <input type="checkbox"/> Refuse Collection | <input type="checkbox"/> Mains Electricity | <input type="checkbox"/> Road Repairs | <input type="checkbox"/> Opportunities for Residents to meet |
| <input type="checkbox"/> Bus Services | | | |

Other:

19. Are there any existing facilities or services not mentioned previously that are both Important to YOU and you are Not Satisfied with?

20. Are there any new facilities, services or activities for all ages and abilities that you would like to see?

5. BUSINESS AND EMPLOYMENT

21. We would like your opinion on business and employment in the Parish.

(Please tick one box per row)

	No	Yes
Should we encourage more local businesses?	<input type="checkbox"/>	<input type="checkbox"/>
Should we encourage more local jobs?	<input type="checkbox"/>	<input type="checkbox"/>
Should we encourage more tourism in our parishes?	<input type="checkbox"/>	<input type="checkbox"/>
Do we need starter units / more premises or facilities for local businesses?	<input type="checkbox"/>	<input type="checkbox"/>

22. If you think we need more businesses or jobs in your Parish, please suggest what is needed and where:

6. QUESTIONS TO GAIN VIEWS FROM YOUNG PEOPLE & CHILDREN

23. Where do your children go to School/ Nursery?

24. Would you encourage them to cycle more if the cycle tracks were safer?

Yes No Maybe

25. How do they travel to meet friends, shop and spend leisure time in the village and neighbouring villages/ towns? (Tick all that apply)

Car Cycle Walk Bus

26. How would you PREFER them to travel to meet friends, shop and spend their leisure time in your village and neighbouring villages/ towns?

27. How often do they visit / use these facilities and services?

(Tick one per row)

	Daily	Weekly	Monthly	Rarely	Never
Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playing Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths eg dog walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28. To help the Parish Councils decide if the current facilities meet current and future needs please rank these:

	Highly important to them	Important to them	Slightly important	Not important to them
Football Pitches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29. Which activities are they involved in? Sports, e.g. football or rugby training.

30. What activities would you/they like to see provided in the village for young people & children?

31. What do they most like about living here?

32. What do they least like about living here?

8. KEEPING IN CONTACT

33. Please tick if you would you like to:

- Receive Progress Updates Be contacted by HDC during their review process

34. If yes, please give your email address:

9. ANYTHING ELSE?

35. Is there anything we've not covered in this questionnaire that you would like to add? Would you like to expand on any of your tick box answers?

Thank you for your replies to this questionnaire. Your views are most important and will contribute to the development of the Neighbourhood Plan for Great Staughton. In order to have information that is truly representative of the opinions of a majority of the inhabitants of Great Staughton, we need as many completed questionnaires as possible. This is your chance to have your say.

Business Questionnaire

GREAT STAUGHTON BUSINESS QUESTIONNAIRE

Why are we conducting a survey?

The Neighbourhood Plan gives us the opportunity to set out a positive vision of how we would like our neighbourhood to evolve over the next 15 years, in ways that meet the needs and aspirations of the people of Great Staughton. It should express the hopes of the whole community and improve the quality of all of our lives, including local businesses.

Please fill this in within two weeks.

We wish to:-

- establish the number and nature of businesses in our villages.
- understand the number of people they employ and where the employees live, and hence the impact on transport.
- understand staffing needs – impact on training / housing / transport.
- understand the adequacy of business infrastructure – premises / broadband / roads.
- understand the opportunity for sympathetic business expansion.
- understand the extent of homeworking (including self-employment) and the adequacy of infrastructure to support this.

If you have any questions, please contact Bob Jewell gtstaughtonparishchair@outlook.com

1. Which of the following categories best describes your business?

- | | | |
|--|---|---|
| <input type="checkbox"/> Agriculture, farming & fisheries | <input type="checkbox"/> Public Houses, cafés & restaurants | <input type="checkbox"/> Building & allied trades |
| <input type="checkbox"/> Transport, storage and distribution | <input type="checkbox"/> Building & allied trades | <input type="checkbox"/> Professional, scientific & technical |
| <input type="checkbox"/> Leisure related | <input type="checkbox"/> Tourism | <input type="checkbox"/> Building & allied trades |
| <input type="checkbox"/> Personal services (hairdressing / fitness training etc) | <input type="checkbox"/> Medical & health related | <input type="checkbox"/> Transport, storage and distribution |
| <input type="checkbox"/> Crafts | Other... | |

2. Is your business part time, or perhaps combined with other employment?

Yes No

3. How many staff does your business employ?

1 - 5 employees 6 - 10 employees 11 - 20 employees 21 - 50 employees
More than 51 employees

4. How many of your staff live in Great Staughton (including you if you are working on your own)?

1 - 5 employees 6 - 10 employees 11 - 20 employees 21 - 50 employees

5. Why is your business located in Great Staughton? (e.g. I work from home, suitable business premises).

6. Do you find there are any constraints on operating your business in Great Staughton?

Yes No

7. If you answered 'Yes' to the previous question, please give details e.g. lack of premises, lack of trained staff, poor broadband / mobile reception, transport infrastructure, cost of travel to London and elsewhere.

8. Where does most of the demand for your products/services come from?

Within a 10 mile radius of Great Staughton Within a 30 mile radius of Great Staughton
Within a 50 mile radius of Great Staughton Within a 100 mile radius of Great Staughton
Greater Area

9. Does your business have plans to expand in the next five years?

Yes No Don't Know

10. If you have plans to expand will this be in Great Staughton?

Yes No Don't Know

11. Is there a need to encourage business to business networking in the village?

Yes No Maybe

12. Meetings rooms - if these were available for business meetings would you use them?

Yes No Maybe

13. Please write here any other comments you would like to make about operating a business in Great Staughton.

14. Please provide the Name of your business, address and postcode

Thank you for your replies to this questionnaire. Your views are most important and will contribute to the development of the Neighbourhood Plan for Great Staughton. In order to have information that is truly representative of the opinions of a majority of the businesses in Great Staughton, we need as many completed questionnaires as possible. This is your chance to have your say.

Appendix 3

The Great Staughton Neighbourhood Plan objectives:

Growth and the future

To support growth in line with Great Staughton's Indicative housing requirement

To ensure any additional housing provision meets the needs of local people within the Neighbourhood Plan Area

Village Character

To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special

To protect and enhance the historic character of Great Staughton

To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces

Climate Change

To ensure that Great Staughton is resilient against the future impacts of Climate Change

To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk

Transport and connections

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

Local Facilities, Services and Business

To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities

Appendix 4



Great Staughton Neighbourhood Plan

'Scoping the Plan' workshop report

Client Version Draft 16 March 2022

Company limited by guarantee No. 3690881 • Registered charity No. 1074032 • VAT Registration No. 838 5035 17
Registered office: e-space North, 181 Wisbech Road, Littleport, Ely, CB6 1RA

1. Introduction

This report provides an account of the ‘scoping the plan’ workshop held on 10th March 2022. The objectives of the workshop were to:

- help reach consensus on the SWOT analysis and broad themes to be covered in the NP
- inform the development of a shared vision and objectives for the area
- identify issues which must, could and cannot be addressed by the NP

The report summarises the discussions that took place and the key outcomes agreed. It also draws on some key source documents that were produced in preparing for the workshop. These were:

‘Analysis of the Consultation Questionnaire’, Great Staughton Neighbourhood Plan Group, February 2022

‘A Demographic & Socio-Economic Review of Great Staughton’, Cambridgeshire ACRE, November 2021

‘Great Staughton Neighbourhood Plan: The Planning Policy Context’, Cambridgeshire ACRE, November 2021

The final section of the report goes beyond the workshop and uses subsequent discussions within Cambridgeshire ACRE to recommend a draft framework for the Great Staughton Neighbourhood Plan.

16 residents, councillors and members of the Great Staughton Neighbourhood Plan Group attended the workshop.

Natalie Blaken (Nupremis Cambridge Ltd), Rachel Hogger (Modicum Planning Ltd) and Kieran Carr attended on behalf of Cambridgeshire ACRE.

2. Great Staughton SWOT analysis

A key starting point for the Neighbourhood Plan (NP) is to reach a consensus on the strengths, weaknesses, threats and opportunities of the area. The purpose of the plan will be (as far as is within its scope) to protect the strengths; recognise and manage the threats to these strengths; address the weaknesses and realise the opportunities to overcome the key weaknesses.

A draft SWOT was presented to the workshop. This was based on the reports produced prior to the workshop. The following table represents an updated version reflecting the changes that were suggested in the workshop.

GREAT STAUGHTON NEIGHBOURHOOD PLAN SWOT ANALYSIS

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

GREAT STAUGHTON NEIGHBOURHOOD PLAN SWOT ANALYSIS

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

Sources: Analysis of the Consultation Questionnaire’, Great Staughton Neighbourhood Plan Group, February 2022; ‘A Demographic & Socio-Economic Review of Great Staughton’, Cambridgeshire ACRE, November 2021; ‘Great Staughton Neighbourhood Plan: The Planning Policy Context’, Cambridgeshire ACRE, November 2021 and Scoping the Plan Workshop 10th March 2022.

3. The Huntingdonshire Local Plan context

The Neighbourhood Plan must meet a set of basic planning conditions before it can be put to a referendum and be formally adopted. The basic conditions are:

- The Plan must be appropriate having regard to national planning policy
- The Plan must be in general conformity with the strategic policies in the Local Plan
- The Plan must contribute towards the achievement of sustainable development
- The plan must not conflict with EU legislation – mainly environment but also human rights.
- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects

The Neighbourhood Plan must support the delivery of the strategic policies in the Development Plan and should shape and direct development that is outside of these strategic policies. The adopted Development Plan for Huntingdonshire comprises Huntingdonshire's Local Plan to 2036 adopted on 15 May 2019, made Neighbourhood Plans for St Neots, Godmanchester, Houghton and Wyton, Huntingdon, Buckden, and Bury together with the Cambridgeshire and Peterborough Minerals and Waste Plan. The development plan is also supported by Supplementary Planning Documents:

- Huntingdonshire Design Guide 2017
- Cambridgeshire Flood and Water SPD 2017
- Wind Energy Development in Huntingdonshire SPD 2014
- Developer Contributions SPD 2011
- Developer Contributions: updated costs 2019/20
- Huntingdonshire Landscape and Townscape Assessment SPD 2007

The Neighbourhood Plan must be in general conformity with the strategic policies in the Local Plan. Huntingdonshire Local Plan states: Strategic policies are those which are essential to the delivery of the Local Plan strategy. These include:

- All policies in 4 'The Development Strategy' of this Local Plan
- All policies that allocate land for development in Section D: 'Allocations' as they are required to achieve the strategy as set out in 4 'The Development Strategy'
- The policies on 'Design Context' and 'Affordable Housing Provision'

Full details of the Planning Policy context are included in the Cambridgeshire ACRE report 'Great Staughton Neighbourhood Plan: The Planning Policy Context', Cambridgeshire ACRE, November 2021. Briefly the plan provides a policy context and a list of constraints which includes:

- Identifies Great Staughton as a Small Settlement where proposals for development which are well related to the built up part of the area are supported
- Hamlets and smaller groups of dwellings which are isolated properties or areas of ribbon development and fragmented development which are physically and visually detached from the main built form are in the countryside, where development is restricted
- Huntingdonshire has an overall housing figure for the district of 20,100 new homes for the plan period 2011 to 2036. The District Council has provided an indicative housing figure for Great Staughton Parish and indicate that 60 new homes will be required in Great Staughton between 2011 and 2036.

- Two areas are identified as Established Employment Areas at Little Staughton Airfield (within the parish). Proposals for business uses compatible with the sites will be permitted at or adjacent to the established areas.
- Two Cambridgeshire Wildlife Sites and three Sites of Special Scientific Interest (SSSIs) at Perry Wood (ancient woodland) are identified.
- Two Conservation Areas are designated in the parish where development should preserve and enhance the character of the Conservation Areas.
- The map also shows two ancient monuments and listed buildings which are to be protected.
- Minerals Sand and Brick Clay resources are identified across the parish by the Cambridgeshire and Peterborough Mineral and Waste Local Plan 2021.

The Annual Monitoring Report published by Huntingdonshire District Council for the period 2011 to 2021 reports a net growth of 12 new homes in Great Staughton between 2011/12 to 2020/21. A single agricultural building conversion was under construction at 31st March 2021. A further 12 affordable dwellings are now under construction at The Green, through the Community Land Trust, that were granted consent in June 2021 and will contribute to the overall housing supply. Although not noted in the current monitoring report a further appeal at 67 The Highway was allowed for 4 dwelling units. The total number of homes that have been completed or are under construction is estimated to be 29 units and can be confirmed with the District Council. This assumes that over the next 14 years, to the end of the plan period, a further 31 homes will be needed to meet the indicative housing requirement– approximately 2.5 dwellings per year.

The district requires the housing mix of new developments to reflect regional and local housing assessments. 40% affordable housing is needed on developments of 11 homes or more of which 70% are social or affordable rented properties, the balance made up of other affordable tenures. Proposals will be supported that meet optional Building Regulation accessibility standards and proposals that address identified requirements for self and custom build homes will be supported. The Plan also supports self-contained, specialist housing and residential institutions subject to safeguarding criteria.

3 extracts of the Policies Maps from the Huntingdonshire District Local Plan accompany this report.

4. Scoping the Great Staughton Neighbourhood Plan

It was agreed to focus on 5 broad areas which could shape the emerging Neighbourhood Plan.

- Housing Growth, Mix and Design

There was concern that the village development boundary had been 'lost' since the publication of the adopted Local Plan resulting in a degree of ambiguity in areas that are part of the built up area, where development would be supported, and those areas that are considered to be in the countryside. The workshop considered taking a more proactive position in identifying the development boundary and sites for housing to meet the indicative housing requirement that were of a mix and type that met local needs. There was recognition of the imbalance in house sizes in the parish which has resulted in a shortage of smaller homes for older people looking to downsize, or for young couples looking to stay in the village.

- Conservation and Heritage

Great Staughton has two Conservation Areas but lacks a Conservation Area Appraisal which could positively influence development proposals and their design. The workshop sought to understand if any appraisal had been completed by Huntingdonshire District Council or whether the district council would be able to complete the appraisal on behalf of the NP Group. Additionally, it is considered that there are important designated and non designated heritage assets which are worthy of protection. It is also considered important to retain the distinct character of different parts of the village and to ensure their continued separation. In terms of the village character, views, vistas and some landscape features are important to protect. Little Staughton Airfield lies south of the village and its history and heritage are important to the village story.

- Getting Around

The community consultation exercise identified weaknesses in the existing footpath and cycle way network. This includes the lack of footpaths or cycleways linking places within the village and linking the village to Dillington, and to St Neots which could be used to support more sustainable work journeys. Additionally, traffic safety issues were raised due to levels of HGV movements through the village, in part due to inappropriate development at Staughton Moor, the speed of traffic, accident points and the volume of motorbikes through the village. The lack of a frequent and quality bus service is also identified.

- The Environment and Sustainability

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

- Services and Facilities

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

Office. Growth in population could make services generally more viable and there may scope for a 'village hub' initiative to support a wider range of potential services.



Scoping the Great Staughton Neighbourhood Plan

The following table sets out a post-workshop analysis by Cambridgeshire ACRE. It attempts to provide an initial list of what the plan must do, what the plan can't do and what the plan could do. It should be stressed that this is an initial list and the NP steering group should review it before proceeding.

The Great Staughton Neighbourhood Plan must:

Ensure any additional housing provision meets the needs of local people within the parish.

Options for achieving this are:

- allocating sites for development in the NP
- including a parish-specific housing mix policy. This could include tenure, size, specialist housing requirements if the need is different to that required by the policy of the Local Plan
- including utilising and extending the local connections policy for the affordable housing site.

Preserve and enhance the characteristics of Great Staughton that are considered distinctive and make it special. Options for achieving this are:

- preparing a character assessment for the village and using this to inform parish-specific policies – as below
- liaise with the Huntingdonshire District Council to discuss to the commissioning of Conservation Area Appraisals
- identifying the most valued assets and features which should be protected, and where possible, enhanced
- developing a bespoke design policy to shape future development
- consider an infill policy to protect the village character

- a policy that protects important gaps within the settlements

Protect green and blue spaces. Options for achieving this are:

- identifying all open spaces that need protecting
- identifying public footpaths, hedgerows, other natural assets of value and protect their amenity value through policy
- a policy that protects important gaps between the settlements / hamlets

Seek to improve accessibility around the village for all residents. Options for achieving this are:

- undertake a mapping exercise of existing of cycle and pedestrian routes that need to be retained and highlighting areas where routes can be improved and new linkages created. Use this to inform a planning policy in the NP
- ensuring new development retains and improves connectivity throughout the village by incorporating excellent routes which prioritise safe and attractive access for pedestrians and cyclists
- ensuring new development includes adequate off road parking provision to serve the needs generated through each development.
- exploring ways of ensuring new developments in the parish do not exacerbate existing traffic congestion
- exploring opportunities for addressing existing issues through new development.

Ensure resilience to climate change. Options for achieving this are:

- reflecting the parish specific context whereby the village is not connected to mains gas, set out low carbon heating expectations for new homes (subject to meeting basic conditions which could restrict how prescriptive the NP could be)
- signposting developers to toolkits for achieving low carbon and net zero carbon development and flagging up appropriate solutions for the parish
- Parish-specific policies relating to surface water flooding and new development (note: other fluvial flood risk is normally addressed at Local Plan level)

Protecting and supporting new village facilities to meet local needs. Options for achieving this are:

- Survey village services and facilities to understand value attached to existing facilities and any shortfalls in provision
- Identify any opportunities to meet local demand
- Identify any facilities suitable for specific protection through the NP (e.g., a pub could be protected as an important community facility)

The Great Staughton Neighbourhood Plan could:

- In consultation with local businesses (to be informed by evidence gathering identify a location for a “village-hub” where new businesses, shops and services will be supported.
- Require new development proposals in the parish to be assessed for traffic impacts on road safety, amenity value and the village environment or ensure the impacts are addressed through mitigation measures
- Set out a policy which supports employment development at Little Staughton Airfield and Staughton Moor subject to safeguarding criteria

The Great Staughton Neighbourhood Plan can't

- Stop traffic movements through Great Staughton generated from outside the plan area
- Stop village generated traffic
- Require new businesses and shops to locate to the village
- Require improvement to flood infrastructure outside the Neighbourhood Plan Area
- Require new access to ancient monuments or improve signage

A Framework for the Great Staughton Neighbourhood Plan

This following table presents an initial draft to sketch out a framework for the Great Staughton Neighbourhood Plan. It sets out proposed themes, objectives, planning policy ideas, together with either existing evidence supporting this or identified evidence gaps needed to be filled to explore the topic areas further.

A Framework for the Great Staughton Neighbourhood Plan

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Spatial Strategy	1. To support growth in line with Great Staughton’s Indicative housing requirement	<ul style="list-style-type: none"> • Potential to identify and allocate sites for housing that meets local housing needs • Reinstate an up to date development boundary (to reflect planned, built and permitted development) ensuring that the impact of the boundary does not prejudice the delivery of the housing requirement • Define an infill policy for sites within the built up area • Agree strategy for what can take place outside the development boundary in the countryside. This could include rural exceptions housing specifically to meet parish affordable housing needs. 	<p>New development to be focused on allocated housing and on appropriate sites (small clusters) within an up to date development boundary</p> <p>Safeguarding valued sites within the built up area and setting criteria for other infill sites (e.g. Cage Lane / Perry Road)</p> <p>Development outside the development boundary to be restricted to uses that need to be located in the countryside</p>	<p><u>Existing</u></p> <p>- Indicative housing requirement provided by Huntingdonshire District Council</p> <p><u>Gaps</u></p> <p>Clarify existing housing completions and commitments since 2011.</p> <p>Will need to ensure robust process for allocations including call for sites, housing land availability assessment, sites assessment, and sustainability appraisal</p> <p>Map development boundary using previous development boundary as a baseline and applying the definition provided on</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
				page 53 of the adopted Local Plan
Housing	2. To ensure any additional housing provision meets the needs of local people within the NP Area	<p>Existing policies secure affordable housing provision through S106. The allocations policy developed for the affordable housing site should be used to prioritise affordable housing to local people first</p> <p>Housing mix policy to apply to allocated and windfall development. Secure a variety of housing including smaller homes/ retirement homes / flats / starter homes</p> <p>Support in principle a rural exceptions site on edge of Settlement Boundary where it adheres to other policies in plan and will address parish affordable housing needs.</p>	<p>Local Connections Policy for Affordable Housing Provision</p> <p>Potential for further development through the Community Land Trust</p> <p>A housing mix policy which provides a more distinctive reflection of the parish's needs to be applied to future sites</p> <p>A rural exceptions housing policy</p>	<p>Clear understanding of housing needs in the village</p> <p><u>Existing</u></p> <ul style="list-style-type: none"> - DSER 2021 - Great Staughton Housing Needs Survey 2018 2015 Strategic Housing Market Assessment <p><u>Gaps</u></p> <ul style="list-style-type: none"> - Housing Needs Assessment/ Survey - Estate agent survey
Village Character	3. To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special	<p>Undertake a Village Character Assessment and / or Design Code to:</p> <ul style="list-style-type: none"> - Identify key characteristics in the built-up area - Identify any important open spaces and settlement gaps 	<p>Use Village Character Assessment to underpin a detailed design policy or prepare a design code and additionally:</p> <ul style="list-style-type: none"> - A policy which identifies and seeks to protect important views, vistas or landmarks (including Church) 	<p>Clear understanding of distinctive characteristics of Great Staughton e.g. no more than two storeys, materials, gaps.</p> <p><u>Existing</u></p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
		<ul style="list-style-type: none"> - Identify any key views or other landmarks – e.g., Church 	<ul style="list-style-type: none"> - a policy which protects Local Green Spaces - a policy which protects important, valued gaps within the built up area 	<p>Huntingdonshire Landscape and Townscape Assessment SPD</p> <p>Listed Buildings Local List</p> <p><u>Gaps</u></p> <p>Great Staughton Village Character Assessment</p> <p>Great Staughton Landscape Character Assessment</p> <p>Identification of valued green spaces; Mapping work identifying existing valued spaces, opportunities for improvement and areas of sensitivity.</p> <ul style="list-style-type: none"> - Site visits - Community consultation <p>If needed, Local Green Space Assessment:</p>
Heritage	4. To protect and enhance the historic character of Great Staughton	Commission Conservation Area Appraisals (CAAs) but ensuring Huntingdonshire District Council are in agreement since it will need to adopt it in order to use it as a	Use the Great Staughton Conservation Area appraisals to inform policy to protect and enhance the Conservation Areas	<u>Existing</u> Huntingdonshire Landscape and Townscape Assessment SPD

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
		<p>material consideration when determining planning applications</p> <p>A CAA will describe and evaluate the contribution made by different features (open spaces, buildings, landmarks, views, landscape features) in the area, identify detracting features and include a set of management proposals for the purpose of conserving and enhancing the conservation areas.</p> <p>Complete an audit of heritage assets using English Heritage’s methodology to identify non designated heritage assets including key archaeological sites</p>	<p>Policy protecting locally important heritage assets</p> <ul style="list-style-type: none"> - non designated heritage assets - access to locally important heritage assets (including Cretingsbury Schedule Ancient Monument) - Other features of importance <p>Policy to ensure that aviation heritage assets at Little Staughton airfield are protected and enhanced</p>	<p>Listed Buildings Local List</p> <p><u>Gaps</u></p> <p>Great Staughton Conservation Area Appraisals</p> <p>Heritage Assessment of Little Staughton Airfield</p>
Landscape Character	5. To protect and enhance the setting of Great Staughton’s settlements together with its valued green and blue spaces	<p>Identify strategic gaps which ensures separation including between the main part of the village and The Town</p> <p>Identify any natural features that contribute to landscape character – Bird Meadows, Ridge and Furrow</p> <p>Protect valued green spaces for amenity, beauty, accessibility and carbon capture</p>	<p>Protecting and enhancing distinctive strategic gaps to protect the setting of the village and to avoid coalescence</p> <p>Policy to protect valued landscape through designations to reflect amenity, important open frontages, viewpoints, vistas and views</p>	<p><u>Existing</u></p> <p>Huntingdonshire Landscape and Townscape Assessment SPD</p> <p><u>Gaps</u></p> <p>Great Staughton Landscape Character Assessment (including</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
				assessment of River Kym)
Climate Change	6. To ensure that Great Staughton is resilient against the future impacts of Climate Change	<p>Design for renewable / low carbon / zero carbon energy generation development / eco homes</p> <p>Identify Great Staughton specific opportunities for responding to Climate Change emergency</p>	<p>Policies requiring development proposals to incorporate renewable / low carbon energy generation on site or connect into an existing nearby renewable / low carbon / zero carbon energy generation network</p> <p>A policy identifying opportunities for and supporting standalone renewable energy infrastructure in the parish subject to criteria</p> <p>Development to demonstrate how design avoids risk of overheating whilst also avoiding/minimising a need for air conditioning through for example external shading, use of green roofs or walls.</p> <p>Policies to ensure development appropriately manages flood risk (surface water flooding and fluvial flooding) and protects the water environment</p>	<p>Centre for Sustainable Energy – How to write a Neighbourhood Plan in a climate change emergency</p> <p>Net Zero Carbon Toolkit https://www.westoxon.gov.uk/netzerocarboontoolkit</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Flood Risk	7. Any development coming forward in the parish will not exacerbate existing flood risk and opportunities will be sought to manage and reduce existing flood risk.	Work with key stakeholders including Internal Drainage Board and the Local Lead Flood Authority (Cambridgeshire County Council) to see if the Neighbourhood Plan can assist in protecting or enhancing assets to relieve risk of flooding	It is considered that the flooding risk issues are predominantly outside the Neighbourhood Plan Area and outside the remit of the NP. NP could add value by providing local context e.g are there any specific locations in the parish where Sustainable Drainage Systems are more important than elsewhere.	<p>Cambridgeshire Flood and Water SPD</p> <p>Great Ouse December 2020 Flood Summary (Env Agency). https://www.cambridgeshire.gov.uk/asset-library/great-ouse-december-2020-flooding-summary.pdf</p> <p>View the surface water flood mapping available at: https://check-long-term-flood-risk.service.gov.uk/map</p> <p>Cambridgeshire Surface Water Management Plan 2014 https://www.cambridgeshire.gov.uk/asset-library/imported-assets/Cambs_Surface_Water_Management_Plans_aug15.pdf</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Getting Around	8. To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities	<p>New sites should include direct and attractive pedestrian and cycle friendly routes allowing ease of access around the village and supporting initiatives that enable potential links to key destinations such as St Neots secured through S106.</p> <p>New sites to provide adequate off road parking for cars, other motor vehicles, cycles and mobility scooters for occupiers and visitors</p> <p>New developments should have EV charging points as a requirement and a public point be established in the village.</p>	<p>Explore opportunities to identify safeguarded routes and permeability for non-motorised users</p> <p>Exploring ways of ensuring new developments in the parish do not exacerbate existing traffic congestion</p> <p>Policy requiring travel plans and off street parking standards and design</p> <p>Use S106 contributions to tackle issues</p>	<p>Existing Footpath Booklet</p> <p><u>Gaps</u></p> <ul style="list-style-type: none"> - Clear understanding of key congestion areas, pinch points for pedestrians/ cyclists and barriers faced -Evidence of parking problems - Mapping workable walking, cycling routes. -‘Desire lines’ for pedestrians/ cyclists -Barriers facing those with accessibility issues
Village Facilities	9. Support a revitalised and vibrant hub with shopping, commercial, leisure, cultural and community activities	<p>Improves the village’s vitality, vibrancy and its long term resilience whilst also highlighting existing important assets to be protected</p> <p>Identify key opportunities for cultural hub and leisure infrastructure requirements including site identification if required</p>	<p>Policy which identifies key opportunities and interventions to secure a village hub to secure its long viability.</p> <p>If supported by evidence, a policy protecting specific facilities e.g. Pub</p> <p>Policy identifying site for infrastructure provision</p> <p>Policy setting out a criteria based approach to the assessment of sites</p>	<p>Survey of village services and facilities to identify opportunities to create a village hub in consultation with local businesses</p> <p>Site Assessment Study</p>

Cambridgeshire ACRE

16th March 2022

Next Steps

The Great Staughton NP group have yet to finalise a vision for the Neighbourhood Plan. The group should use the emerging themes and objectives to help shape this. There should be a clear relationship between the vision, the objectives and the resulting planning policies in the plan.

The framework above is the result of workshop discussions within Cambridgeshire ACRE. It should be noted that at this stage the Great Staughton NP group have had no direct input to this. It is recommended the group review the draft framework and discuss with Cambridgeshire Acre any areas that require amending. Once agreed, the framework can be used by the group and the consultants to work from for:

1. Prioritising next steps
2. Building the evidence including mapping work
3. Progressing a structure for the neighbourhood plan; and for
4. Working with key stakeholders including officers at Huntingdonshire District Council.

Appendix 5

**Great Staughton Parish Council
Annual Parish Assembly Minutes
Thursday, 11th May 2023
7.30pm - Village Hall**

1. **Apologies for absence** - James Duberly, Eileen Gilbert – Parish Charities
2. **Parish Councillors attending:** Bob Jewell, Nicole Yates, David Moore, Will Mumford, Giles Brittain, Helen Glanville, Helen Hopperton, Lorraine Goody
3. **County Councillor and District Councillor:** Ian Gardner and Stephen Cawley
4. **Chairman's Welcome** – BJ thanked everyone for coming and explained that he had asked Natalie Blaken to attend tonight as she was helping with the Neighbourhood Plan. There were documents at the back for people to comment on as part of the consultation. People were asked to consider and comment on the proposed sites – see attached document listing each of the sites.
5. **Neighbourhood Plan** – BJ explained why we were preparing a Neighbourhood Plan. The advantage in doing so was to consult with the community and shape development in the village. It could look at what type of future development there would be and also look at what views the village would wish to maintain.
 - a. Consideration of call for sites Assessment – 8 sites have been assessed in total. Attendees are asked to indicate on the sheets at the back of the room which 1 or 2 sites they have a preference for. It is possible to develop another site in the future. All the responses will be considered at the next Parish Council Meeting on 25 May and a final decision made based on the results.
 - b. Views and Vistas – people are asked to consider this section and then let BJ know if there are any other sites to list here.
 - c. Landscape and Townscape Assessment – this section lists the following so far: The Highway, The Town, Dillington, Beachampstead – modern built up area, The Moor, Kym Valley Meadows, Ridge and Furrow Fields. Can people let BJ know if there is anything else that needs to be added.
 - d. Non-Designated Heritage Sites – these sites are ones that are important to the village but are not listed.

- e. Safe and Sustainable transport – the PC is looking into the possibility of a footpath from the village up to Dillington. The draft plan also mentions having a safe cycle route from Kimbolton to St Neots and a pedestrian crossing in Great Staughton.

Can people please provide their comments on these proposed sites in the next 3-4 weeks so that the PC has all the information to make an informed decision on 25 May. This is a key date as the Neighbourhood Plan can be finalised once we know what sites have been nominated. The next stage is for HDC to see the plan to ensure that it does not conflict with their policies. Once this has happened the Plan can be finalised and the Consultation period can begin – which is a 6-week process where people can comment on it. The Plan will then go to HDC and they do a 6-week consultative period before an examiner is appointed. There will then be a local referendum and if more than 50% of the votes are in favour then the Plan will be adopted.

Site No on map	1 st Choice Votes	2 nd Choice Votes	Comments
NP1 – Brook Farmyard	16	5	'looks like this would be good for the surgery plus some housing' 'community facilities e.g. doctors'
NP2 – Unit 4 Little America	0	0	
NP3 – Robins Hanger and Pooh Corner	0	0	
NP4 – South of 29 The Green	3	13	'best site for housing to reach the district requirement' 'residential in full'
NP5 – Between 20 Cage Lane and Averyhill	0	3	
NP6 – GSN Conservatories	0	0	
NP7 – Perry Road, to north of allotments	6	8	'for more affordable housing'
NP8 – B661 Great Staughton	5	2	
NP9 – West of Cage Lane and North Croft Close	0	0	
NP10 – Rear of 69 The Highway	0	0	

Results of Call For Sites Survey held at the Parish Assembly on 11 May 2023

General comment – in general, for the benefit of the wildlife, focus on sites closer to built up area and those that can be developed at a higher density thereby avoiding too much sprawl eating up the green spaces.

General comment – in general, for the benefit of the wildlife, focus on sites closer to built up area and those that can be developed at a higher density thereby avoiding too much sprawl eating up the green spaces.

Appendix 6

Minutes of the Great Staughton Parish Council Annual General Meeting

held on 25 May 2023 – 7.30pm

Present:

R Jewell (BJ)	H Hopperton (HH)	G Brittain (GB)
N Yates (NY)	W Mumford (WM).	H Glanville (HG)
David Moore (DM).	J Duberly (JD)	
Ian Gardener (IG)		
J Russel – Clerk		

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1. **Neighbourhood Plan – - JD left the meeting at 21.15.**

Site Assessment consideration by Great Staughton Parish Council

The 5 potentially suitable sites were considered by the Parish Council.

After a significant discussion and taking into account the results of the poll at the Parish Assembly 2 sites were considered more appropriate than others for the following reasons.

NP1 Brook Farm This was considered the most suitable site and had the most support by some distance from the Parish Assembly. The Parish Council felt it had the best possibility of delivering a viable site with a new suitable NHS facility, affordable housing, and car parking. It was felt there was a potential gain in terms of removing unsightly warehouse type buildings and improving the conservation area. The site had access at the rear to open farmland which means that it has the opportunity to be developed in sympathetic way to its surroundings, it can accommodate potential requirements and deliver the need for an NHS facility. It was also felt the site would have potentially good access to the B645 to accommodate the housing and NHS facility. Access from this site to local facilities the school, bus stop, playing field and shops is all easy.

NP4 The Green

This site was considered the most appropriate second site for development. It was not felt it had the capacity to deliver an NHS facility but did have suitable the capacity to deliver affordable housing. Its location lends itself to complimenting the current village area and is included in the NP village envelope. The site has good access to all village facilities but the increased pedestrian traffic should be reflected in

improvements to B645 road crossings. Access on to the B661 would need to be well designed, but it was not seen as a major issue.

NP5 Cage Lane

This site although complimenting existing development had more difficult issues with access. Cage Lane is a narrow road with a narrow access on to the B645. It has current parking issues as some houses do not have driveways which limits width even more. There are few options for widening as houses are close to the road at various points. Additional traffic along this road from an additional 12 properties would add significant issues.

NP7 North side of The Green

This site has potential reasonable access to the B661. By being on the North side of The Green it was felt less desirable as residents would have to cross the B661 to reach the footpath. It also was felt less desirable to develop on this side of the B661 in terms of continuity of the village envelope.

NP 8 The Green

This site seems too small to make any significant development possible. It also is separated from the rest of the village

Meeting closed at 21.51

Appendix 7

Regulation 14 consultations

The list of consultees below were sent the email below as part of the Regulation 14 consultations.

Subject: Great Staughton Neighbourhood Plan Consultation.

This email is being sent to you as a consultee with reference to the Great Staughton Neighbourhood Plan.

The plan is now at the stage of Parish Consultation under the Regulation 14 conditions.

The consultation runs from 20 September to 2 November 2023

The draft plan and supporting documents can be found at
<https://www.greatstaughtonpc.org.uk/neighbourhood-plan>

A form for making comments is available at <https://www.greatstaughtonpc.org.uk/npform>

Comments must be received by **5pm** on **2nd November 2023**

If you have any queries please email the clerk at gtstaughtonparishclerk@outlook.com

Regards
Bob Jewell
Parish Chair

List of Consultees Neighbourhood Plan Regulation 14

Cambridgeshire and Peterborough Combined Authority Huntingdonshire District Council
Cambridgeshire County Council
Bedford Borough Council
Cambridge City Council
South Cambridgeshire District Council
Grater Cambridge Shared Planning
Central Bedfordshire District Council
East Cambridgeshire District Council
East Northamptonshire Area (formerly East Northamptonshire District Council) within North
Northamptonshire Council
Fenland District Council
Easton Parish Council
Kimbolton and Stonely Parish Council
Southoe and Midloe Parish Council
Hail Weston Parish Council
Perry Parish Council
Pertenhall and Swineshead Parish Council

Little Staughton Parish Council
Staploe Parish Council
Homes England
Natural England
Historic England Environment Agency
Network Rail
Highways England
Marine Management Organisation
Mobile UK
UKMOA
Openreach
UK Powernetworks
National Grid
CAPCCG
NHS – Property
NHS Primary Care
Cambridge Water
Anglian Water
The British Horse Society
Wildlife Trust
Age UK Cambridgeshire
RSPB
Cambridge Campaign for Better Transport
Sport England
Cambridgeshire Local Access Forum
Disability Cambridgeshire

Landowners of each of the call for sites

Great Staughton Surgery
The Parish Church of St Andrew and Perry
Horticultural Society
Great Staughton Brownies / Rainbows / Guides
Kym Valley Carpet Bowls
Great Staughton Tennis Club
Patient Participation Group Great Staughton
Wildlife Trust for Beds, Cambs and Northants
Great Staughton Primary Academy
Great Staughton Parish Charities
Eileen Gilbert
Great Staughton WI
Great Staughton Book Club
Rotary Club
Parent Teacher Association

Cherry Orchard Farm, Moor
Neil Taylor Business Consultancy
Petsercise

G M Gilbert Family Butchers Ltd
LECL
Kitchen Culture
GSN
Lisa Fitzpatrick Hays Travel
Michael Fitzpatrick Cambs Pest Control
Gary Brittain G.B. Builders
Snooty Tavern
White Hart

Appendix 8

Parish Council's consideration of Regulation 14 responses

No.	Consultee	Plan Area	Comments	Initial Draft Response
1.	HDC	General	Overall HDC are supportive of the work undertaken and the efforts of the Great Staughton Neighbourhood Plan Group in the production of their neighbourhood plan and its supporting documentation. HDC welcomes the opportunity to provide formal comments on the draft plan and hope they will be of assistance going forward.	Support noted.
2.	National Health Service – Property Service (NHSPS)	General	<p>The Huntingdonshire Local Plan vision seeks for the physical environment to support the health and wellbeing of its residents. As a part of this, one of its objectives seeks for opportunities to be created in order to enable people to pursue a health lifestyle and have a high quality of life. In line with Paragraph 13 of the NPPF, which states that Neighbourhood Plans should support the delivery of strategic policies within local plans or spatial development strategies, we seek to recommend ways in which the Great Staughton Neighbourhood Plan can be better reflective of this in promoting healthy developments.</p> <p>There is a well-established connection between planning and health, and the planning system has an important role in creating healthy communities. The planning system is critical not only to the provision of improved health services and infrastructure, enabling health providers to meet changing healthcare needs, but also to addressing the wider determinants of health. The NPPF is clear in stating that “Planning policies and decisions should aim to achieve healthy, inclusive and safe places” (Paragraph 92).</p> <p>On this basis, we would welcome further consideration of healthy design requirements within the Neighbourhood Plan and would encourage engagement with the NHS on this matter. Specific policy requirements to promote healthy developments should include:</p> <ul style="list-style-type: none"> • Development proposals to consider local health outcomes • Design schemes to encourage active 	<p>Noted and agreed.</p> <p>Improved cycleway and walking connectivity may offer opportunities to improve human health arising from the policies or proposals identified in the Great Staughton Neighbourhood Plan.</p> <p>Policies support the conservation and enhancement of the landscape, villagescape and nature sites within the neighbourhood plan area in addition to improved connectivity via walking and cycling modes and will</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>travel, including through providing safe and attractive walking and cycling routes, and ensuring developments are connected by these routes to local services, employment, leisure, and existing walking and cycling routes. • Provide access to healthy foods, including through access to shops and food growing opportunities (allotments and/or providing sufficient garden space) • Design schemes in a way that encourages social interaction, including through providing front gardens, and informal meeting spaces including street benches and neighbourhood squares and green spaces. • Design schemes to be resilient and adaptable to climate change, including through SUDs, rainwater collection, and efficient design. • Consider the impacts of pollution and microclimates, and design schemes to reduce any potential negative outcomes. • Ensure development embraces and respects the context and heritage of the surrounding area. • Provide the necessary mix of housing types and affordable housing, reflecting local needs. • Provide sufficient and high quality green and blue spaces within developments. we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above. (Comments are summarised)</p>	<p>therefore support and improve human health and the natural environment as well as support the local economy.</p> <p>A key objective of the Neighbourhood Plan is to support provision of a new NHS facility.</p> <p>Continuing meetings with the local Doctor, NHS representatives and the landowner are developing the scheme further. A proposal is being developed which identifies a building on the site to accommodate the Doctor's surgery as part of a 2 centre practice with an urban base in St. Neots and a rural base in Great Staughton. The proposed building</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
				footprint can be accommodated on the site with the necessary parking and the ability to provide potentially other related facilities and housing. The viability is now being tested with the District Valuer and a suitable draft design of the surgery building is being prepared. An appropriate area of the site has been identified for that footprint.
3.	Resident	General	I have perused this hefty tome and must say I admire the dedication that you and others have found to put the document together.	Support noted
4.	Resident	General	I am in agreement	Support noted
5.	Resident	General	In agreement	Support noted
6.	Resident	General	The proposals wipe out the beautiful countryside views, stop food production and will have a detrimental effect on the local community. The only beneficiaries will be the small numbers of farmers leasing their land. The solar panels only work when there are sunny conditions and are expensive to install, glare is also a major issue. We are an island surrounded by the sea – off shore should be the way forward or solar panels on industrial areas.	The representation appears to relate to the proposals for a Renewable Energy – Solar Park scheme across a number of parishes. It is assumed that these comments are

No.	Consultee	Plan Area	Comments	Initial Draft Response
				not specific comments on the Neighbourhood Plan.
7.	Historic England	General	Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period. We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout. We wish to make several comments at this stage given the neighbourhood plan identifies two allocated sites	General support noted. Historic England are a statutory consultee on the Strategic Environment Assessment Screening Report and the Environmental Report (SEA report). Their comments on both documents have been taken on board in finalising the pre-submission Neighbourhood Plan.
8.	HDC	1.3	Clarification needed that the housing requirement has fallen from paragraph 66 of the NPPF as housing targets for each settlement are not set in the Local Plan to 2036 as the adoption of the Local Plan predated this national policy	Para 67 of the NPPF 2023 requires the local authority to advise on the indicative housing figure. The supporting text is amended to clarify the position.
9.	HDC	1.4	For consistency with the Town and Country Planning Act 1990, at the end of the sentence after 'Neighbourhood Plan' suggest adding 'unless there are material considerations that indicate otherwise'.	Agreed – amend as recommended.

No.	Consultee	Plan Area	Comments	Initial Draft Response
10.	NHSPS	1.5	While the Neighbourhood Plan makes mention of health by highlighting proposals put forward in meeting local healthcare needs (Supporting paragraph 1.5 and Policies GSP 1,2 and 3) and in the delivery of local services and facilities under Policy GSP 19 and its supporting paragraphs (11.1), we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above	Support noted. The SEA report recognises the potential positive effect on community wellbeing and transportation through the implementation of the neighbourhood plan.
11.	Anonymous	2.1 to 2.23	Spot on – I think these are the most important things to protect. I actually agree with all of the outlined areas, I just wish we didn't have to keep building new houses in nice, small villages!	Noted.
12.	Resident	2.2	I draw your attention to the details of train services from St. Neots, You state there are direct services to Gatwick Airport, London and Edinburgh. Not entirely true I'm afraid. For Edinburgh substitute Peterborough and the services are not direct, they call at intermediate stations.	Agreed – amend to accurately reflect services on the East Coast Mainline.
13.	HDC	2.9	A link to the data set from the Census 2021 would be beneficial particularly as not all the data from the 2021 census has been released yet.	Agreed – add links as appropriate to published Census 2021 data.
14.	HDC	3.3	HDC supports the detailed SWOT analysis provided on pages 11 and 12 of the draft Neighbourhood Plan. It clearly identifies the strengths, weaknesses, opportunities and threats facing Great Staughton.	Support noted.
15.	HDC	Vision	HDC supports the vision of the Great Staughton Neighbourhood Plan.	Support noted.
16.	HDC	Objectives	Supportive of the objectives of the draft Neighbourhood Plan and that this table now includes the relevant policies that will help deliver each objective.	Support noted.
17.	Sport	Objectives	Sport England welcomes the inclusion of the objective which seeks to	Support noted.

No.	Consultee	Plan Area	Comments	Initial Draft Response
	England		improve transport connections and accessibility for all non-motorised users. Supporting active travel is one of the three themes set out in the Active Design Guide (2023) which seeks to create active environments that encourage people to be active through their everyday lives	
18.	Anonymous	Vision/Objectives	Do Not support. One of the key draws of Great Staughton for myself and my partner is that it's small. There are very few dwellings, it feels very close-knit and it's got a lovely rural village feel. I don't agree with continuing to build new properties in the village as it will eventually inevitably lose its identity and just become another small town.	The vision seeks to value, conserve and enhance the rural and historical character and community spirit of Great Staughton whilst recognising the challenges of meeting the indicative housing requirement and the local housing needs. The Neighbourhood Plan must be positively planned and cannot be used as a tool to resist any further housing developments. Para 4.4 – Housing Growth, Mix and Design to be updated to comment on the parish's positive approach to accommodate housing in a sustainable way,

No.	Consultee	Plan Area	Comments	Initial Draft Response
				recognising the issues of population decline, local affordable housing needs, and sustaining local services.
19.	Resident	Vision	I strongly agree with the vision statement at section 4.1 of the plan. Keeping the rural character of the village is important to me, and I am pleased with the choice of sites for development. It is important for wildlife and the rural nature of the village to avoid development sprawl as much as possible. So choosing sites within or directly adjacent to the current built-up area should always be preferred over sites not immediately adjacent.	Support noted.
20.	HDC	4.5	'Additionally, it was considered that there are important designated and non-designated heritage assets which are worthy of protection.' Clarification should be added to this sentence to reflect that these heritage assets are already protected under heritage legislation and planning policy but additional evidence has been provided through the Neighbourhood Plan to justify their protection and provide material which could be helpful in their conservation.	Agreed – amend paragraph 4.5 to reflect the comments by HDC.
21.	HDC	5.3	HDC have now published the Report Part 1 (Housing Supply) for 2022/23 which provides some updated housing commitments and completions figures, available here: https://huntingdonshire.gov.uk/media/mxxbe2zg/annualmonitoring-report-part-1-housing-supply.pdf It shows that an additional 13 dwellings were completed in 2022/2023 (12 being for Jewell Close) bringing the total net completions between 1 April 2011 and 31 March 2023 to 25. There remains 5 net dwellings with planning permission but yet to be built.	Agreed – amend to update paragraph 5.3 to include the most recent monitoring information.

No.	Consultee	Plan Area	Comments	Initial Draft Response
22.	HDC	5.5	<p>Within paragraph 5.5, additional text should be added to the end of the first sentence to reflect more accurately where opportunities may be supported in Small Settlements through the Local Plan. This is to ensure compliance with the basic conditions. Suggested amendment: 'Great Staughton is identified in the Huntingdonshire Local Plan as a Small Settlement where proposals for development which are well related to the built up part of the area are supported located within the Built Up Area are supported subject to passing the criteria set out in LP9, also proposals on land well related to the Built Up Area may be supported where it accords with the specific opportunities allowed for through other policies in the Local Plan.'</p>	<p>Noted. The proposed text is repetitive and does not reflect that a Built Up Area Boundary is identified through the Neighbourhood Plan. Add specific reference to the policy LP9 in the Local Plan where proposals outside the built up areas area are 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'.</p>
23.	HDC	Policy GSNP1 – Spatial Strategy	<p>Please see related comments for Policy GSNP2. The word 'small' within criterion ii should be defined. Is it intended that the definition provided for 'minor' will apply here? This is for consistency and to avoid any</p>	<p>Local Plan Policy LP12 uses the term 'minor scale' development</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			ambiguity in policy implementation and therefore to comply with NPPF paragraph 16(d).	describing the built up area where individual plots and minor scale development, which would provide infill and rounding off opportunities is considered to be within the boundary. Delete 'small' in criteria ii.
24.	NHSPS	GSP1	While the Neighbourhood Plan makes mention of health by highlighting proposals put forward in meeting local healthcare needs (Supporting paragraph 1.5 and Policies GSP 1,2 and 3) and in the delivery of local services and facilities under Policy GSP 19 and its supporting paragraphs (11.1), we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above	Noted. The SEA Report notes the potential positive effect on community wellbeing and transportation through the implementation of the neighbourhood plan.
25.	Resident	GSP 1	ii. 'Infill' and 'windfall' development will need to be monitored for suitability as and when.	Noted.
26.	HDC	5.11	Please see related comments for Policy GSP1 and GSP2. It would be beneficial to understand further the rationale behind this definition of 'minor'. It is noted that it is defined as 'individual plots and minor scale development opportunities of no more than 2 dwellings which would provide infill and rounding off opportunities on land which is within the Built Up Area boundary.....'. Concern that this definition does not take appear to consider opportunities that may arise over the Plan period, for example for sites where demolition of existing structures within the Built	For clarity and to align with Local Plan amend para 5.11 to read: Development proposals on windfall sites and infill development for up to

No.	Consultee	Plan Area	Comments	Initial Draft Response
			Up Area could take place and which could provide opportunities to develop more than 2 new dwellings, or opportunities for the change of use or subdivision of existing buildings that could provide more than 2 new dwellings. These could provide opportunities for sustainable development and gentle densification. It is also noted that within policy GSNP1, within criteria ii the word 'small' is used. Concern that there is conflict or potential ambiguity for policy implementation to arise from varying terminology. Potentially the word 'small' could be removed from policy GSNP and instead just refer to 'windfall' as this is defined in the NPPF.	2 dwellings, within the Great Staughton Built-Up Area Boundary, will be supported subject to the location, size and design of the development respecting the character in the immediate area and the settlement as a whole.
27.	HDC	GSNP-2 Built up boundary	Please see related comments for Policy GSNP1 and paragraph 5.11. The addition of 'minor' is possibly unnecessary as it potentially excludes future opportunities for sustainable forms of development (as highlighted in comments made against paragraph 5.11) which may as yet be unknown	For clarity delete 'minor'.
28.	NHSPS	GSNP2	While the Neighbourhood Plan makes mention of health by highlighting proposals put forward in meeting local healthcare needs (Supporting paragraph 1.5 and Policies GSP 1,2 and 3) and in the delivery of local services and facilities under Policy GSP 19 and its supporting paragraphs (11.1), we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above	Noted. The SEA Report notes the potential positive effect on community wellbeing and transportation through the implementation of the neighbourhood plan.
29.	Resident	GSNP2	Proposal to amend the BUAB to include additional paddock area	HDC guidance states: The built up area will include elements of the grounds of large

No.	Consultee	Plan Area	Comments	Initial Draft Response
				<p>curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.</p> <p>The BUA excludes Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built-up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.</p> <p>The guidance above</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
				specifically mentions paddock areas and so this amendment is not incorporated.
30.	N Childerley (land owner)	GSNP2	It is important to ensure that the new housing and supporting community facilities are provided in easily accessible locations.	Noted.
31.	Historic England	5.24	We note that a Strategic Environment Assessment will be undertaken following Historic England's advice dated 1/9/23 and welcome that this will be carried out. As the Great Staughton Neighbourhood Plan proposes two allocations, the following resources may be of use: HE Advice Note 3 - site allocations in local plans: HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment :	Noted. The SEA Report was completed in June 2024 and a consultation completed to 15 th July, 2024. The SEA Report and its recommendations have been considered, and where appropriate taken on board, in preparing the submission draft of the Neighbourhood Plan.
32.	HDC	Policy GSNP3 – NHS Health Care Facility at Brook Farmyard	Criterion i. a. – where it says 'the wider site', it is unclear what is meant by this and how far this extends. Does this include land that is not already include within the blue line boundary, if so, which land is this	Agreed – amend 'wider' to 'whole'. The allocated is clearly defined on Map 4 in blue.
33.	Anglian Water	GSNP3	The allocated site surrounds a Sewage Pumping Station to the northern boundary of the site, which is helpfully referenced in paragraph 5.31. We	Agreed in principle – add an additional

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>have an encroachment policy which advises on the need to consider the potential for nuisance by ensuring that development is located a minimum of 15 metres from the pumping station. We would request that this be considered as part of the site design and layout to ensure that we can continue to serve our customers and the amenity of new residents/occupiers on the site.</p> <p>We would welcome the following criterion to be inserted into the policy: “Consider the proximity of the sewage pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.</p>	<p>criterion requiring consideration of policy as recommended by Anglian Water. However, national policy requires a level of flexibility, so the principle should be included in policy with the supporting text outlining AW’s 15m policy.</p>
34.	NHSPS	GSP3	<p>While the Neighbourhood Plan makes mention of health by highlighting proposals put forward in meeting local healthcare needs (Supporting paragraph 1.5 and Policies GSP 1,2 and 3) and in the delivery of local services and facilities under Policy GSP 19 and its supporting paragraphs (11.1), we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above</p>	<p>Noted. This policy includes provision for a purpose built GP Surgery /NHS Healthcare Facility that delivers enhanced local healthcare to the community.</p>
35.	Resident	GSP3	<p>I am pleased with the choice of sites for development. It is important for wildlife and the rural nature of the village to avoid development sprawl as much as possible. So choosing sites within or directly adjacent to the current built-up area should always be preferred over sites not immediately adjacent.</p>	<p>Noted.</p>
36.	J Duberly (land owner)	GSP3	<p>I don’t know if it’s possible to include the area in yellow (in plan on p7) in the neighbourhood plan. If the surgery/medical centre comes off we will need this for parking I think. See Map at end.</p>	<p>The Neighbourhood Plan reflects the ‘red area’ plan submitted with the Call for Sites.</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
				The Parish Council is aware that discussions have commenced on the design of the new medical facilities. Currently, there are no plans which demonstrate a need to extend the boundary.
37.	Resident	GSNP3	General support and agreement	Support noted.
38.	Resident	GSNP3	iii. Agree to development of Brook Farm site but with some concerns about pinning down the proposed number of residential plots and small business plots alongside proposed Medical Centre and car park, and traffic generated.	Continuing meetings with the local Doctor, NHS representatives and the landowner are developing the scheme further. A proposal is being developed which identifies a building on the site to accommodate the Doctor's surgery as part of a 2 centre practice with an urban base in St. Neots and a rural base in Great Staughton. The proposed building footprint can be accommodated on the

No.	Consultee	Plan Area	Comments	Initial Draft Response
				site with the necessary parking and the ability to provide potentially other related facilities and housing. The viability is now being tested with the District Valuer and a suitable draft design of the surgery building is being prepared. An appropriate area of the site has been identified for that footprint.
39.	N Childerley (land owner)	G SNP3	An accessible location for this much needed facility and with limited scope “enabling” residential development to ensure deliverability.	Support noted.
40.	Historic England	G SNP3	We note that the Neighbourhood Plan acknowledges the potential impact of any development on this site and welcome the policy stipulation that any proposal must be accompanied by a Heritage Impact Assessment and informed by the character, setting, and significance of the area. Given the potential impact upon the Conservation Area, nearby listed buildings, landscape, archaeological site including the nearby ridge and furrows, and key view of the River Kym, we stress the importance for understanding the need to protect and enhance the character, setting and significance of the site, and how any proposal can make a positive contribution through appropriate design to avoid significant harm to the historic environment. Historic England strongly advises that the conservation and	The Parish Council contacted the Archaeology Team at Cambridgeshire County Council. The Team commented: This site is to the southeast of the main historic core of the village. Approximately 500m to the east is the projected north-south

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.</p> <p>If you have not already done so, we would recommend that you speak to the staff at Cambridgeshire County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.</p>	<p>route of a Roman Road (Cambridgeshire Historic Environment Record MCB31323). In the fields to the south of the site are cropmark indications of a sub rectangular enclosure (CHER MCB18702) and a circular enclosure (CHER MCB18733). To the south of the River Kym further cropmarks indicate a significant site of probable Roman date including enclosures, pits and linear features (CHER MCB18731, MCB19078). Over part of the site to the southwest are the now levelled former remains of medieval ridge and furrow (CHER 09006). To the east, the site partially contains the extant</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
				<p>earthwork remains of Medieval ridge and furrow (CHER 00424). An archaeological condition is recommended to be placed on any planning consent granted for development of this site, and we would also require that the earthwork remains of ridge and furrow are considered in the design and preserved intact or left out of any development proposal.</p> <p>The importance of the heritage assets is noted in the Neighbourhood Plan. Policy includes the requirement a Heritage Impact Assessment. For clarity the policy is amended to safeguard the earthwork remains. The approach is</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
				consistent with the recommendations in the SEA Report.
41.	HDC	5.27	The Parish Council should ensure that Integrated Care Systems (ICS) are contacted about the potential for a new medical facility within the village.	Continuing meetings with the local Doctor, NHS representatives and the landowner are developing the scheme further. A proposal is being developed which identifies a building on the site to accommodate the Doctor's surgery as part of a 2 centre practice with an urban base in St. Neots and a rural base in Great Staughton. The proposed building footprint can be accommodated on the site with the necessary parking and the ability to provide potentially other related facilities and housing. The viability is now being tested with the District

No.	Consultee	Plan Area	Comments	Initial Draft Response
				Valuer and a suitable draft design of the surgery building is being prepared. An appropriate area of the site has been identified for that footprint.
42.	HDC	5.41	The supporting text states that ‘the scheme must provide at least 40% affordable housing in line with Huntingdonshire District Council’s affordable housing policy.....’. This is LP24, which seeks a minimum of 40% affordable housing which would help to meet a district wide need. Policy GSNP4 however seeks 40% affordable housing on site which will meet a locally identified affordable housing need. This conflicts with a strategic local plan policy by seeking a local connection.	It is recognised that the Local Plan policy adopts a district wide approach to the allocation of affordable housing. However, the evidence presented by the Great Staughton Housing Needs Survey and the unmet need demonstrated through the interest expressed on the Jewell Close site evidence that a local approach to affordable housing is needed and should be allocated to those with meet the local connection policy established through the CLT.

No.	Consultee	Plan Area	Comments	Initial Draft Response
				The rationale for the policy is explained in more details in the Basic Conditions Statement together with other examples where this approach has been supported.
43.	HDC	Policy GSNP4 – Housing Allocation at The Green	In principle support the Parish Council’s intention to allocate land for housing particularly development that will bring forward additional affordable housing. Within criterion i. policy SBNP 5 is referred to, should this be policy GSNP6? It is uncertain from the current policy wording and the wording of policy GSNP6 whether 40% of the homes on site will be used for affordable housing for a local connection (8 homes) or whether 50% of the 40% affordable housing will be for a local connection (4 homes). Please also see comments under paragraphs 5.58 and 5.59 for additional comments.	Agreed reference in Policy GSNP 4 i. should refer to GSNP 6. The policy seeks to secure 50% of the affordable housing (approximately 4 homes) to meet local needs. Amend supporting text to clarify.
44.	LLFA	GSNP 4	It is noted the draft Neighbourhood Plan refers to an allocated site within the Green as located in 'Flood Risk Area 1' for fluvial flooding. It appears this may be referring to 'Flood Zone 1' as defined by the Environment Agency. For the avoidance of doubt, the correct terminology should be used when referring to terms used by the Environment Agency. Definitions of Flood Zones and further information regarding flood risk can be found here: Flood risk and coastal change - GOV.UK (www.gov.uk)	Agreed – amend to Flood Zone 1
45.	Anglian Water	GSNP 4	There is an Anglian Water sewer crossing the site, that the developer will need to consider in terms of site layout - further advice can be sought on	Agreed add criterion and supporting text:

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			<p>our website and engagement with our pre-development team is strongly recommended. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required. We would recommend that the following criterion is added: “Safeguarding of suitable access for the maintenance of foul drainage infrastructure”</p> <p>It is considered that there is currently sufficient capacity at Kimbolton water recycling centre (WRC) to accommodate the proposed development within Great Staughton, however this is subject to any other growth within the WRC catchment area, including at Kimbolton. Further investment at the WRC is proposed in AMP8 (2025-2030) subject to the regulators’ approval of our PR24 business plan. Several schemes at WRCs, including Kimbolton, have been identified through collaborative working with the Environment Agency, for Phosphorous removal, which is based on the most up to date understanding of the Water Industry National Environment Programme.</p>	<p>Safeguarding of suitable access for the maintenance of foul drainage infrastructure.</p>
46.	Historic England	GSNP4	<p>We welcome that the Neighbourhood Plans understands the requirement to protect the setting of the Grade II listed building situated beyond the allocated site. We would reiterate at this stage that not only is protecting the setting and significance, and wooded screening important on this site but also the need to consider the height of any development so as not to impact upon the views or experience associated with a heritage asset within a rural setting.</p> <p>The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based</p>	<p>Support noted.</p> <p>The Parish Council contacted Archaeology Team at Cambridgeshire County Council. The Team commented: This site is located slightly to the north of the main settlement core of</p>

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			<p>on clear objectives and a robust evidence base that shows an understanding and evaluation of your area. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.</p> <p>Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p>	<p>Great Staughton in Staughton Green. To the north-west is the Staughton Green medieval moated site, thought to be the site of the former manor house of the Beaufoys which burnt down in the mid-14th century, now designated of national importance as a Scheduled Ancient Monument (National Heritage List for England reference 1013311). The site just to the north was recently subject to archaeological evaluation (CHER ECB6360) and found limited undated archaeological evidence close to the road frontage (CHER MCB31009). An archaeological condition is</p>

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				<p>recommended to be placed on any planning consent granted for development of this site.</p> <p>The SEA Report highlights that the impact of the development on heritage assets will be dependent upon the design of any scheme. For clarity the policy and supporting text is amended to ensure that the views of the heritage asset and its rural setting and significance are considered in the decision making process.</p>
47.	Anonymous	GSPN 4	Disagree with continuing to build new properties in a small village with the same infrastructure it's always had. Not only will it lose its identity but any existing infrastructure (pub/school/doctors surgery) will also become busier and less appealing. We bought a house here because it's a small village and has been one for hundreds of years. I don't think the	The NP reflects the positive approach to address opportunities and weaknesses identified through the

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			people of Staughton want these new properties.	NP process and the indicative housing requirement identified by HDC.
48.	Resident	GSNP4	I am pleased with the choice of sites for development. It is important for wildlife and the rural nature of the village to avoid development sprawl as much as possible. So choosing sites within or directly adjacent to the current built-up area should always be preferred over sites not immediately adjacent.	Support noted.
49.	Resident	GSNP4	General support and agreement	Support noted.
50.	Resident	GSNP4	Agree to the development of a residential site south of 29 The Green if access in and out is compatible with access to existing allotments and sympathetic landscaping is planned. Consider the need also for 3 bed properties, as well as 1 and 2 bed, as this will attract families to sustain nursery and primary school provision.	It is demonstrated at Policy GSNP5 below that the existing housing stock in Great Staughton is significantly weighted towards larger homes. To rebalance the housing stock and to enable existing residents to downsize or for young people to get onto the housing ladder, the development should be predominantly 1 and 2 bedroom dwellings. This is supported by local community

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				engagement responses. 3 bedroom may also come forward on the site alongside 1 and 2 bedroom dwellings.
51.	N Childerley (land owner)	GSNP4	The site south of 29 The Green is well located for residential development where it will provide 40% affordable housing to supplement that at the near by Jewell Close.	Support noted.
52.	N Childerley (land owner)	GSNP5	The development at the site in GSNP 4 will contribute to the housing mix during the early stages of the Neighbourhood Plan as it will be brought forward for development as soon as possible.	Support noted.
53.	HDC	Policy GSNP5 – Housing Mix	Will a housing needs assessment be undertaken or updated?	The Parish Council has sufficient evidence to justify the Neighbourhood Plan policies. Provision is made in Policy GSNP 6 for a different percentage of locally allocated affordable homes where new evidence is provided.
54.	Resident	GSNP5	General support and agreement	Support noted.
55.	HDC	5.58 and 5.59	Were all these bids unique or could individuals make multiple bids for a property? If so, it would be useful to know how many unique individuals there were so not to inflate the need for affordable housing by people with a local connection to Great Staughton or Perry. Looking at the permission for Jewell Close for 12 affordable local connections homes,	Places for People have confirmed the number of applications. There were 336 recorded bids but there was a

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			the officer report states that there was a need for 16 homes which would infer there was still some need left to meet. Paragraphs 5.58 and 5.59 infer there may this may be more than for 4 homes. Depending on the level of need and whether a new or updated Housing Needs Survey is undertaken, this may justify making this allocation a solely affordable local connections housing development brought forward in a similar way to Jewell Close	level of duplication. The total unique bids that were relevant and counted across all properties were 233. The local connection figures were not duplicated as this data related to specific applicants. For clarity the text is amended to clarify that these were unique bids.
56.	HDC	Policy GSNP6 – Allocation of Affordable Housing	The policy name is SBNP6, should this be GSNP6? Please see additional comments made against GSNP4, GSNP5 and paragraphs 5.58 and 5.59.	Agreed the policy name should be amended to GSNP6
57.	HDC	6.1	Within paragraph 6.1, to ensure that applicants can comply with all relevant guidance, it should be stated what other documents are referred to within the phrasing ‘amongst other things’.	The phrase is ambiguous - delete
58.	HDC	Policy GSNP7 – Landscape and Townscape Characteristics	It is unclear if the criteria (i. to vi.) are to be applied to every development proposal in addition to the ‘development proposals should’ for the relevant character area to the proposal. Looking at criteria i. to vi., not all would apply to every development location.	Reorder the policy for clarity. The specific criteria relate to Great Staughton Parish both within and outside the identified Character Areas and relate to development, where

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				appropriate. The criteria are reordered so that they sit alongside the general approach to the settlement and landscape character.
59.	Resident	G SNP7	All views and vistas should be protected at all costs. Any development should be in keeping with the rural feel of the village.	The policy seeks to protect valued views and vistas whilst also ensuring development maintains and where possible enhances the existing landscape and settlement character.
60.	Resident	G SNP7	I feel that maintaining the views and vistas surrounding the village is incredibly important. There has been an industrialisation of the village and in particular Staughton Moor (largely unauthorised) and this has had an adverse effect on the amenity and views surrounding Great Staughton. In addition to the views shown on this page, I think it is important to look at the wide, sweeping views that are visible on both sides as you ascend Moor Road from Great Staughton. These add to Great Staughton. In addition to the views shown on this page, I think it is important to look at the wide, sweeping views that are visible on both sides as you ascend Moor Road from Great Staughton. These add to the rural nature of the area and it incredibly important that these are maintained. It is also important to cumulatively reflect on how vistas are being destroyed in the surrounding areas to ensure that density of any type of development is not concentrated in one particular area.	The Moor Area provides some significant views of rural Cambridgeshire. The rise to the Moor provides sweeping views of the countryside and treelined River Kym valley. Add Moor Area Views and Vistas Report.

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61.	Resident	G SNP 7	Of particular importance is maintaining the views and vistas around the village that have been documented in the supporting document and also ensuring there is no degradation to the biodiversity and wildlife habitats noted.	Support noted.
62.	Resident	G SNP7	General support and agreement	Support noted.
63.	Resident	G SNP 7	Preservation of views and vistas (and footpaths) is very important as these are key unique features of the village which make it attractive to residents and visitors alike.	Support noted.
64.	HDC	6.26	The supporting text says policy GS11, should this be G SNP8?	Agreed – amend to G SNP8
65.	HDC	Policy G SNP8 – Local Green Space	The recreation ground as a proposed local green space is appropriate and it is considered to meet the criteria set out in NPPF paragraph 102. The policy provides some flexibility to enable some development on the site where it would retain and support its existing use and therefore maintain its importance to the local community	Support noted.
66.	Sport England	G SNP 8	Sport England welcomes the inclusion of Policy G SNP 8 which designates the recreation ground as a Local Green Space and the flexibility provided within the policy for development which supports the use of the site as a recreation ground. Sport England is a statutory consultee on planning applications affecting playing field land. We assess planning consultations against the five exceptions in our Playing Fields Policy and Guidance Document Planning for sport Sport England which reflects the wording in paragraph 99 of the National Planning Policy Framework	Support noted.
67.	Resident	7.1	The World War II buildings at Little America Industrial Estate are just as valuable a non-heritage asset as those on Little Staughton airfield and these have not been included. Furthermore there is an Ordnance Survey Trig Pillar at Little America, which were used around the country dating back to 1936 to triangulate and map the country, is situated in the hedgerow adjacent to Unit 11. Many ramblers and enthusiasts ‘collect’	The World War buildings are included in the Non designated assets in the pictures but the description on Page 4 of the NDHA

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			Trig points and visit and photograph them around the country. It is an offence to damage or destroy a Trig Pillar.	Topic Paper. A Topic Paper should be corrected for clarity to state the NDHA includes Little Staughton Airfield and at the Little America industrial site as also does the description in 7.10 under GSNP 10.
68.	HDC	Policy GSNP10 – Non-Designated Heritage Assets	The opening sentence says, ‘A development proposal affecting a heritage asset or its setting....’ But the policy heading is specifically non-designated heritage assets. If this policy is to apply to listed buildings as well as all other types of heritage assets, then this should be clarified in the policy heading. It also may be appropriate to have just one heritage policy to reduce overlap between the two policies.	Amend heading to include Heritage Assets and non designated heritage assets
69.	Resident	GSNP 10	Ridge and Furrow fields are mentioned as Designated Heritage Assets. I wonder then why the Ridge and Furrow land leading towards the Kym from the Highway has had permission (or has it?) to be fenced off for privately owned paddocks, and the footpath re-routed around the rather overgrown perimeter? I despair every time I walk this route. How is this protecting the site?	This issue is outside the scope of the Neighbourhood Plan. The Parish Council will address this issue separately.
70.	Resident	7.3	Rookery Farm on Staughton Moor has not been included and this is a Grade II listed building	There are 48 listed buildings in Great Staughton – the list in the plan includes on a few of the assets rather than a full list. Add reference that the

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				full list is available on Historic England's website or at HDC.
71.	HDC	Policy GSNP9 – Great Staughton Conservation Areas	There is some overlap with policy LP34 and its criteria k. to m. as well as with policy GSNP7. Policies should not duplicate especially as the Local Plan policy will still apply. LP34 has a broader scope than the Neighbourhood Plan policy as it includes sites within, affecting the setting of, or affecting views into or out of, a conservation area	Reference to policy LP34 added to the policy and supporting text together with a reference to the views in and out of the Conservation Areas. The reference to Settlement and Landscape Character Assessment is removed to avoid unnecessary duplication with Policy GSNP7.
72.	Historic England	GSNP9	An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be included as long-term objective of the policy. Should we wish to find out more about Conservation Area Appraisals, Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how	Information and links noted. Add to supporting text the aspiration to complete a full Conservation Area Appraisal.

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			<p>you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/. Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan: HE Advice Note 2 - making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/ HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/Finally, we should like to stress that this advice is based on the information provided by Great Staughton Parish Council in your correspondence of 15/09/23. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.</p>	
73.	Historic England	G SNP7	We welcome the inclusion of a character assessment within the Neighbourhood Plan to better understand the Parish and its history and	Support noted.

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			inform policy that protects the historic setting and character of Great Staughton. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance.	
74.	HDC	8.10	The supporting text says policy GSNP9 – should be GSNP11?	Agreed – amend to GSNP 11
75.	HDC	Policy GSNP11 – Biodiversity and Wildlife Habitats	<p>HDC note that the playing field is identified as a site of biodiversity significance on map 9A, it is also proposed as a local green space. Policy GSNP8 supports development on the site where it would support the use of site as a recreational ground. Identifying the site as a site of biodiversity significance may impact any further expansion or modernisation of facilities on the recreational ground even when implementing the hierarchy of mitigation.</p> <p>For criterion a, in terms of viability, it should be highlighted that providing a 20% biodiversity net gain should not be at the expense of affordable housing provision within a development. This is so that the case cannot be made to reduce affordable housing provision on the proposed allocated sites as a result of higher levels of biodiversity net gain which are above those set nationally. For criterion d, a timeframe should be stipulated so that applicants can provide an appropriate management plan.</p>	<p>The comment on bio-diversity and the playing field really applies to the hedgerows on the perimeter. The actual field is regularly cut and used and as such is not a significant source of bio-diversity. Amend the description and mapped area 1 to refer to the perimeter.</p> <p>An additional site has come forward during discussions at the HDC climate change conference. The Closed Cemetery (shown 7 on map 9a) is</p>

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				<p>worthy of being identified as a site of wildlife and biodiversity.</p> <p>Amend text to clarify the position on the relationship between BNG and affordable housing as detailed in the representation.</p> <p>Agreed – recommend 10 years for the management plan</p>
76.	Resident	G SNP11	<p>Staughton Moor has been largely ignored from a habitat point of view in this report. I would like to point out the following: Flanking Robin’s Hanger on Staughton Moor (near Little America Industrial Estate) there are a number of very large oak trees which date back to Napoleonic times. These trees run alongside the bridleway and should most definitely be protected. Furthermore there are several other large oak trees as you go beyond the turning for Little America which again are several hundred years old. Again these trees form the border to the bridleway. As they are so old and established they are definitely worthy of note and protection. As Staughton Moor is so sparsely populated it truly is a mecca for wildlife and this is certainly not being reflected in this neighbourhood plan. To name some of the rarer species on the Moor you will find several pairs of red kites, there are nesting skylarks, many different species of bats, barn owls and turtle dove calls have been</p>	<p>Comment noted.</p> <p>The list of sites that have biodiversity value is not exhaustive or exclusive. It is recognised that there are areas of biodiversity and wildlife value outside of these areas, including at Staughton Moor, where there are extensive areas of flora, fauna and</p>

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			recorded. There are also several species of reptiles. There are also two significant ponds that have been omitted from this plan. One is at Basmead Barns Farm which is a breeding pond for Great Crested Newts (as recorded on DEFRA) and so the area surrounding it up to 500m is deemed as protected habitat as Great Crested Newts can travel up to that distance to find resting places and as such should be noted. There is also a significant pond to the rear of Little America Industrial Estate which should be recorded.	wildlife interest including water bodies and ponds. The supporting text is amended to ensure that where biodiversity is identified, the development should demonstrate compliance with Policy GSNP11.
77.	Resident	GSNP 11	Strongly Agree. The policy discusses states: “In addition to the mandatory Biodiversity Net Gain requirements as established by the Environment Act 2021, the following additional requirements should be met” and goes on to say that planting of additional trees and hedge rows should be encouraged...We have seen many situations around the country where developers plant many trees, only for them to die off completely in the first summer. Any development proposals that propose additional planting to offset/improve biodiversity should include some form of maintenance proposal to ensure the newly created habitats become established properly and do not simply die at the first sign of dry weather. It is also important to note that significant streams, trees and hedgerows are of no value if they become isolated. Developments should not be allowed to surround important habitats, those habitats need to be linked to other areas or the biodiversity benefits will be lost.	Support noted. Policy includes the requirement for an ongoing management strategy. The SEA Report notes the positive effects likely in relation to biodiversity and is likely to improve the ecology of the area.
78.	HDC	8.4	The supporting text says policy SP3 Green Infrastructure – is it intended to refer to policy GSNP11?	Reference to Local Plan should be LP3 – amend accordingly.
79.	HDC	8.7	HDC does not have a Natural Environment Supplementary Planning	Amend para 8.7 to

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			Document. Paragraph 8.7 should therefore be reviewed.	delete reference to SPD.
80.	HDC	Policy GSNP12 – Sustainable Construction and Energy Efficiency	In principle support the Parish Council’s intention for development to transition to a net zero carbon future. This goes beyond strategic policy LP12 which will still apply if a development cannot meet the steps sets out in policy GSNP12.	Noted.
81.	HDC	Policy GSNP13 – Renewable Energy	In principle supportive of this policy. Within the supporting text it should be clarified what a Community Heat and Energy Storage Hub is. The policy heading is Renewable Energy but only one form of low carbon energy generation is mentioned, is it intended to also support other renewable energy opportunities as well?	The policy seeks to support Community Led Renewable Energy Schemes in accordance with Local Plan policy LP 35. The policy and supporting text is amended to clarify the intent of the policy.
82.	Anglian Water	GSNP 13	<p>Anglian Water welcomes policies that support renewable energy given our own net zero target of 2030. We are supportive of an approach that enables businesses to meet their net zero requirements including through renewable energy, particularly where this assists with ensuring energy resilience for critical infrastructure such as our water treatment works and water recycling centres.</p> <p>Policy GSNP13 is specific in terms of the renewable/low carbon energy proposal it supports. It would be helpful if the policy or supporting text clarified that other types of renewable energy would be determined under Local Plan policy LP35, and this policy does not preclude other forms of renewable energy coming forward within the neighbourhood plan area.</p>	The scope of the Neighbourhood Plan is determined by the qualifying body (the Parish Council). Such an approach is not required to satisfy the Basic Conditions.
83.	Anglian Water	GSNP12	Welcome the approach that supports sustainable construction and energy efficiency in new buildings in moving to a net zero future, which	Support noted.

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			links to Policy GSNP14 Water Efficiency. As a considerable proportion of energy used in the home for heating water, it follows that water efficiency measures (such as low flow taps and showers) can also help to reduce energy costs/use and minimise carbon emissions.	
84.	HDC	Policy GSNP14 – Water Efficiency	<p>In principle support the Parish Council’s intention for development to use water efficiently. This goes beyond strategic policy LP12 which will still apply if a development cannot meet the steps sets out in policy GSNP14. Although the word ‘should’ in the opening sentence doesn’t provide certainty that proposals will be required to include these measures or not.</p> <p>It should be clarified if the first element of the policy applies to householder applications too.</p> <p>The requirement for major non-residential developments to meet the standard equivalent of BREEAM 3 credits is beyond the threshold required under criterion j. of policy LP12. If development cannot meet the standard of 3 credits it should then default to LP12. The policy should also outline what should be included in the water conservation strategy</p>	<p>Agreed – amend ‘should’ to ‘are required’</p> <p>Agreed – for clarity add ‘including householder applications’ to first paragraph.</p> <p>Agreed – details on the details required in a water conservation strategy to be added to the supporting text.</p>
85.	Anglian Water	GSNP 14	<p>Anglian Water strongly supports the inclusion of this policy in the neighbourhood plan and endorse the Parish Council's recognition of the pressure on water resources in our region.</p> <p>We have recently published our revised draft Water Resources Management Plan 2025-2050 - this is a statutory plan that is produced every five years to plan for supply of drinking water over the next 25 years. Over a third of our water supplies will be lost by 2050 due to the challenges of climate change, population growth and the need to protect the environment by reducing the amount of water we take from sensitive environments. Our revised draft WRMP focuses on demand management which includes reducing leakage and encouraging our customers to use water more efficiently through our smart meter roll out. We will also be</p>	Amend the supporting text to include the updated information and the support for a new standard of 100 litres per person per day (proposed by Anglian Water) and the potential for a target of 85 LPPD as recommended in the SEA response by

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			<p>delivering new supplies by building two new reservoirs and utilising other sources of water such as water reuse.</p> <p>As a region identified as seriously water stressed, we encourage plans to include measures to improve water efficiency of new development through water efficient fixtures and fittings, including through rainwater/storm water harvesting and reuse, and greywater recycling.</p> <p>The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. Given the proposed national approach to water efficiency, Anglian Water would encourage this standard to be included in the neighbourhood plan using a fittings based approach.</p> <p>We also welcome the inclusion of water harvesting and water recycling that can have positive benefits for reducing potable water use in new buildings. We would suggest that the wording is amended slightly to refer to "rainwater harvesting and reuse, greywater recycling, and storage features"</p>	<p>Environment Agency.</p> <p>Amend text to "rainwater harvesting and reuse, greywater recycling, and storage features' as detailed in the representations.</p>
86.	HDC	Policy GSNP15 – Surface Water Flood Risk	<p>Word 'minor' is used again. Is this defined using the definition found in paragraph 5.11?</p> <p>To assist in the implementation of the policy, suggest moving the criteria of what a Surface Water Drainage Strategy should include could be moved to being directly after the first paragraph where it is specifically mentioned.</p> <p>The specialist views of the Local Lead Flood Authority should be sought on this policy</p>	<p>Major development is defined in NPPF as housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential</p>

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				<p>development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition is added to the Glossary at the end of the Neighbourhood Plan.</p> <p>For clarity amend minor to 'other proposals other than major development'. Amend format of policy as recommended. LLFA were consulted and have responded below.</p>
87.	LLFA	G SNP 15	The inclusion of the 'Policy G SNP 15 - Surface Water Flood Risk' is supported by the LLFA as it covers the importance of managing surface water runoff in new developments. Please note the LLFA would encourage reference to the National Planning Policy Framework (NPPF)	Support noted. Amend supporting text as recommended by LLFA.

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			and Planning Policy Guidance (PPG), and discussion of a proactive approach to mitigating and adapting to climate change, with reference to surface water flooding within the Neighbourhood Plan. The LLFA are pleased to see the promotion SuDS; however, the types of SuDS are not listed. The LLFA would encourage specific promotion of above-ground open SuDS such as wetlands, attenuation basins, ponds and swales as they provide water quantity, water quality, amenity and biodiversity benefits. The LLFA also recommends highlighting the benefits of SuDS in greater detail.	
88.	LLFA	G SNP 15	In Great Staughton, it appears fluvial flood risk and surface water flood risk is of concern. Flood Risk Maps could be utilised to show potential flood risk within Great Staughton, and the specific locations that are most at risk. Data is available from Find open data - data.gov.uk. Further information of flood risk can be found here: Check the long term flood risk for an area in England - GOV.UK (www.gov.uk).	Flood Risk Maps are made available via Government website and are detailed in the Sequential Test Report. The SEA Report, the Sequential Test Report and discussions with stakeholders including the Environment Agency, LLFA and HDC have informed the Neighbourhood Plan policies.
89.	LLFA	G SNP 15	It should also be noted that the Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by Huntingdonshire District Council and promotes the use of SuDS to mimic natural drainage within new developments.	Noted. For clarity amend supporting text to state that the SPD is adopted by HDC.
90.	LLFA	G SNP 15	It would also be worth drawing attention to Policy LP5 'Flood Risk' of the	Policy LP5 is noted in

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			Huntingdonshire's Local Plan, which relate to flood risk and drainage.	the opening paragraph of the supporting text and in the policy. No further additions needed.
91.	LLFA	G SNP 15	The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.	Add reference to Surface Water Planning Guidance to supporting text
92.	LLFA	G SNP 15	The LLFA would recommend that Anglian Water, and the Environment Agency as well as any relevant Internal Drainage Board are consulted in relation to flood risk management, to ensure that their comments on this Neighbourhood Plan can be taken into account	Noted.
93.	Anglian Water	G SNP15	<p>Anglian Water supports the introduction of this policy and the references to the appropriate Local Plan policy and the Cambridgeshire Flood and Water Supplementary Planning Document. We would suggest that the word "including" in criterion i is replaced with "incorporating" to ensure that the intention of the policy requirement is clear, and SuDS is the preferred method of managing surface water run-off.</p> <p>It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented, and the necessary measures are in place.</p> <p>Anglian Water recognises the commitment of the Parish Council and individuals that have contributed to this comprehensive neighbourhood plan in respect of guiding future growth in the neighbourhood plan area. The above comments are intended to assist the Parish Council in</p>	Support noted. Amend including to incorporating in criteria i.

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			preparing the next stage of the plan to enable sustainable development and supporting infrastructure to come forward in the community.	
94.	HDC	Policy GSNP16 – Walkable Neighbourhoods	While the intention of this policy supported in providing a walkable neighbourhood, HDC have some concerns over its implementation. The criteria reads that all criteria have to be satisfied by relevant development proposals. This may not be practical depending on the location of the development, the scale of development may mean this is not appropriate either. For example, if a development site is located on the eastern edge of the village, it would impractical and potentially unreasonable to secure safe pedestrian crossings along the B645 and The Causeway. Also, if there is an infill development of a single dwelling where it's bounded on all but one side by other residential development, it would be impractical to provide direct footpath connections into neighbouring areas (criterion ii.). The Council notes that within paragraph 10.3 the Parish Council recognise that CIL money could be utilised to fund some improvements, this is made more possible through the increase in the Parish Council's meaningful proportion arising from a made neighbourhood plan. The views of Cambridgeshire County Council's Highways Team should be sought.	The policy currently states that it should take every opportunity to secure walkable neighbourhoods. However, for the avoidance of doubt add 'where fair and reasonably related to the proposed development'.
95.	Sport England	GSNP 16	Sport England welcomes the inclusion of Policy GSNP 16 which seeks to ensure that new development is well connected for pedestrians and cyclists. As currently worded the policy focuses on provision of footpaths. Paragraph 10.1 indicates that the policy relates to pedestrians and cyclists, the policy would therefore benefit from the inclusion of reference to cycle paths. Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced 'Active Design' (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten	Support noted. Agreed – the policy would benefit from clarification that this includes cyclepaths. Add reference to the Active Design guide to the supporting text.

No.	Consultee	Plan Area	Comments	Initial Draft Response
			key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. The document can be downloaded via the following link: http://www.sportengland.org/activedesign .	
96.	Anonymous	GSNP 17	The zebra crossing is a deathtrap. We were nearly hit (genuinely felt the air as the car passed) last year and it's just not respected by drivers.	Noted - crossing is noted as a safety hotspot in plan.
97.	Resident	GSNP 17	Traffic Management is particularly important	Noted.
98.	Resident	GSNP 17	A pedestrian crossing on The Highway should be a key consideration as increased footfall is a likely consequence of development of the Brook Farm site. This is already a safety concern. Existing traffic island crossing points are inadequate for parents with buggies, elderly pedestrians, wheelchairs and mobility scooters.	Noted – the policy includes the provision that development will be expected to contribute to the improved quality, visibility and identification of the B645 Pedestrian Crossing to enable residents to safely cross The Green and to access the recreation ground.
99.	HDC	Policy GSNP17 – Road Safety and Parking	Highways works should be defined as it is uncertain if this would include new road signs, street furniture, crossings or changes to road layouts. These will largely be addressed through other legislation such as the Highways Act 1980 and may fall outside the scope of planning. This should be reflected in the policy as well as reference to the landscape	Noted that highways works are likely to be both within the control of the planning system designed as part of the

No.	Consultee	Plan Area	Comments	Initial Draft Response
			and townscape appraisal for the village recognising that impacts can be experienced beyond the historic environment	development and separately through other legislation. This can be referenced in the policy and supporting text. Adding a further reference to the Landscape and Townscape Assessment in this policy would duplicate the approach in GSNP 7.
100.	HDC	Policy GSNP18 – New Pedestrian and Cycle Routes	The views of Cambridgeshire County Council should be sought to ascertain the appropriateness of these routes as pedestrian and cycle routes and how much land will need to be safeguarded. Knowing the scope of land required will assist in determining if a proposal will impact the delivery of the route or hinder it. It is unclear how these new routes will be funded; will these be from CIL money or funding from external agencies and partners and over what timeframe? Will there be an expectation that planning obligations through S106 will be used	The views of CCC have been sought. The schemes are being considered for inclusion on the Active Travel Schemes Transport Proposal Database at the next Huntingdonshire Transport Strategy Review. If accepted they will be considered for future funding opportunities. Each of the schemes

No.	Consultee	Plan Area	Comments	Initial Draft Response
				<p>will need to comply with Government Guidance on Cycle Way Infrastructure (LTN1/20). It is likely that additional private land is required to accommodate the separation verge and plus the path.</p> <p>The policy is amended to be positively worded and the supporting text is updated to reflect the discussions with Cambridgeshire County Council.</p>
101.	Sport England	G SNP 18	The inclusion of Policy G SNP 18 which safeguards routes for the provision of new cycle and pedestrian routes is welcomed.	Support noted.
102.	HDC	Policy G SNP19 – Protect Local Services and Facilities	Overall support the intention of the policy and the identification of valued facilities and services within Great Staughton. However, suggest amending the opening sentence to be more positively worded and consistent with Local Plan policy LP22: ‘Where planning permission is required, the loss of community facilities including retail uses will only be supported where the criteria within LP22 are met generally be resisted in accordance with Local Plan Policy LP 22.’ It may also be beneficial to include an additional element to the policy regarding new or enhanced community services and facilities. At the moment the policy focused on	Agreed that the policy can be positively worded. The extension of the scope of the policy is not required to satisfy the basic conditions.

No.	Consultee	Plan Area	Comments	Initial Draft Response
			resisting the loss of existing services. Bury Neighbourhood Plan policy ISF3 may provide a useful comparison.	
103.	Sport England	GSNP 19	The inclusion of Policy GSNP 19 which seeks to prevent the loss of community facilities is welcomed. However, the policy includes the Great Staughton Playing Field. Paragraph 99 of the NPPF offers clear advice on how sport facilities and playing fields should be considered in the planning system. For the policy to be consistent with paragraph 99 of the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy, it is recommended that a separate criterion is added which applies to the playing field as the exceptions listed in the policy are contrary to the wording in paragraph 99 of the NPPF. The new criterion should read: Development proposals which would reduce the quality or quantity of sports facilities or playing field, will only be supported if: <ul style="list-style-type: none"> • An assessment has been undertaken which demonstrates the sports facility or playing field is surplus to requirements; or • Existing facilities are replaced by equivalent or better provision in terms of quality and quantity and in a suitable location; or • The development is for alternative sports and recreation provisions, the benefits of which outweigh the loss. This would also ensure that the policy is in conformity with Policy LP32 of the Huntingdonshire Local Plan. 	Support noted. The Recreation is protected by the identification of a Local Green Space. To avoid ambiguity and confusion, the Recreation ground is to be removed from the policy as that provides appropriate protection. Amend the supporting text accordingly to refer to Recreation Ground as Local Green Space.
104.	NHSPS	GSNP19	While the Neighbourhood Plan makes mention of health by highlighting proposals put forward in meeting local healthcare needs (Supporting paragraph 1.5 and Policies GSP 1,2 and 3) and in the delivery of local services and facilities under Policy GSP 19 and its supporting paragraphs (11.1), we remain to encourage the inclusion of promoting healthy environments and healthy lifestyles as indicated through the given policy requirements in line with the Local Plan strategy and supported principle mentioned above	Noted.
105.	HDC	12.3	A general observation is that there are no monitoring indicators	Monitoring indicators

No.	Consultee	Plan Area	Comments	Initial Draft Response
			identified for any of the policies. While not necessarily a requirement, it is considered best practice to include indicators that could be used to monitor the progress of policies. This can then be used in future monitoring reports to analyse what impact policies are having and therefore shape any future updates to the Neighbourhood Plan	for the key outputs are added to this section.
106.	HDC	12.4	The District Council supports collaborative working and can provide support to the Parish Council, but it is unclear what expectation there is arising from the opening sentence of paragraph 12.4. Is this in relation to issues in applying Neighbourhood Plan policies to planning applications? Policy analysis will also be provided in officer reports when determining planning applications.	The wording to be simplified to ensure that the PC and Hunts DC work in partnership to understand the effective implementation of the NP through planning decisions and identify any issues where an amended policy is required to take on board in a review of the NP.
107.	HDC	Glossary	Small and minor not listed here – see earlier comments relating to these terms	Small and minor have been deleted from policy. No addition required.

Appendix 9

Great Staughton Parish Council is currently preparing a Neighbourhood Plan for the designated neighbourhood area in Huntingdonshire. To accompany the development of the Great Staughton Neighbourhood Plan, a Strategic Environmental Assessment (SEA) has been prepared to inform the plan-making process.

A Scoping Report was prepared for the SEA in December 2023. Historic England, Natural England, Environment Agency, and Cambridgeshire County Council as the Local Lead Flood Authority were consulted by AECOM on the SEA Scoping Report and their comments have informed the scope of the Strategic Environmental Assessment.

An SEA Environmental Report has now been prepared by AECOM. A copy of the Great Staughton Neighbourhood Plan SEA Environmental Report is available on the website. [See here](#).

As required, the Parish Council has consulted again with the necessary statutory consultees. However, if you would like to comment on the SEA Environmental Report please submit these comments to the contacts below by Monday 15th July 2024.

The Regulation 14 consultation on the draft Neighbourhood Plan was completed between 20th September, 2023 and 2nd November 2023. However, we would be pleased to receive any further comments you may have on the Regulation 14 document taking on board the conclusions of the SEA Environmental Report. The Regulation 14 Great Staughton Neighbourhood Plan is available [here](#).

We look forward to receiving your response. In the meantime, if you have any questions on the SEA process currently being carried out for the Great Staughton Neighbourhood Plan, please do not hesitate to get in touch.

Responses to be emailed to gtstaughtonparishclerk@outlook.com or paper responses can be delivered to 2 Hatchet Lane, Stonely, St. Neots, PE19 5EG.

Appendix 10

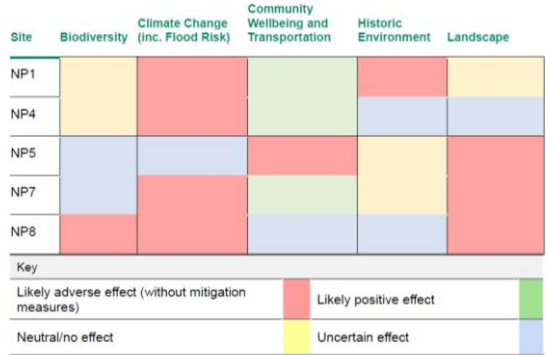
Parish Council's consideration of recommendations and comments in Strategic Environmental Assessment Report

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
Conclusions				
1.	Appraisal and Conclusions	All	Overall, no potential significant negative or positive effects have been identified through the policy appraisal of the GSNP. However, the policy appraisal has identified a number of broad positive effects associated with all five SEA themes. This reflects the strong focus that the GSNP has on supporting sustainable development which is sensitive to the environmental constraints within the neighbourhood area, and which is intended to meet specific housing requirements or other community objectives.	The recognition of broad positive effects of the neighbourhood plan and the plans strong focus on sustainable development is welcomed. The SEA conclusion should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.
2.	Appraisal and Conclusions	Natural Environment	Positive effects are considered likely in relation to biodiversity. Policies encourage proposals to ensure development is sensitive to the surrounding natural environment and local character, taking into consideration ways in which the environment and biodiversity can be enhanced, deliver significant net gains in excess of the statutory requirements, and avoid impacts. This will help to improve the ecological value of the neighbourhood area.	The recognition of potential positive effect on biodiversity through the implementation of the neighbourhood plan is welcomed. This conclusion should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.
3.	Appraisal and Conclusions	All	Neutral effects are considered likely in respect to climate change and flood risk. The GSNP has the potential to lead to positive effects	The recognition of potential neutral effect on climate change and flood risk through the implementation of the neighbourhood plan is noted. This conclusion

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			<p>through supporting proposals that promote the inclusion of low carbon design solutions, encourage sustainable and active travel, and proactively respond to the potential impacts of climate change (particularly with respect to flood risk) through the implementation of appropriate drainage solutions. However, it is recognised that new development would lead to inevitable increases in greenhouse gas emissions due to an increase in the built footprint of the neighbourhood area.</p>	<p>should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.</p>
4.	Appraisal and Conclusions	G SNP4 – Land south of 29 The Green	<p>With further respect to flood risk, the SEA recommends the site allocation policy (Policy G SNP4) is enhanced to encourage applications to be accompanied by a proportionate flood risk assessment which considers the potential impacts of any development from all potential sources of flood risk. Nonetheless, it is acknowledged that the provisions of Policy G SNP15 outlines several measures which seek to reduce overall flood risk in the neighbourhood area from new development. It is also expected that the findings of the sequential testing for the sites will inform any drainage strategies which come forward as part of any development proposals at these locations.</p>	<p>The impact of Surface Water flood risk has informed the sites allocation process through a sites assessment, a sequential test report and discussions with key stakeholders. The Sequential Test has informed the allocation process and the Parish Council’s decisions have been informed by this evidence.</p> <p>The purpose of the sequential test is not to inform the drainage strategy and the SEA should be appropriately amended to align with the Sequential Test purposes set out in NPPF.</p> <p>The Pre-submission version of the Neighbourhood Plan states that it is important that the scheme at The Green ensures that it addresses the surface water risk appropriately through the submission of a Flood Risk</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
				<p>Assessment and Sustainable Drainage Strategy. However, the policy should be updated to ensure that a site specific flood risk assessment is submitted together with a mitigation scheme that is to be agreed with the Environment Agency, Cambridgeshire County Council as Local Lead Flood Authority and Huntingdonshire District Council as Local Planning Authority. Regulation 14 draft should be updated to fully reflect the SEA recommendations.</p>
5.	Appraisal and Conclusions	Transport and Accessibility Economy and Village Facilities	<p>The assessment has concluded that the GSNP is also likely to have positive effects in terms of community wellbeing and transportation, due to the plan bringing forward sites for development that will positively contribute towards local need, and in sustainable locations with respect to access and connectivity to community infrastructure and public transport options. Furthermore, the policies have a strong design focus which should help to encourage the delivery of high-quality living environments within the neighbourhood area. Additionally, the plan sets out policies that will work to ensure community wellbeing is maintained and enhanced through development by safeguarding areas of green space provision and includes stipulations that will improve the public realm to the benefit of the community.</p>	<p>The recognition of potential positive effect on community wellbeing and transportation through the implementation of the neighbourhood plan is welcomed. This conclusion should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
6.	Appraisal and Conclusions	Historic Environment	Positive effects are also considered likely in relation to the historic environment. The site allocation policies include provisions that will help screen development from surrounding historic environment features and include design stipulations which will ensure development is in keeping with the surrounding historic environment by using similar design choices, features, and layouts. Furthermore, the wider plan policies work to protect features contributing to the environment, encouraging proposals to respect the relationship between the natural and built environment and facilitating public realm improvements. As such, the GSNP policies work well to help maintain and enhance the setting of the historic environment of the neighbourhood area.	The recognition of potential positive effect on the historic environment through the implementation of the neighbourhood plan is welcomed. This conclusion should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.
7.	Appraisal and Conclusions	Village Character and Natural Environment	It is also expected that the GSNP will bring forward positive effects for the local landscape through design stipulations included in the site allocation policies that help to ensure important features within and in proximity to the sites are fully considered, maintained, and enhanced through development (including veteran trees). This conclusion also reflects the focus of the wider plan policies on supporting the significance of the local landscape and	The recognition of potential positive effect on local landscape through the implementation of the neighbourhood plan is welcomed. This conclusion should be highlighted in the Basic Conditions Statement which will be submitted along with the Neighbourhood Plan to Huntingdonshire District Council.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action																																				
			villagescape character and the interrelationship between the natural and built environment.																																					
Summary of SEA Site Assessments																																								
8.		Site Assessment and site Allocations GSNP3 GSNP4	<p>Table 4.7: Summary of SEA site assessments</p>  <table border="1"> <thead> <tr> <th>Site</th> <th>Biodiversity</th> <th>Climate Change (Inc. Flood Risk)</th> <th>Community Wellbeing and Transportation</th> <th>Historic Environment</th> <th>Landscape</th> </tr> </thead> <tbody> <tr> <td>NP1</td> <td>Yellow</td> <td>Red</td> <td>Green</td> <td>Red</td> <td>Yellow</td> </tr> <tr> <td>NP4</td> <td>Yellow</td> <td>Red</td> <td>Green</td> <td>Blue</td> <td>Blue</td> </tr> <tr> <td>NP5</td> <td>Blue</td> <td>Blue</td> <td>Red</td> <td>Yellow</td> <td>Red</td> </tr> <tr> <td>NP7</td> <td>Blue</td> <td>Red</td> <td>Green</td> <td>Yellow</td> <td>Red</td> </tr> <tr> <td>NP8</td> <td>Red</td> <td>Red</td> <td>Blue</td> <td>Blue</td> <td>Red</td> </tr> </tbody> </table> <p>Key</p> <ul style="list-style-type: none"> Likely adverse effect (without mitigation measures) - Red Likely positive effect - Green Neutral/no effect - Blue Uncertain effect - Yellow 	Site	Biodiversity	Climate Change (Inc. Flood Risk)	Community Wellbeing and Transportation	Historic Environment	Landscape	NP1	Yellow	Red	Green	Red	Yellow	NP4	Yellow	Red	Green	Blue	Blue	NP5	Blue	Blue	Red	Yellow	Red	NP7	Blue	Red	Green	Yellow	Red	NP8	Red	Red	Blue	Blue	Red	The Parish Council has fully considered the summary of SEA sites assessment and the consultation responses to the Regulation 14 and SEA consultations together with its evidence base. The Parish Council continues to consider that the allocations at Policies GSNP3 – Brook Farm and GSNP4 – The Green are appropriate and soundly based meeting the aspirations of the local community.
Site	Biodiversity	Climate Change (Inc. Flood Risk)	Community Wellbeing and Transportation	Historic Environment	Landscape																																			
NP1	Yellow	Red	Green	Red	Yellow																																			
NP4	Yellow	Red	Green	Blue	Blue																																			
NP5	Blue	Blue	Red	Yellow	Red																																			
NP7	Blue	Red	Green	Yellow	Red																																			
NP8	Red	Red	Blue	Blue	Red																																			
9.	4.20	Site Assessment and site Allocations GSNP3 GSNP4	The assessment findings conclude that Site NP1 and Site NP4 are the most favourable site options with respect to the biodiversity theme, primarily given the absence of any designated ecological sites or any priority habitats which contribute to wider ecological networks. Site NP8 is the least well performing site option given the potential impacts to an area of	Conclusions noted.																																				

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			deciduous woodland priority habitat if brought forward for development.	
10.	4.21	Site Assessment and site Allocations GSNP3 GSNP4	With respect to climate change mitigation, it is recognised that all sites perform similarly in this respect. This is primarily given that all sites are within relative proximity to the village centre, with development potentially facilitating opportunities to enhance connections and accessibility to public transport via public rights of way (limiting emissions from private vehicles). However, growth within the neighbourhood area will result in an increase in the absolute levels of greenhouse gas emissions during the plan period.	Conclusions noted.
11.	4.22	Site Assessment and site Allocations GSNP3 GSNP4	In terms of climate change adaptation, all site options are within Flood Zone 1 and have a relatively low risk of fluvial flooding. Surface water flood risk issues are prevalent across sites NP1, NP4, NP7 and NP8, with potential impacts dependent on the extent to which suitable drainage measures are incorporated into the design of any schemes which come forward. Sequential testing for the sites is ongoing, and it is expected that the	<p>The impact of Surface Water flood risk has appropriately informed the sites allocation process through a sites assessment, a sequential test report, a site specific flood risk assessment and discussions with key stakeholders. The Parish Council's decisions have been informed by this evidence.</p> <p>The Parish Council has also received a site specific flood risk assessment from the landowners of The Green. The comments made by the Environment</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			findings of the testing will inform any drainage strategies which come forward as part of any development proposals for the sites.	<p>Agency and the Local Lead Flood Authority have been taken on board in reaching conclusions on the submission version of the Neighbourhood Plan.</p> <p>The purpose of the sequential test is not to inform the drainage strategy and the SEA should be appropriately amended to align with the Sequential Test purposes set out in NPPF.</p> <p>A site specific flood risk assessment is required by Policy GSNP4 to be submitted to demonstrate that flood risk can be mitigated both now, during the lifetime of the development having regard to the impact of climate change.</p>
12.	4.24	Site assessment and allocations GSNP3 GSNP4	Site NP1, Site NP4 and Site NP7 perform most favourably with respect to the community wellbeing and transportation SEA theme.	Conclusions noted.
13.	4.25	Site assessment and allocations GSNP3 GSNP4	Site NP5 and Site NP7 are the least constrained sites from a heritage perspective, given their relative distance from any heritage assets and areas. Impacts are dependent (in part) on the design of any proposals which come forward, and it is acknowledged that proposals have the potential to both enhance or detract from the	Conclusions noted.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			<p>setting of nearby heritage designations and features. However, Site NP5 and Site NP7 are the least constrained sites from a heritage perspective, given their relative distance from any heritage assets and areas.</p>	
14.	4.26	Site assessment and allocations GSNP4	<p>However, local landscape and villagescape character varies between site options, with Site NP1 is the most favourable site option in this respect.</p> <p>However, impacts to landscape character are most pronounced for Site NP5, Site NP7 and Site NP8.</p>	Conclusions noted.
SEA Assessment of Brook Farm				
15.	Table 4.2	GSNP3	<p>There are no locally designated sites for biodiversity conservation, or designated habitats (e.g. Biodiversity Action Plan (BAP) Priority Habitat or ancient woodland) in proximity of Site NP1. It is noted that there is a tree with a TPO designation located in the south-western corner of the site, as well as boundary vegetation on the western and southern site boundaries, and some trees and hedgerows within the site.</p>	Policy GSNP3 seeks to conserve and safeguard the existing landscaping and TPO.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			Overall, neutral effects are considered pre-mitigation if development comes forward on this site. This reflects the presence of an important tree and boundary vegetation.	
16.	Table 4.2	GSNP3	<p>Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding (although the site is adjacent to Flood Zone 2, which is a medium risk for flooding). There is a small area to the north of the site at low risk of surface water flooding, and medium to high risk on the eastern and western boundaries.</p> <p>Overall, given the site is within proximity to areas at risk of surface water flooding, negative effects are concluded most likely at this stage before mitigation measures.</p>	<p>Discussions with the Environment Agency and the Local Lead Flood Authority have highlighted a surface water flood risk on the northern boundary adjacent to the highway. The Government's Flood Risk maps do not show flood risk on the eastern and western boundaries. However, it is important to note that both fluvial flooding and surface water flooding is associated with the River Kym to the east, but outside the site, follows the path of the river.</p> <p>The policy should ensure that any design will have to ensure that the flood risk, particularly access and egress from the site can be managed safely, without increasing the risk of flooding elsewhere to mitigate any negative impacts.</p>
17.	Table 4.2	GSNP3	Given the above, positive effects (community wellbeing and transport) are considered likely if this site is allocated for development – reflecting the proximity of the site to existing amenities and transport infrastructure.	Conclusions noted.
18.	Table 4.2	GSNP3	Whilst there are no heritage assets located on the site, due to likelihood of two heritage	Policy GSNP3 recognises that the site in its current development state does not enhance the character of

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			features to be impacted by development of this site, negative effects are considered likely pre-mitigation.	the nearby Conservation Area nor the adjacent Listed Buildings. The policy requires buildings to contribute to the character of the Conservation Area and the setting of nearby listed buildings. A Heritage Impact Assessment is required to ensure that the development has a positive impact upon the heritage assets.
19.	Table 4.2	G SNP3	Site NP1 has the potential to lead to negative effects in relation to some of the important sensitivities, including treelined and grassed borders (as this type of vegetation is present within the site boundary). However, as the site contains some areas of brownfield land which (in its current form) may detract from the character of the villagescape, it is anticipated that redevelopment at this location may result in villagescape character enhancements. Overall, neutral effects are considered likely if this site is allocated. Effects are dependent on the design of the scheme which is brought forward.	The supporting text to Policy G SNP3 recognises that the current uses and buildings do not enhance the character of the area. A key principle of the policy is to ensure the development is designed and landscaped so as to enhance the character and appearance of the area, the Conservation Area and the nearby heritage assets.
SEA Assessment of Land South of 29 The Green				
20.	5.14	G SNP4	The site allocated for healthcare infrastructure under Policy G SNP4 has a low risk of fluvial flooding, though it is in proximity to areas within flood risk zones. The site itself is at little to no risk of surface water flooding, but some	Discussions with the Environment Agency and the Local Lead Flood Authority have highlighted a surface water flood risk. The policy should be amended to provide a site

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			<p>areas adjacent to the site boundaries have a high risk. Redevelopment of the site and the increase in infrastructure could exacerbate the existing flood risk issues. Therefore, the SEA recommends the policy is enhanced to encourage applications to be accompanied by a proportionate flood risk assessment which considers the potential impacts of any development from all potential sources of flood risk. Nonetheless, it is acknowledged that the provisions of Policy GSNP15 outlines several measures which seek to reduce overall flood risk in the neighbourhood area from new development.</p>	<p>specific flood risk assessment and mitigation strategy, demonstrating that all flood risk, both on the site and elsewhere, can be managed safely over the lifetime of the development, considering the impact of climate change to the satisfaction of the Environment Agency, Local Lead Flood Authority and the District Council.</p>
21.	Table 4.3	GSNP4	<p>Overall, neutral effects (biodiversity) are considered likely if development comes forward on this site pre-mitigation. This reflects the absence of any designated ecological assets within and in proximity to the site.</p>	<p>Impact on Biodiversity theme noted.</p>
22.	Table 4.3	GSNP4	<p>Whilst development of the site would result in the built footprint of the settlement increasing, it is unlikely to bring forward significant impacts due to the moderate size of the scheme. The site is located adjacent to The Green, which would allow for safe active travel</p>	<p>Impact on active travel noted.</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			opportunities to the settlement centre via the raised pavement. This may limit the need to travel via private car (and associated emissions)	
23.	Table 4.3	G SNP4	<p>Site NP4 is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. The site is also located in an area of mostly low risk of surface water flooding; however the risk increases on the northern and southern site boundaries – with an area at high risk on the northern site boundary adjacent to The Green. Surface water flood risk is also more prevalent at low spots in more frequent / intense rainfall events and provides a flow path in an easterly / south-easterly direction in extreme events. Given the presence of existing flow paths and watercourses, surface water flood risk could increase at this location.</p> <p>Development at this site, therefore, has the potential to be at risk of surface water flooding, and also has the potential to worsen existing flood risk due to the introduction of additional impermeable surfaces.</p> <p>Overall, negative effects are concluded most likely for this SEA theme at this site before mitigation measures. This is due to the</p>	<p>The impact of Surface Water flood risk has appropriately informed the sites allocation process through a sites assessment, a sequential test report and discussions with key stakeholders. The Parish Council’s decisions have been informed by this evidence.</p> <p>The Parish Council has also received a site specific flood risk assessment from the landowners of The Green.</p> <p>A site specific flood risk assessment is required by Policy G SNP4 to be submitted to demonstrate that flood risk can be mitigated both now, during the lifetime of the development having regard to the impact of climate change.</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			elevated risk of surface water flooding, including the high risk along the southern site boundary and intersecting the site in the western half.	
24.	Table 4.3	G SNP4	Given the above, positive effects are considered likely (Community Wellbeing and Transport) if this site is allocated for development. This is due to being located within proximity to existing community and transport infrastructure.	The positive effects are noted.
25.	Table 4.3	G SNP4	<p>This site is located within 35m of one listed building – Grade II 31 and 33 The Green. Whilst it is possible that developing this site could impact on the setting of this listed building, the site is screened by dense vegetation (including trees); therefore, impacts to the setting of this designation are unlikely.</p> <p>Overall, uncertain effects are considered likely if bringing forward development at this location as potential impacts are dependent on the design of any schemes which come forward.</p>	It is appropriate to more fully reflect the need to safeguard the setting and significance of the nearby listed building and views associated with the heritage asset. The Neighbourhood Plan should be amended accordingly. This reflects comments by Historic England.
26.	Table 4.3	G SNP4	Overall, uncertain effects are considered likely if this site is allocated. Whilst the site is well-placed to adjoin with the village’s existing	It is anticipated that the site will come forward at a lower density. The recent development at Jewell Close has introduced in depth development to the

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			development, it could cause deviation from the village's historic settlement pattern. However, effects are dependent on the design of the scheme which is brought forward.	The Green. Policy GSNP4 seeks to ensure that development positively contributes to the existing landscape, built environment and historic character.
Appraisal of Regulation 14 of the Neighbourhood Plan				
Biodiversity Theme				
27.	5.7	GSNP11	Biodiversity Action Plan (BAP) Priority Habitats in the neighbourhood area include coastal and floodplain grazing marsh, lowland fens, deciduous woodland, and traditional orchards – with areas of ancient woodland also present. Both the sites allocated under Policy GSP3 and Policy GSNP4 are located at distance from these important habitat areas; as such, development would be unlikely to impact upon their integrity and biodiversity value.	Noted. BAP Priority Habitats are not currently included in the NP context to Policy GSNP11. It is appropriate to add BAP Priority Habitats as relevant background to the policy.
28.	5.10	GSNP3 GSNP4 GSNP11	Minor positive effects are considered likely for biodiversity. This reflects the focus on ensuring development maintains and enhances biodiversity through the site allocation policies and the wider policy framework. It also reflects the provisions under the biodiversity specific policy, which further ensures biodiversity is safeguarded and enhanced.	Noted.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
Climate Change Theme				
29.	5.17	GSNP3 GSNP4 GSNP8 GSNP11 GSNP12 GSNP13 GSNP14 GSNP15 GSNP16	Neutral effects are considered likely through the GSNP. This reflects the broad support provided through the policy framework to climate change adaptation and mitigation objectives; and the delivery of additional growth on sites within proximity to local amenities which will support a limitation of emissions.	Noted.
30.	5.14	GSNP4	The site allocated for healthcare infrastructure under Policy GSNP4 has a low risk of fluvial flooding, though it is in proximity to areas within flood risk zones. The site itself is at little to no risk of surface water flooding, but some areas adjacent to the site boundaries have a high risk. Redevelopment of the site and the increase in infrastructure could exacerbate the existing flood risk issues. Therefore, the SEA recommends the policy is enhanced to encourage applications to be accompanied by a proportionate flood risk assessment which considers the potential impacts of any development from all potential sources of flood risk. Nonetheless, it is acknowledged that the provisions of Policy GSNP15 outlines	Amend the Neighbourhood Plan accordingly as noted above.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
			several measures which seek to reduce overall flood risk in the neighbourhood area from new development.	
Community Wellbeing and Transport Theme				
31.	5.26	GSNP1 GSNP3 GSNP4 GSNP5 GSNP6 GSNP8 GSNP9 GSNP11 GSNP16 GSNP17 GSNP18 GSNP19	GSNP is considered likely to lead to positive effects in relation to community wellbeing and transport. This reflects the plan's focus on delivering a good number of homes to meet the identified need, the allocation of a site for healthcare facilities, the importance placed on safeguarding community facilities, and the maintenance of active transport opportunities and the safety of the road network.	Noted.
Historic Environment				
32.	5.30	GSNP3 GSNP4 GSNP8 GSNP9 GSNP10 GSNP11 GSNP17	Positive effects are considered likely for the historic environment. This reflects the heritage stipulations under the site allocation policies, and the benefits the wider GSNP policies will bring – all of which contribute to maintaining and enhancing the historic environment.	Noted.
Landscape Theme				
33.	5.34	GSNP2	Positive effects are considered likely through	Noted.

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
		GSNP3 GSNP4 GSNP7 GSNP8 GSNP9 GSNP11	the GSNP. This reflects the landscape considerations of the site allocation policies and the spatial framework, which work to reduce effects of new development on the rural and built-up landscape and deliver enhancements (where possible). It also reflects the focus of the wider plan policies on supporting the significance of the local landscape and villagescape character and the interrelationship between the natural and built environment.	
Next Steps				
34.	6.3	Consultation	The report should be published for consultation alongside the pre-submission draft plan for a period of 5 weeks.	<p>The 5 week consultation with the statutory bodies commenced on concluded on 15th July 2024. Additionally, the Pre- Submission Draft Neighbourhood Plan accompanies the consultation enabling consultees to comment upon the SEA report and to additionally comment on the Neighbourhood Plan in light of the finding of the SEA report. The Regulation 14 consultees and respondents were also notified of the consultation and were given the same opportunity to respond. The documents were available on the Parish Council website.</p> <p>The responses to the 5 week consultations are reported separately in the Consultation Statement and have been considered, and where appropriate,</p>

No.	SEA Reference	Plan Area	SEA Comment and Recommendation	Initial Draft Response or Action
				taken on board in preparing the Submission Version of the Neighbourhood Plan.

Appendix 11

Consideration of Responses to consultation on Strategic Environmental Assessment Report with Regulation 14 Neighbourhood Plan

No.	Consultee	Plan Area	Comments	Initial Draft Response
1.	Central Bedfordshire District Council	All	Does not wish to make representation	Noted
2.	National Highways	All	No comment	Noted
3.	Natural England	All	<p>It is Natural England’s advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely. The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection area (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs (‘candidate SACs’, ‘possible SACs’, ‘potential SPAs’) or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.</p> <p>Summary by Parish Council - Natural England does not hold information on all environmental assets and recommend that advice is sought before determining whether an SEA is required and reserves the right to comment on the environmental assessment of the plan.</p>	The response is noted. However, Natural England’s response appears to relate to the SEA Screening and not to the SEA Assessment itself. The views of Natural England were taken into account in designing the scope of the SEA at the Screening Consultation.

No.	Consultee	Plan Area	Comments	Initial Draft Response
4.	Cambridgeshire County Council as Local Lead Flood Authority	All	<p>We have reviewed the SEA and have the following comments:</p> <p>Summary of Appraisal Findings appears to indicate that 4/5 sites are at high risk of surface water flooding. It is noted that sequential testing for the is ongoing. Please note, discussions on the Exception Test should not be taking place until the Sequential Test is undertaken and passed. The LPA ultimately decides whether the site is sequentially acceptable. The LLFA is a statutory consultee to the LPA. Please note, we expect a full flood risk assessment and/or surface water drainage strategy to be submitted to support any planning application.</p> <p>Paragraph 023 of the updated PPG states that the aim of the sequential 'approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.' The LLFA have concerns that most of the sites allocated are at risk of surface water flooding, in particular NP4 (The Green) which is allocated for housing which appears to have a large</p>	<p>The Sequential Test has been completed with the support of the District Council. It has commented that it provides a more robust assessment and narrative (email 6th March).</p> <p>The concerns of the LLFA are noted and have been fully considered in the development and allocation of the two sites in the Neighbourhood Plan.</p> <p>The Neighbourhood Plan allocation policies are amended to ensure that a full flood risk assessment and surface water drainage strategy is submitted with any planning application. This reflects the LLFA response during the Regulation 14 consultation.</p> <p>The impact of Surface Water flood risk has appropriately informed the sites allocation process through a sites assessment, a sequential test report and discussions with key stakeholders. The Parish Council's decisions have been informed by this evidence.</p> <p>The Parish Council has also received a site specific flood risk assessment from the landowners of The Green. A site specific flood risk assessment is required by Policy GSNP4 to</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>surface water flow path traversing the site. It is noted that the LLFA commented on an FRA for the site (The Green) as part of the Neighbourhood Plan before.</p> <p>In the SEA site assessment findings, an overlay of the layout with the Risk of Flooding from Surface Water Map to clarify the flood risk to the site is recommended.</p>	<p>be submitted to demonstrate that flood risk can be mitigated both now, during the lifetime of the development having regard to the impact of climate change.</p> <p>The request for an overlay of the surface water Flood Risk Map will be discussed with AECOM who have prepared the SEA Assessment Report.</p>
5.	Anglian Water	All	<p>Thank you for consulting Anglian Water on the above consultation. We have no detailed comments to make, but support the recommendations of the assessment in respect of flood risk regarding draft allocation Policy GSNP4 - Land s/o 29 The Green.</p> <p>Anglian Water's previous representations submitted on the Regulation 14 version of the draft neighbourhood plan are still relevant.</p>	Support noted.
6.	James Godfrey	GSNP4	<p>We have reviewed the SEA with particular regard to our site. We would disagree with aspects of the 'Community Wellbeing and Transportation appraisal'. The description in this section of NP5 (Cage Lane - graded red) is virtually identical to that of NP4 (Land South of 29 The Green - graded green). Both sites have the same statement 'The</p>	<p>The SEA Assessment clearly identifies the impacts upon the aspects of Community Wellbeing and Transportation' for all sites. The SEA assessment highlights both the similarities and differences between the potential allocation sites. In respect of NP5, the SEA notes 'the limited pavement provision</p>

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			<p>addition of dwellings along the B661(Cage Lane) has the potential to exacerbate issues linked to highway safety, high traffic volumes, and traffic speed given it will likely bring additional private vehicles onto roads within the village'. NP4 which has a greater housing allocation of 20 dwellings goes on to say 'However, the effects are unlikely to be significant due to the moderate size of allocation being proposed'. I would suggest the same statement applies to NP5 which has a smaller housing allocation? In addition, the report does not seem to draw upon relevant information provided, namely the attached transport statement. We therefore feel, when considering all available information, that our site should be designated green (Likely Positive Effect) in this category. Are AECOM able to provide further information to support how they have reached their assessment in this category please?</p> <p>We would have thought that the SEA screening should have been completed after the call for sites was made to critically appraise/evaluate the best sites to take forward i.e the sites that would have the lowest impact. We note that the sites that were taken forward in the Neighbourhood Plan were determined by the PC in the meeting in May 2023, and that after this decision, the SEA was produced.</p>	<p>along this road to facilitate safe pedestrian movements'. It goes on to summarise – 'Whilst this site is located in an area close the village's existing amenities and transport infrastructure, pedestrian inaccessibility, and the potential increases in traffic on the local road networks are key concerns'.</p> <p>The 2019 Transport Assessment has been considered by the Parish Council. It states that the pavement would need to be extended to the proposed new access and Cage Lane would need to be widened from 3.8 metres to 4.8 metres. The development would include a 5.5 metre wide access and a 6 metre kerb radii with visibility splays. The transportation assessment suggests that low grade hedgerow would need to be removed.</p> <p>The Transportation Assessment concludes that the development will generate 7 vehicle trips in the AM peak and 8 vehicle trips in the PM peak. The calculation parameters use TRICS database 2019 and select Suburban Area and Edge of Town and Residential Zone. These categories do not reflect the edge of village location. The list of sites relevant to the TRICS selection parameters include sites in</p>

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			<p>As you are aware we are concerned about the process you undertook when deciding whether to take certain sites forward and not others and that the decision not to take our site (NP5) forward on the basis of transport/access appears to be a matter of conjecture and not based on specialist consulting input.</p> <p>Please can we arrange a meeting to discuss our concerns along with your response to our email on the 2nd May 2024 as we feel that a number of points raised in my initial email of 11th April 24 have not been adequately addressed.</p>	<p>Peterborough, Liphook, Ashford, Aylesford, Herne Bay, Caister on Sea, Bury St Edmunds, Lowestoft, Thetford and Norwich. The Parish Council considers that the estimate of traffic movements in the Transportation Assessment are predominantly for an edge of towns location and is not likely to reflect the circumstances of an edge of village location such as Great Staughton.</p>
7.	Historic England	All	<p>Having reviewed the Strategic Environmental Assessment Report, we are pleased to note that it includes consideration of historic environment issues, and that our comments at Scoping stage have been taken into account.</p> <p>We do not consider it necessary to make any further comments at this time.</p>	Support noted.
8.	Neil Childerley	GSNP3 and GSNP4	<p>Though I am not a resident of Great Staughton, I am a landowner in the village and in particular own the site NP4 as referred to in the SEA. The comment that I make is to support the report and to agree with its conclusions. However, I do think that there is a repeated typo error in the report,</p>	<p>The representation highlights a typographical error in the report. AECOM should be asked to amend the report so that on each occasion it reads:</p> <p>In this respect, the GSNP supports limited</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>the following comment is made three times:</p> <p>"In this respect, the GSNP supports limited windfall development on infill sites to contribute to local needs (see policy GSNP1) and the community is also committed to working with the local landowner/developer for the site NP4 to determine whether the site could accommodate a proportion of housing as part of a mixed-use scheme".</p> <p>This is made on page vii, page 36 (paragraph 4.30) and page 41(paragraph 5.20). Referring back to the draft NP, the policy established (GSNP3) was that site NP1(Brook Farm) would be a mixed use scheme while site NP4 (The Green) would be purely residential(GSNP4). I was not aware that these policies had changed. I would appreciate clarification as to whether the policies set out in the draft NP have indeed changed or a typo error has been made and NP4 should be replaced with NP1.</p>	<p>windfall development on infill sites to contribute to local needs (see Policy GSNP1) and the community is also committed to working with the local landowner / developer for Site NP1 to determine whether the site could accommodate a proportion of housing as part of a mixed-use scheme.</p>
9.	Huntingdonshire District Council	All	<p>Huntingdonshire District Council (HDC) welcome the opportunity to comment on the Strategic Environmental Assessment (SEA) Report (June 2024) to support the draft Great Staughton Neighbourhood Plan.</p> <p>HDC are supportive of the proactive approach the Parish Council and the Neighbourhood Plan Group</p>	<p>The support from Huntingdonshire District Council is welcomed noting the robustness of the SEA Assessment. The allocation policy GSNP3 and GSNP4 have been amended following the Regulation 14 consultation on the Neighbourhood Plan and following the consultation on the SEA Assessment amended</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>are taking in seeking to allocate sites for development to meet identified local needs such as affordable housing and a new medical facility. HDC also support the technical work and assessments being undertaken to ensure that the preferred allocation sites of Brook Farmyard and Land South of 29 The Green are supported by robust technical evidence and assessment.</p> <p>The SEA report (June 2024) provides a clear and robust assessment in combination with the Sites Options Report (May 2023) and sequential testing that is ongoing. HDC consider that this SEA report satisfies the requirements of the SEA Regulations. It is recognised that both sites have their own constraints to overcome regarding their impact on the natural and historic environment. It is also acknowledged that none of the 10 sites identified within Neighbourhood Plan Call for Sites process are unconstrained. HDC recognise that Brook Farmyard is sensitively located on the edge of a conservation area and adjacent to listed buildings, while Land South of 29 The Green is constrained by surface water flood risk. In principle, the two allocations are supported subject to robust and appropriate policy wording regarding addressing the various constraints impacting both sites. We look forward to reviewing the site allocation policies further and reviewing compliance with the</p>	<p>to more fully reflect the know constraints on the sites. Amendments have been made to ensure that there is robust and appropriate policy wording addressing the various constraints impacting both sites.</p> <p>AECOM are to be requested to amend paragraph 1.6 to include a link to the Screening Report completed in September 2023. The Screening Report will be included in the submission documents to the District Council. AECOM will also be asked to include a link to the final submission Sequential Test Report.</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>strategic policies of the Huntingdonshire Local Plan. Upon reviewing the SEA Report, in paragraph 1.6 a link to the screening report completed by HDC should be added as well as being included as a possible appendix to the SEA. Also, a link to the sequential testing report should also be added to the report when it is completed.</p>	
10.	Environment Agency	G SNP 4	<p>The SEA makes some mistakes in terminology and concepts regarding flood risk:</p> <ul style="list-style-type: none"> • Local Flood Authority is referenced instead of the Lead Local Flood Authority – this has no or very little impact on the conclusions of the document but should be rectified. • The SEA says that the sequential test will inform the drainage strategy. The sequential test is carried out prior to the design of the mitigation measures, including the drainage strategy. We are concerned that the SEA is stating that the drainage strategy will enable the sequential test to be passed. This is not in line with the National Planning Policy Framework (NPPF) or the Planning Practice Guidance (PPG). <p>Note: there is training available on the Town and Country Planning Association website. This provides bite size training on the concepts of flood risk management planning policy.</p>	<p>The SEA does not explicitly state that the drainage strategy will enable the sequential test to be passed. For clarity request that AECOM amend paragraph 5.14 of the SEA.</p> <p>In terms of climate change adaptation, a summary of the flood risk concerns with the proposed site allocations is presented below:</p> <ul style="list-style-type: none"> •The site allocated under Policy G SNP4 has a very low risk of fluvial flooding but is at risk of surface water flooding. The policy sets requirements for managing flood risk on the site – including a flood risk assessment and implemented a sustainable drainage strategy. <u>The site will be subject to the Sequential Test set out in national policy.</u> The sequential test and remains an allocation proposal, it will also need to be demonstrated that the design can be made safe, without increasing the risk of flooding.

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>The SEA methodology utilises very broad categorisations of the impacts of flood risk to the site. Table NTS2 identifies all but one site as falling under 'likely adverse effect (without mitigation measures)'. In reality, there is a significant difference in impacts between the sites, with sites NP1 and NP8 facing a relatively low flood risk and sites NP4 and NP7 facing significant flood risks. It is referenced that the sequential test is being carried out. Given that the proposed allocations are located within areas of high flood risk, it is essential to the soundness of the plan to ensure the methodology meets the requirements of the NPPF.</p> <p>We have significant concerns over the allocation of NP4 in terms of the surface water flood risk present on the site. The sequential test requires that developments are located in areas of the lowest flood risk feasible. NP4 is at high risk of flooding, whereas site NP8 and NP5 are at lower risk of flooding. You need to ensure that clear evidence has been provided on how the sequential test process has been followed in allocating sites in this plan. If NP4 passes the sequential test and remains an allocation proposal, it will also need to be demonstrated that the design can be made safe, without increasing the risk of flooding. We are</p>	<p>The SEA is by its nature strategic in context. The Parish Council is acutely aware of the distinct flood risks on each of the sites and the comments on the differences made by the EA are appreciated.</p> <p>EA have a copy of the sequential test report and the Parish Council reviewed their comments at its meeting on 12th September 2024. It comments that the Sequential Reports sets out why other sites are not considered to come forward which should be confirmed with the District Council. It also notes that the site is being considered through the Strategic Flood Risk Assessment for the Local Plan.</p> <p>The Parish Council has assumed that development on this site will be low density at approximately 85% bringing forward 20 dwellings. However, this assumption should be qualified in the NP to take on board the EA comments on the scale of the drainage necessary and any attenuation required.</p> <p>The Parish Council has received a Site Specific Flood Risk Assessment from the landowner of site GSNP 4 and this is made available as part</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>concerned that the space that will be needed to provide mitigation measures has not been considered when determining the quantum of development that can occur on this site. Given the high levels of flood risk on this site, the mitigation measures may be extensive. Given that the flood water is coming from the surrounding area, a drainage strategy is not sufficient to manage this unless large volumes of attenuation is provided.</p> <p>Climate change will likely increase the risk of surface water flooding. To be in line with Policy GSNP15 of this Plan, the allocation of NP5 will have to demonstrate that the impact of climate change has been considered. Allocating this site is a significant risk at this time.</p> <p>We feel that before this site can be allocated, a site-specific Flood Risk Assessment needs to be undertaken to demonstrate that the flood risk can be safely managed, without increasing the risk to the neighbouring areas. Without this, we would not support the allocation of this site.</p> <p><i>Following the submission by the Environment Agency, the Parish Council sought clarification on the final paragraph given a site specific Flood Risk Assessment had been considered previously by the</i></p>	<p>of the NP's evidence base. The document was made available to the EA and LLFA in March 2024 and their comments are included in the Sequential Test Report.</p> <p>It is recognised that the system would also need to be designed to a 1 in 100 year plus 40% climate change rainfall event.</p> <p>The Flood Risk Assessment concludes that subject to the suitable design of the site layout and external levels all surface water risks can be adequately managed or mitigated as part of any residential development.</p>

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p><i>Environment Agency. The further comments are set out below.</i></p> <p>Unless a proposal comes forward that satisfactorily demonstrates that the proposal (NP4, The Green) can be achieved so the future residents are safe from the impacts of flooding and that the proposal will not increase the risk of flooding to other, then we would not recommend that this site is allocated in the NP. The reason for our resistance to this allocation is the concern over flood risk to those proposed houses and the adjacent areas. We don't want the community to create a legacy of risk where it can be avoided. Flood risk is acknowledged by the current government as a hard constraint to development and is one of a few reasons why a Local Authority can reduce their house targets.</p> <p>The flood risk specialist's preliminary review of the FRA for the housing site at The Green concluded that it does not provide a comprehensive evidence base for a site at high risk of surface water flooding, as it uses only historic and qualitative observations to counter the conclusions of the Flood Map for Surface Water. Following internal discussion, we have concluded that we cannot provide a detailed review under our charged for Advice Service as we</p>	

No.	Consultee	Plan Area	Comments	Initial Draft Response
			<p>would not respond to planning applications for development at this site at the planning stage. This is because it sits in fluvial flood zone 1 and the concerns are surrounding surface water flooding, which falls under the planning remit of the Lead Local Flood Authority (LLFA). We therefore recommend consulting with the LLFA for their comments on the submitted FRA. You can also read our guidance on preparing an FRA here: Flood risk assessment: flood zones 1, 2, 3 and 3b - GOV.UK (www.gov.uk)</p> <p>It is acknowledged within the allocation process that sites at lower flood risk can be excluded from consideration for allocation where fundamental planning constraints would stop them being brought forward. We note that this has been set out in the draft Sequential Test document, which also states that the site allocation will be progressing to a Level 2 SFRA conducted by Hunts DC but not expected for completion until late 2024. We are not able to advise whether other material considerations outweigh the flood risk to the site but strongly recommend this is discussed with the LPA and that due attention is given to ensuring the evidence base for flooding at the proposed allocation sites is sound. The Level 2 SFRA will play a fundamental role in this process.</p>	

No.	Consultee	Plan Area	Comments	Initial Draft Response