

**INDEPENDENT EXAMINATION OF THE GREAT STAUGHTON  
NEIGHBOURHOOD DEVELOPMENT PLAN**

EXAMINER: Andrew Freeman BSc (Hons) DipTP DipEM FRTPI

Robert Jewell  
Chair Great Staughton Parish Council

Natalie Elworthy  
Senior Planning Policy Officer  
Huntingdonshire District Council

Via email

Examination Ref: 01/AF/GSNP

20 February 2025

Dear Mr Jewell and Ms Elworthy

Following the submission of the Great Staughton Neighbourhood Development Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for Great Staughton Parish Council (GSPC) and Huntingdonshire District Council (HDC), to which I would like to receive a written response(s) by **Thursday 6 March 2025** if possible.

1. Examination Documentation

I can confirm that I am satisfied that I have received the draft Plan and accompanying documentation, including the Basic Conditions Statement; the Consultation Statement; the Strategic Environmental Assessment Report and the Regulation 16 representations, to enable me to undertake the examination.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area during week commencing 17 March 2025. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

#### 4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from HDC and GSPC.

I have 27 questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) by **Thursday 6 March 2025**.

#### 5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 weeks of submission of the draft Plan. However, as I have raised a number of questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable may be extended. Please be assured that I will aim to mitigate any delay as far as is practicable. The IPE office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the GSPC and HDC websites.

Thank you in advance for your assistance.

Yours sincerely

**Andrew Freeman**

Examiner

## ANNEX

From my initial reading of the Great Staughton Neighbourhood Development Plan, the supporting evidence and the representations that have been made to the Plan, I have the following questions for GSPC and HDC. I have requested the submission of responses **by Thursday 6 March 2025**, although an earlier response would be much appreciated. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

### Question for Huntingdonshire District Council

1. Policy GSNP 6 / Comment ID: GSNP 29: Please confirm the number of affordable housing properties at Jewells Close that are, or could be, subject to a 'local connection' requirement.

### Questions for Great Staughton Parish Council

2. Policies GSNP 1 and 3: Should the healthcare site be referred to as Brook Farm or Brook Farmyard?
3. Policy GSNP 3: Does the allocation boundary include the 0.2 ha of land referred to in paragraph 5.44? If not, please provide a plan showing the totality of the land that could, potentially, be developed.
4. Policy GSNP 3: Where is an applicant to find details of the ridge and furrow earthwork remains, remains that are to be preserved intact (link required)?
5. Policy GSNP 4: For the benefit of applicants, please provide a link to a plan showing the surface water flow path across the site.
6. Policy GSNP 4 – 'suitable access for the maintenance of foul drainage infrastructure': Is this a reference to the Anglian Water sewer that crosses the site? Where can an applicant find appropriate details (link required)?
7. Policy GSNP 4 – 'views associated with the heritage asset': Are these defined anywhere? Is there clarity over what views need to be safeguarded?
8. Please comment on both the representations made by the Environment Agency (Comment ID: GSNP 17 and 18).
9. Policy GSNP 6: Given the views of Huntingdonshire District Council (not necessary for any local connection criteria to be applied to any other remaining social rented properties in the Parish), is there adequate justification for half of all new affordable housing to be allocated to occupants with a strong local connection? Please direct me to the relevant evidence.
10. Policy GSNP 9 – 'non-listed buildings that make a positive contribution to the Conservation Area': Where are these identified?
11. Policy GSNP10: On Maps 7 and 8, please advise to which asset the numbers refer. Please provide plans showing the extent of the curtilages of the assets (or provide a link to such information). Please also clarify why six assets are referenced in Paragraph 7.11 but there are seven numbered assets on Maps 7 and 8.
12. Policy GSNP 10: Is it the intention that the non-designated heritage assets should be specifically designated under this policy?

13. Policy GSNP 11: For the purposes of the policy, are sites of biological importance the same as sites of ecological importance?
14. Policy GSNP 11 and Map 9A: What is the large site just north of the centre of the plan area? Is this A7, 'Closed Churchyard'? Is the numbering in the policy the same as the numbering on the plan?
15. Policy GSNP 11 and Map 9B: Is there clarity over the extent of the land within the river valley that needs to be the subject of the policy? Is there mapping that shows the roadside verges that are also subject to the policy?
16. Policy GSNP 11 and Map 9C: Please clarify what are the ecology features to which C1 to C4 in the text refer.
17. Policy GSNP 11 and Map 9C: Are the "ponds for irrigation" the same as the ponds that are shown on Map 9C?
18. Policy GSNP 11 and Map 9D: Is there mapping (not just numbers on a small-scale plan) that shows the geographical extent of the features that are to be the subject of the policy?
19. Policy GSNP 11: Please direct me to the evidence specific to Great Staughton Parish that supports biodiversity net gain at 20%? What is the justification for applying the higher rate?
20. Policy GSNP 11: Please comment on the District Council's suggestion of including details of the section of the Grafham-Brampton-River Kym Habitat Network to the north of Great Staughton.
21. Policy GSNP 12: How is it intended to ensure that buildings use a low carbon heat source?
22. Policy GSNP 13: Is the policy intended to be supportive of more than one community led energy project if more than one came forward?
23. Policy GSNP 15 – on-site storage and run off rates: Are there any 'other relevant codes of practice' that you would wish to identify?
24. Policy GSNP 17: Please comment on the representations of Cambridgeshire County Council (Comment ID: GSNP 9).
25. Policy GSNP 19: Please provide me with a plan that locates all the facilities listed in the policy and also shows their curtilage.
26. Please comment on representation Comment ID: GSNP 44 (Lauren May / A Newman).
27. Please comment on the representations of the Local Lead Flood Authority (Comment ID: GSNP 45).

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