

## INDEPENDENT EXAMINATION OF THE GREAT GRANSDEN NEIGHBOURHOOD PLAN

To: Intelligent Plans and Examinations (IPE) Ltd  
3 Princes Street  
Bath  
BA1 1HL

Andrew Freeman  
Examiner  
and  
Steve Carnaby  
Associate Director

Copy: Natalie Elworthy  
Planning Policy Officer  
Huntingdonshire District Council  
and  
Nick Ginn  
Chair – Great Gransden Parish Council

Via Email

Examination Reference: 01/ASF/GGNP

3<sup>Rd</sup> November 2022

Dear Mr Freeman,

GREAT GRANSDEN NEIGHBOURHOOD PLAN EXAMINATION

Thank you very much for your procedural letter and some questions in relation to the Great Gransden Neighbourhood Plan.

We now have pleasure in submitting our answers to your questions, they are listed below. Please let us know if you require any further clarification.

We look forward to receiving your draft report in due course.

Yours sincerely

Peter King  
Great Gransden Neighbourhood Plan Working Group

## Annex

From my initial reading of the Great Gransden Neighbourhood Plan and the supporting evidence, I have a number of questions for Huntingdonshire District Council and Great Gransden Parish Council. I have requested the submission of a response by **Friday 4 November 2022**. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

### Question for Huntingdonshire District Council and Great Gransden Parish Council

1. Can either the District or Parish Council provide me with a plan showing the full curtilage of Brook House (GGNP:13)?

Huntingdonshire District Council has kindly agreed to provide the map, a copy of which is attached. You will see Mandene Brook running through the curtilage and that the land is surrounded by grade 2 agricultural land on two sides.

### Questions for Great Gransden Parish Council

2. First Homes: Having regard to guidance in the PPG (Reference ID: 70-018-20210524), neighbourhood plans should take account of the Government's new First Homes requirements. Please respond.

We note the Great Gransden Neighbourhood Plan does not fall under the transitional provisions set out in the PPG (Reference ID: 70-018-20210524) and that development plans should take account of the new First Homes requirement

The PPG 013 (Reference ID: 70-013-20210524) states

*"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required"...*

*"Policies for First Homes should reflect the requirement that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes"*

Policy G1 includes a requirement that the housing mix of a scheme is suitable for meeting local needs and the supporting text provides information on what those needs currently are. However, the Great Gransden Neighbourhood Plan does not include any policies which set affordable housing targets for individual schemes in the parish. As with most neighbourhood plans, this is a matter left for the Local Plan. For development schemes triggering a Local Plan policy requirement for affordable housing via S106, The District's First Home Position Statement [here](#) will therefore apply.

Policy G2 – supports the delivery of rural exception sites in Great Gransden. The housing mix on these sites will need to reflect up to date evidence on Great Gransden specific affordable housing needs. Our understanding is that the First Homes requirements do not apply to rural exception sites policies (although we note plans can support First Homes exception sites). The PPG (Reference ID: 70-012-20210524) states a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes and this, as we see it excludes, development coming forward as a rural exception site. Furthermore, as rural exceptions sites should reflect up to date information on evidenced parish-specific affordable housing needs, it would be inappropriate to prejudice the housing mix on a rural exception site via the Neighbourhood Plan.

3. Policy G1 – a housing mix suitable for meeting local needs: Is this criterion intended to apply to *all* residential developments (or just those above a certain size)?

Great Gransden Parish Council currently say ‘all development proposals’ in Policy G1 b.

It is intended for this to apply wherever the scale permits. We propose the last bullet is reworded to read:

“where the scale permits, residential development proposals will be expected to provide a housing mix suitable for meeting local needs”

If it helps the bullet point could also include a signpost to the information in paragraphs 7.1.16 to 7.1.17 in the supporting text.

4. Policy G1 – a housing mix suitable for meeting local needs: Does this mean schemes including one or more of the following elements: smaller dwellings, affordable housing, housing for older people, bungalows or flats?

Yes, we believe there is appropriate evidence in the ‘Housing Needs Survey Results Report for Great Gransden’ produced by Cambridgeshire Acre. Also, refer to this extract from the Great Gransden Neighbourhood Plan 7.1.17 - The community would be more likely to support housing developments that provide a mix of housing size that enables provision for older people accommodation and a mix of dwelling types such as bungalows and flats to cater for changing needs and younger individuals and families, thus sustaining and growing a multi-generation community.

5. Policy G1 – “on the edge of the Built-Up Area Boundary”: Please explain. Would a qualifying site have to touch/have a common boundary with the built-up area?

The nature of the settlement, means that in the case of Great Gransden, a qualifying site would have to have a common boundary with the Built-Up Area Boundary, as shown on Figure 7. It is felt that sites beyond this would not relate well to the existing settlement.

We acknowledge this is different to the approach taken in Policy LP28 of the Local Plan. NP policy G1 allows for rural exception housing adjacent to the Built-up Area boundary rather than well related to the built-up area. This reflects the fact that the NP has defined a map-based boundary for its Built-Up Area and to reflect the fact that Great Gransden is located within one focused group of dwellings.

6. Policy G1: Please comment on whether the following sites should be included within the built-up area boundary: Brook House (whole curtilage) (GGNP:13); Gransden Hall riding school area (GGNP:15); and land off Eltisley Road (established business area and residential property/ curtilage) (GGNP:18).

Brook House: The boundary follows the brook in this instance. Please refer to Question 1 above.

Gransden Hall Riding School: It is physically and visually more related to the countryside and is rural in appearance, with little or no pedestrian access. There are no further buildings before the neighbouring village of Waresley. The land is surrounded by open countryside to the east, south and west. The site falls within the category of an open space/sports/recreational facility which extends into the countryside and should therefore be excluded from the Built-Up Area Boundary. See page 7 of the Built-up Area boundary rationale.

Land off Eltisley Rd: It is isolated from the Built-Up Area Boundary with open land in between it and the Kingspan/Potton Timber site. It therefore is physically and visually more related to the countryside. It has little or no pedestrian access and it potentially would be the start of a ribbon development.

**7. Policy G2: What is meant by “small scale” affordable housing?**

The intention is that any housing coming forward as part of qualifying rural exception sites would be tailored, in scale, size and mix, specifically to the affordable housing needs in the parish. We would normally not expect this to exceed 10 dwellings but it would be contingent on site sensitivity, combined with evidence of local need at the time a scheme was being progressed.

**8. Policy G2 – “Great Gransden connection”: Is the parish council relying on the definition of “local connection” set out in the Local Plan (Paragraph 7.47)?**

Yes indeed.

**7.47** Affordable housing provided on a rural exceptions site is limited to that necessary to meet local needs. The local needs to which this policy relates will be those arising from the parish or other nearby parishes whose need can successfully be met in the location to which the proposal relates. To be eligible for this housing a potential resident must be able to demonstrate a genuine local connection and that they cannot afford suitable housing in the locality to meet their needs. This includes:

- Existing residents who are in need of alternative accommodation
- People who are employed, or have a firm offer of employment, in the settlement
- People who have a close family member who lives in the settlement
- People who were previously resident and can demonstrate an ongoing connection to the settlement

**9. Policy G2 – “Great Gransden connection”: Does there need to be a mechanism, within the neighbourhood plan, that ensures that the dwellings are only occupied by households with a Great Gransden connection?**

Yes. There does need to be a mechanism in place. The following text could be included into the policy:

“The affordable housing will be subject to a local connection, meaning that people with a strong local connection to the parish of Great Gransden, and whose needs are not met by the open market will be first to be offered tenancy or shared ownership of the affordable homes. A strong local connection means an applicant who satisfies HDC’s local connection criteria (as applied to the parish for Great Gransden) for affordable housing as set out in paragraph 7.47 of the Local Plan.”

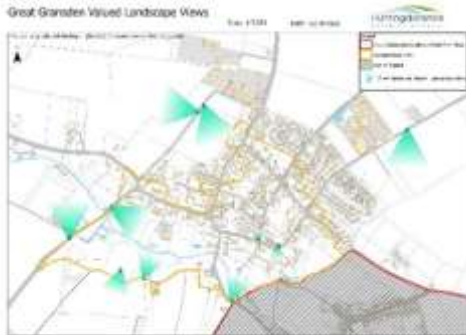
The Great Gransden Parish Council will use its website to keep everyone updated about progress and ensure that everyone understands the application process.

**10. Policy G3 – Parking of cars, cycles, etc: What is “etc” intended to include?**

We could either remove ‘etc’ or we could spell out electric scooters and mobility scooters. We are happy to amend appropriately.

11. Policy G5 – “views into, out of and within the Great Gransden Conservation Area”: Are these views identified somewhere?

Figure 8 provides that information. We propose to insert the Conservation Area onto that map (attached), as illustrated in the map below.



12. Policy G7: Local Plan Policy LP 32 (applied by Policy G7) provides for compensatory measures where open space is lost. Is this an appropriate policy provision for Other Valued Green Spaces which have an intrinsic value that cannot be replicated in another location?

For the spaces which fall outside of the Built-Up-Area Boundary, we would normally not expect development to come forward and any development that does would need to comply with Policy G1. For the spaces inside the Built-Up-Area Boundary, we don't envisage any proposals would come forward other than essential maintenance required by Highways.

Table 2: Other Valued Green Spaces in the supporting document “Rationale for Local Green Spaces and Other Valued Green Spaces” describes (see third column) how the spaces contribute to the character of Great Gransden. Should a development be otherwise acceptable which impacts adversely on quality of a green space to which public value is attached, it is this loss of public value that would need to be compensated. How this is done would depend on which site is impacted. For example, a proposal on an Other Valued Green Space which adversely impacts the visual amenity or setting of a public space (e.g. village centre, public right of way), schemes would first need to mitigate for this through design, landscape screening and buffering and compensate if there are residual negative impacts.

We acknowledge that where an open space has public value because of qualitative reasons, rather than quantitative reasons, it is more challenging to compensate for that loss. Paragraph 8.29 in the Local Plan specifically acknowledges this and for this very reason state that any loss should be carefully considered.

However, paragraph 8.28 in the Local Plan states that “A proposal will only be supported where the open space is to be replaced with an alternative for which there is a proven need or where compensatory measures that will **deliver net gains for the community can be delivered**” (bold own emphasis).

In the case of Great Gransden, the Neighbourhood Plan clearly identifies and evidences existing shortfalls in publicly accessible open space in the parish - see paragraphs 7.8.1 and 7.8.2. These are examples of how loss or partial loss of an Other Valued Green Space could potentially be compensated.

- 13. Policy G10 – Provision of pavements or routes where not in place: Is this going to be possible or practical in all cases? Is it intended that provision will be in conjunction with the highway authority?**

As explained in paragraphs 7.10.1 and 7.10.2, the pedestrian environment in Great Gransden village is poor and this should be a key consideration for all planning proposals.

Any changes in terms of pavements or routes that are not in place will need to be taken in consultation with Highways. Great Gransden Parish Council are currently aware of a few pinch points where highways do not own sufficient suitable (i.e. level) land for this to be possible. As part of the permission, a planning condition should be included in the decision notice for off-site highway improvement works.

Certainly in the case of a Section 106, as recently proved in 17/01375/OUT Land North East Of Mandene Gardens Great Gransden – Proposal Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.

In a similar S106 As part of a planning application under 18/00958/FUL Hybrid planning application comprising: 1) Applying for outline planning permission for the erection of 38 custom/self build houses with roads, services, attenuation pond and infrastructure; and 2) Full planning permission for the erection of 5 custom/self-build show houses with sales centre & car parking following demolition of factory and offices. The planning application was deferred at the DMC meeting on 11 November 2019 to allow for a site visit to be made by County Highways in relation to the proposed footpath being secured as part of the application proposals.

- 14. Policy G12 – requirement for community leadership: What are the implications for development proposals?**

The priorities marked with an asterisk are linked to Community Action Plans in Chapter 9. It is envisaged, these action plans will be progressed during the plan period under the overall guidance of the Parish Council. Depending on the timing and nature of a planning application, the items marked with an asterisk could be appropriate infrastructure items to which the development proposal could contribute towards.

Once the Neighbourhood Plan is adopted, it is expected that applicants will contact the Parish Council at pre-application stage. At this stage, the Parish Council can provide an up to date position on the status of the community infrastructure projects and Community Action Plans.

- 15. Policy G13 – contributions to pre-school and primary school provision: Are these *financial* contributions?**

As a first principle, the Neighbourhood Plan expects developers to provide a financial contribution towards the delivery of the required infrastructure. In certain situations, the provision of land for space within development to accommodate identified education and school facilities, including early years and children's centres provision, will be considered as an alternative contribution. In each case we would rely on Huntingdonshire District Council LP4 and HDC Developer Contributions supplementary planning documents for further guidance. Each relevant developer application will be considered on a case-by-case basis in consultation with appropriate partners.



**Brook House, 27 Mill Road**

Date: 25 October 2022  
 Produced by: **3C** Shared Services  
 from Mapping Portal  
 Scale: 1:1,000 @ A4

# Great Gransden Valued Landscape Views

Scale: 1:7,000

Date: 25/10/2022

