

A14 Cambridge to Huntingdon improvement scheme

Environmental Statement

Appendices

Appendix 10.1: Details of relevant landscape planning policies

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The following provides further details regarding the content of landscape planning policies as referenced in *Table 10.1 of Chapter 10 of the Environmental Statement (ES)* and how the scheme complies. The location of proposed scheme features referenced within this appendix can be found on *Figure 3.2*.

(Note: whilst the policies referred to in the table below (and this Appendix generally) refer to Views and Mill Commons as “open space” and “commons”, Views and Mill Commons are areas of grassland used for grazing or privately owned green space. They are no longer registered commons (excepting a small triangular area that remains as a registered common) and are not “open space” as that term is defined for the purposes of the Planning Act 2008. References in the below policies and to Views and Mill Commons should be read in this context).

Planning policy	Detail/content	How scheme relates
<i>Draft National Policy Statement for National Networks (Department for Transport, December 2013)</i>		
n/a	Contains requirements for landscape assessment.	The methodology adopted for the assessment is fully compliant with the guidance set out within the <i>Draft National Policy Statement for National Networks</i> (Department for Transport December, 2013). The guidance provided on assessment relevant to LVIA is based on guidance set out within <i>Guidelines for Landscape and Visual Impact Assessment (GLVIA3)</i> (Landscape Institute/IEMA 2013), which also underpins the <i>Interim Advice Note 135/10 Landscape and Visual Effects Assessment</i> (Highways Agency, 2010).
<i>National Planning Policy Framework (Department for Communities and Local Government, 2012)</i>		
<i>Policy 7 Requiring good design</i>	Policy 7 promotes good quality design.	The landscape design for the scheme seeks to ensure that landscape mitigation is both appropriate and effective and that the public realm is enhanced in built up areas.

Planning policy	Detail/content	How scheme relates
<i>Policy 9 Protecting Green Belt land</i>	Policy 9 advises that inappropriate development within the green belt should not be approved except in 'very special circumstances' or when clearly outweighed by other circumstances. Local transport infrastructure is not considered inappropriate where requirement for green belt location is demonstrated, the openness of the green belt is preserved, and where it does not conflict with the other purposes of the green belt policy.	This use is not considered to jeopardise the objectives of the green belt given that the overall effect on the green belt is predicted not to be significant. The alignment design and landscape mitigation proposed for the scheme minimises adverse effects on the rural character and openness of the green belt as far as is practicable. Online sections of the scheme would have little impact on the 'openness' of the green belt. The proposed infrastructure at Girton interchange would expand the extent of highway infrastructure within a very localised part of the green belt. It is also important to note that the area of the scheme within the green belt follows the line of an already existing major transport route.
<i>Policy 11 Conserving and enhancing the natural environment</i>	Policy 11 includes some general aspirations for local planning authorities to take into consideration in the decision making process which are very broadly relevant to landscape.	The landscape mitigation proposed for the scheme aims at conserving and enhancing the natural environment and effectively mitigating landscape and visual effects as far as practicable. However some residual adverse effects are however, likely to remain as a result of the scheme.
<i>The Cambridgeshire and Peterborough Minerals and Waste Development Plan, Core Strategy Development Plan Document (Cambridgeshire County Council and Peterborough City Council, 2011)</i>		
<i>CS33 Protection of Landscape Character</i>	<i>"Mineral and waste management development will only be permitted where it can be demonstrated that it can be assimilated into its surroundings and local landscape character area in accordance with the Cambridgeshire Landscape Guidelines, local Landscape Character Assessments and related supplementary planning documents."</i>	The excavation extent of borrow pits has been carefully considered so that a 'buffer' would be retained between the extent of excavation and any sensitive environmental constraints. Restoration plans for the borrow pits aim to sensitively restore the borrow pits into the surrounding topography and in keeping with the surrounding landscape character.

Planning policy	Detail/content	How scheme relates
South Cambridgeshire Development Control Policies Development Plan Document (DPD) (South Cambridgeshire District Council, 2007)		
Policy DP/3 Development Criteria	<p>“.....2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:.....</p> <p><i>l. On village character;</i></p> <p><i>m. On the countryside, and landscape character;</i></p> <p><i>n. From undue environmental disturbance such as, lighting, ...”</i></p>	<p>Current published descriptions for landscape character areas in Cambridgeshire and associated landscape guidelines have been closely examined. This has been supported by scheme specific landscape character assessment. This has informed the design of landscape mitigation to ensure that it complements local landscape character as it changes along the length of the scheme.</p> <p>Lighting for the scheme has been limited to the minimum required for public safety and security. Where lighting is required its impact would be controlled through careful placement and the use of modern, controllable light sources with sharp cut-off properties, coupled with dynamic systems of operation.</p>
Policy GB/2 Mitigating the Impact of Development in the Green Belt	<p>“1. Any development considered appropriate within the green belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the green belt.</p> <p>2. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the green belt is mitigated.”</p>	<p>The alignment design and landscape mitigation proposed for the scheme limits adverse effects on the rural character and openness of the green belt as far as practicable. Online sections of the scheme would have little impact on the ‘openness’ of the green belt. The proposed infrastructure at Girton interchange would expand the extent of highway infrastructure within a very localised part of the green belt.</p>
Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt	<p>“1. Where development proposals are in the vicinity of the green belt, account will be taken of any adverse impact on the green belt.</p> <p>2. Development on the edges of settlements which are surrounded by the green belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the green belt.”</p>	<p>The scheme design takes account of the green belt and care has been taken with the landscape design, which includes substantial planting, in order to protect the purposes of the green belt.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy NE/4 Landscape Character Areas</i></p>	<p><i>“Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located.”</i></p>	<p>Current published descriptions for Landscape Character Areas in Cambridgeshire and associated landscape guidelines have been closely examined. This has been supported by scheme specific landscape character assessment. This has informed the design of landscape mitigation to ensure that it complements local landscape character as it changes along the length of the scheme.</p>
<p><i>Policy NE/14 Lighting Proposals</i></p>	<p><i>“1. Development proposals which include external lighting should ensure that:</i></p> <ul style="list-style-type: none"> <i>a. The proposed lighting scheme is the minimum required for reasons of public safety and security;</i> <i>b. There is no light spillage above the horizontal;</i> <i>c. There is no unacceptable adverse impact on neighbouring or nearby properties or on the surrounding countryside;</i> <i>d. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;</i> <i>e. Road and footway lighting meets the District and County Councils’ adopted standards.”</i> 	<p>Lighting for the scheme has been limited to the minimum required for public safety and security. Where lighting is required its impact would be controlled through careful placement and the use of modern, controllable light sources with suitable cut-off properties, coupled with dynamic systems of operation.</p>
<p><i>Policy CH/1 Historic Landscapes</i></p>	<p><i>“Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected.”</i></p>	<p>Important areas and features of the historic landscape are generally avoided by the scheme. There would, however, be direct impacts on Huntingdon Conservation Area and privately owned green space within Huntingdon (refer to <i>Chapter 9 of the ES</i> for further details).</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy CH/4 Development Within the Curtilage or Setting of a Listed Building</i></p>	<p><i>“Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.”</i></p>	<p>There would be views of the scheme from a number of listed buildings. The scheme would result in a range of impacts on the setting of surrounding listed buildings, ranging from large adverse to large beneficial (refer to <i>Chapter 9 of the ES</i> for further details). These impacts have been mitigated as far as practicable through design and development of landscape mitigation proposals.</p>
<p><i>Policy CH/5 Conservation Areas</i></p>	<p><i>“Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.”</i></p>	<p>The scheme would not directly affect or cause any adverse impacts on conservation areas within South Cambridgeshire. There may, however, be beneficial effects as a result of anticipated reduction in traffic flow in Fen Drayton Conservation Area.</p>
<p><i>Policy CH/6 Protected Village Amenity Areas</i></p>	<p><i>“Development will not be permitted within or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.”</i></p>	<p>Whilst the scheme would be immediately adjacent to a Protected Village Amenity Area north of Bar Hill and would also be in close proximity to Protected Village Amenity Areas north-west of Histon Junction and north-east of Milton Junction, the scheme would be set within the context of the existing major highway infrastructure. Although there would be some temporary adverse effects during construction, it is not considered that the scheme would adversely impact on the character, amenity or tranquillity of these designated areas following construction.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy CH/7 Important Countryside Frontages</i></p>	<p><i>“1. Important Countryside Frontages are defined where land with a strong countryside character either:</i></p> <p><i>a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or</i></p> <p><i>b. Provides an important rural break between two nearby but detached parts of a village framework.</i></p> <p><i>2. Planning permission for development will be refused if it would compromise these purposes”</i></p>	<p>The scheme would not directly affect any Important Countryside Frontages.</p>
<p>South Cambridgeshire Local Development Framework Core Strategy Development Plan Document, (South Cambridgeshire District Council, 2007)</p>		
<p><i>Objective ST/j</i></p>	<p><i>“To ensure that the district’s built and natural heritage is protected and that new development protects and enhances cherished landscape assets of local urban design, cultural and conservation importance, and character of the landscape.”</i></p>	<p>Current published descriptions for Landscape Character Areas in Cambridgeshire and associated landscape guidelines have been closely examined. This has been supported by scheme specific landscape character assessment. This has informed the design of landscape mitigation to ensure that it complements local landscape character as it changes along the length of the scheme.</p>
<p>South Cambridgeshire Local Plan: Proposed Submission, July 2013 (not yet adopted) (South Cambridgeshire District Council, 2013)</p>		
<p><i>Policy NH/2 Protecting and Enhancing Landscape Character</i></p>	<p><i>“Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.”</i></p>	<p>Current published descriptions for landscape character areas in Cambridgeshire and associated landscape guidelines have been closely examined. This has been supported by scheme specific landscape character assessment. This has informed the design of landscape mitigation to ensure that it complements local landscape character as it varies along the length of the scheme.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy NH/6 Green Infrastructure</i></p>	<p><i>“The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district’s green infrastructure network. The Council will encourage proposals which:</i></p> <p><i>Reinforce, link, buffer and create new green infrastructure; and</i></p> <p><i>Promote, manage and interpret green infrastructure and enhance public enjoyment of it.</i></p> <p><i>The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.</i></p> <p><i>All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.”</i></p>	<p>The offline sections of the scheme would result in some severance of the existing green infrastructure resource. The substantial belts of woodland planting proposed would however, largely mitigate this and serve to reinforce the existing resource as well as creating new green infrastructure.</p>
<p><i>Policy NH/7 Ancient Woodlands and Veteran Trees</i></p>	<p><i>“Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.</i></p> <p><i>Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland’s or veteran tree’s management and further enhancement via planning conditions or planning obligations.”</i></p>	<p>The scheme does not affect any areas of ancient woodland. The scheme does affect some mature trees, some with Tree Preservation Orders (TPOs) within South Cambridgeshire. Refer to details within <i>Chapter 10 of the ES</i> for details of TPO trees affected by the scheme.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt</i></p>	<p><i>“Any development considered appropriate within the green belt, or proposals outside but in the vicinity of the green belt, must be located and designed so that it does not have an adverse effect on the rural character and openness of the green belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the green belt is mitigated. Development on the edges of settlements which are surrounded by the green belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the green belt.”</i></p>	<p>The scheme design takes account of the green belt and care has been taken with the landscape design in order to protect the purposes of the green belt. Substantial belts of woodland planting would help mitigate adverse effects on the perceived rural character and openness of the landscape.</p>
<p><i>Policy NH/11 Protected Village Amenity Areas</i></p>	<p><i>“Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.”</i></p>	<p>Whilst the scheme would be immediately adjacent to a Protected Village Amenity Area north of Bar Hill and would also be in close proximity to Protected Village Amenity Areas north-west of Histon Junction and north-east of Milton Junction, the scheme would be set within the context of the existing major highway infrastructure. Although there would be some temporary adverse effects during construction, it is not considered that the scheme would adversely impact on the character, amenity or tranquillity of these designated areas following construction.</p>
<p><i>Policy NH/12 Local Green Space</i></p>	<p><i>“Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Only in exceptional circumstances and in discussion with the local community would development be permitted.”</i></p>	<p>The scheme is located adjacent to an area of Local Green Space at Bar Hill. The scheme would however, be set within the context of the existing major highway infrastructure and would not affect the character or local significance of the designated area.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy NH/13 Important Countryside Frontage</i></p>	<p><i>“Important Countryside Frontages are defined where land with a strong countryside character either: Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or Provides an important rural break between two nearby but detached parts of a development framework. Planning permission for development will be refused if it would compromise these purposes.”</i></p>	<p>The scheme would not directly affect any Important Countryside Frontages.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy NH/14 Heritage Assets</i></p>	<p><i>“Development proposals will be supported when:</i></p> <p><i>They sustain and enhance the special character and distinctiveness of the district’s historic environment including its villages and countryside and its building traditions and details;</i></p> <p><i>They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.</i></p> <p><i>Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, particularly:</i></p> <p><i>Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;</i></p> <p><i>Undesignated heritage assets which are identified in conservation area appraisals, through the development process and through further supplementary planning documents;</i></p> <p><i>The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;</i></p> <p><i>Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;</i></p> <p><i>Historic places;</i></p> <p><i>Archaeological remains of all periods from the earliest human habitation to modern times.”</i></p>	<p>Impacts have been identified on heritage assets along the scheme mainline. These have been mitigated as far as is practicable through the design of the scheme and development of site specific heritage mitigation measures (refer to <i>Chapter 9 of the ES</i> for further details).</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy SC/10 Lighting Proposals</i></p>	<p><i>“1. Development proposals which include new external lighting will only be permitted where it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <i>a. The proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes;</i> <i>b. Light spillage and glare are minimised;</i> <i>c. There is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties, or on the surrounding countryside;</i> <i>d. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;</i> <i>e. Road and footway lighting meets the County Council’s adopted standards.</i> <p><i>2. Proposed development that is adversely affected by existing artificial lighting outside the development site will not be permitted unless any significant impact can be mitigated to an acceptable level.”</i></p>	<p>Lighting for the scheme has been limited to the minimum required for public safety and security. Where lighting is required its impact would be controlled through careful placement and the use of modern, controllable light sources with suitable sharp cut-off properties, coupled with dynamic systems of operation.</p>
<p><i>District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD (South Cambridgeshire District Council, 2010)</i></p>		
	<p>Expands on district-wide policies and policies in individual Area Action Plans for major developments, providing additional details on how they will be implemented. Policies seek to ensure that design is an integral part of the development process.</p>	<p>The overall design of the scheme has been an iterative process, with landscape design and mitigation feeding into and influencing design change. Several elements of the scheme, such as bridges and structures, have been subject to options reports which have included landscape input.</p>

Planning policy	Detail/content	How scheme relates
South Cambridgeshire Landscape in new Development SPD (South Cambridgeshire District Council, 2010)		
	Seeks to ensure that landscape features, landscape character and associated biodiversity are adequately addressed throughout the planning and development process.	The landscape design for the scheme seeks to ensure that landscape mitigation is both appropriate and effective. At detailed design stage, it is anticipated that the planting mitigation principles in <i>Chapter 10 of the ES</i> would be expanded upon to follow the principles set out in the <i>Cambridgeshire Landscape Guidelines (Cambridgeshire County Council 1993)</i> , and to reflect the variations in local landscape character types and areas defined in <i>Chapter 10</i> of the ES.
South Cambridgeshire Trees and Development Sites SPD (South Cambridgeshire District Council, 2009)		
	Expands on policies in the Development Plan that seek to: <i>“ensure that trees, which are important for their role as both biodiversity and landscape features, are adequately addressed throughout the development process”</i> .	Detailed tree surveys to the latest guidance (BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations) would be undertaken for key trees at detailed design stage so that appropriate provision can be made to conserve trees of high quality where practicable. The scheme does affect some mature trees (some with TPOs). Refer to <i>Chapter 10 of the ES</i> for details of TPO trees affected by the scheme.
Cambridge Green Belt Study (Landscape Design Associates for South Cambridgeshire District Council 2002)		
	Reviews whether any land could be released from inner green belt to meet development needs, describes the factors that contribute towards the setting and character of Cambridge and the qualities to be safeguarded.	The scheme would not significantly affect the qualities to be safeguarded such as key views of Cambridge.
Inner Green Belt Boundary Study (Cambridge City Council and South Cambridgeshire District Council December 2012)		
	Reviews whether any land could be released from inner green belt to meet development needs and includes landscape analysis of the green belt.	The scheme would not significantly affect the views towards and into the green belt as identified within the study.

Planning policy	Detail/content	How scheme relates
Huntingdonshire District Council Local Development Framework Core Strategy (Huntingdonshire District Council 2009)		
Spatial Vision	<p><i>“The character of our towns, villages and their historic cores will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings.”</i></p> <p><i>“The landscape of Huntingdonshire will be protected and enhanced.”</i></p>	<p>Current published descriptions of the character of towns and villages and their historic centres in Huntingdonshire have been closely examined and every effort has been made to ensure that the scheme is well integrated with its surroundings. Documents referred to include the <i>Huntingdonshire Landscape and Townscape Assessment (Huntingdonshire District Council 2007)</i> and the <i>Huntingdon Conservation Area Character Assessment (Huntingdonshire District Council 2007)</i>.</p> <p>The alignment design and landscape mitigation proposed for the scheme aim at protecting and enhancing the landscape of Huntingdonshire. Removal of the Huntingdon A14 viaduct in Huntingdon would have particular townscape enhancement benefits.</p>
Objectives of the Core Strategy	<p>Objectives in the Core Strategy which summarises its key policy directions include the following objectives (numbering corresponds to that in the Core Strategy:</p> <p><i>“8. To maintain, enhance and conserve Huntingdonshire’s characteristic landscapes, habitats and species and historic environment</i></p> <p><i>9. To increase and enhance major strategic green infrastructure while improving the natural habitat and biodiversity</i></p> <p><i>10. To conserve and enhance the special character and separate identities of Huntingdonshire’s villages and market towns</i></p> <p><i>11. To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.”</i></p>	<p>Mitigation proposals have been designed in line with existing planting and landscape character in the vicinity of Hinchingsbrooke House and Mill Common.</p> <p>The offline sections of the scheme would result in some severance of the existing green infrastructure resource, partly mitigated by the substantial areas of woodland planting proposed.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy CS 1 Sustainable Development in Huntingdonshire</i></p>	<p><i>“All plans, policies and programmes of the Council and its partners, with a spatial element, and all development proposals in Huntingdonshire will contribute to the pursuit of sustainable development.</i></p> <p><i>Reflecting environmental, social and economic issues the following criteria will be used to assess how a development proposal will be expected to achieve the pursuit of sustainable development, including how the proposal would contribute to minimising the impact on and adaptability to climate change. All aspects of the proposal will be considered including the design, implementation and function of development. The criteria are</i></p> <p><i>Preserving and enhancing the diversity and distinctiveness of Huntingdonshire’s towns, villages and landscapes including the conservation and management of buildings, sites and areas of architectural, historic or archaeological importance and their setting....”</i></p>	<p>The design approach for Huntingdon A14 de-trunking complements the existing character of Hinchingsbrooke House estate and other parts of the town. This in turn contributes to the mitigation of impacts on the setting of the town’s heritage assets.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy CS 9 Strategic Green Infrastructure Enhancement</i></p>	<p>Policy CS9 identifies the Great Ouse Valley as an area of Strategic Green Space Enhancement.</p> <p><i>“Within these areas and along the corridors coordinated action will be taken via consultation with statutory and other agencies to:</i></p> <p><i>safeguard existing and potential sites of nature conservation value, including ancient woodlands and historic landscape features;</i></p> <p><i>create new wildlife habitats to increase biodiversity;</i></p> <p><i>contribute to diversification of the local economy and tourist development through enhancement of existing and provision of new facilities;</i></p> <p><i>create appropriate access for a wide range of users to enjoy the countryside; and contribute where possible to enhanced flood protection.</i></p> <p><i>It is particularly important that resources are concentrated in these areas in the early part of the plan period in order to create opportunities for additional outdoor recreation facilities for the growth in population expected and the early creation of new green corridors.</i></p> <p><i>In the longer term the enhancement of the following green corridors will provide additional corridors and connections with key areas across Cambridgeshire and Peterborough and enhancement of a coherent network:</i></p> <p><i>Grafham Water area with the Great Fen Project area;</i></p> <p><i>The Great Fen project area with the Hanson RSPB Wetland Project and South Peterborough Green Park;</i></p> <p><i>The Great Ouse and the East of St Neots area with the proposed Forest of South Cambridgeshire.”</i></p>	<p>The offline sections of the scheme would result in some severance of the existing green infrastructure resource and the river Great Ouse viaduct would adversely affect part of the Great Ouse Valley, which is endorsed as an area of strategic green infrastructure. The substantial belts of woodland planting proposed would however, partly mitigate this and serve to reinforce the existing green infrastructure resource.</p>

Planning policy	Detail/content	How scheme relates
Saved Policies: Huntingdonshire Local Plan 1995 and the Local Plan Alteration 2002 (Huntingdon District Council)		
<i>EN2 Character and setting of listed buildings</i>	<i>“The district council will require that any development involving or affecting a building of special architectural or historic interest has proper regard to the scale, form, design and setting of that building.”</i>	There would be views of the scheme from a number of listed buildings. The scheme would result in a range of impacts on the setting of surrounding listed buildings, ranging from large adverse to large beneficial (refer to <i>Chapter 9 of the ES</i> for further details). These impacts have been mitigated for as far as is practicable through design and development of landscape mitigation proposals.
<i>EN5 Conservation areas character</i>	<i>“Development within or directly affecting conservation areas will be required to preserve or enhance their character or appearance.”</i>	Huntingdon Conservation Area would be directly affected by the scheme. Effects would be mitigated as far as is practicable through good design and following an approach which complements the existing character of the conservation area as far as possible.
<i>EN6 Design standards in conservation areas</i>	<i>“In conservation areas, the district council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.”</i>	Careful consideration would be given to the design of the scheme in order to limit adverse effects on conservation areas.

Planning policy	Detail/content	How scheme relates
<p><i>EN9 Open spaces, trees and street scenes in conservation areas</i></p>	<p><i>“Development will not normally be permitted if it would impair important open spaces, trees, street scenes and views into and out of conservation areas.”</i></p>	<p>The undeveloped character of Mill Common would be impaired by the Pathfinder Link. Views Common would be affected by the creation of a new roundabout and the Views Common Link as part of the scheme. There would, however, be beneficial impacts on the privately owned green space as a result of the removal of the existing Huntingdon A14 Viaduct embankment.</p> <p>Some important trees would be removed as part of the scheme. This loss would however, be mitigated as far as is practicable with extensive avenue and other tree planting.</p> <p>Careful consideration would be given to the design of the scheme with respect to effects on conservation areas.</p>
<p><i>EN11 Ancient monuments and archaeological Sites</i></p>	<p><i>“The district council will normally refuse planning permission for development that would have an adverse effect upon a scheduled ancient monument or an archaeological site of acknowledged importance.”</i></p>	<p>The Huntingdon Castle and Mill Common (earthworks) Scheduled Monuments would be indirectly adversely affected in Huntingdon town centre by the Pathfinder Link. The A14 de-trunking, with the highway being set in cutting, would, however, have a slight beneficial effect on the Mill Common earthworks.</p>
<p><i>EN14 Open spaces, frontages and gaps in the built framework</i></p>	<p><i>“The district council will not normally allow development on open spaces, frontages and gaps in the built up framework or immediately adjacent to the built up framework, which have intrinsic environmental qualities in themselves or by virtue of longer distance views which they allow.”</i></p>	<p>The undeveloped character of Mill Common would be impaired by the Pathfinder Link. Views Common would be affected by the creation of a new roundabout and the Views Common Link as part of the scheme. These effects, however, would be mitigated by the removal of the existing Huntingdon A14 Viaduct embankment.</p>

Planning policy	Detail/content	How scheme relates
<i>EN15 Open spaces and gaps identified for protection</i>	<i>“On the open spaces and gaps for protection identified on the inset maps development which would impair their open nature will not normally be allowed.”</i>	The undeveloped character of Mill Common would be impaired by the Pathfinder Link. Views Common would be affected by the creation of a new roundabout and the Views Common Link as part of the scheme. These effects, however, would be mitigated by the removal of the existing Huntingdon A14 Viaduct embankment.
<i>EN16 Frontages identified for protection</i>	<i>“Development which would impair the visual contribution made by existing features on ‘frontages for protection’ identified on the inset maps will not normally be permitted.”</i>	It is not considered that ‘frontages for protection’ would be significantly adversely affected by the scheme.
<i>En17 Development in the countryside</i>	<i>“Development outside defined village environmental limits and on unallocated land outside the built-up framework of the market towns will generally be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.”</i>	The scheme inevitably involves development outside defined village environmental limits and on unallocated land outside the built-up framework of the market towns. There is, however, a strategic need for the scheme which would support local economic growth.
<i>EN18 Protection of countryside features</i>	<i>“The district will seek to protect important site features including trees, woodlands, hedges and meadowland.”</i>	The scheme would inevitably have adverse effects on trees, woodlands, hedges and meadowland. Extensive landscape works would, however, be included in scheme design to mitigate these effects in the long term.
<i>EN20 Landscaping schemes for new development</i>	<i>“Wherever appropriate, the grant of planning permission for development will be subject to conditions requiring the execution of an approved landscaping scheme. The planting particularly of native trees, shrubs and hedges will be required in suitable situations.”</i>	Extensive landscape works including the planting of substantial areas of native trees, shrubs and hedges would be included as part of the scheme.
<i>EN32 Design of road signs and street furniture</i>	<i>“The district council will seek the sympathetic design and location of road signs and other street furniture within conservation areas and on sites in close proximity to listed buildings.”</i>	Care would be taken in the design and location of signs and other street furniture in relation to conservation areas and listed buildings.

Planning policy	Detail/content	How scheme relates
The Huntingdon West Area Action Plan (Huntingdonshire District Council 2011)		
	<p>This area plan sets out key issues for the Huntingdon West area that the plan seeks to address, including (numbering corresponds to that in the plan):</p> <p><i>“6. Reconfiguring roads to deal with current problems of accessibility and congestion</i></p> <p><i>7. Improving connections with the town centre and other surrounding areas</i></p> <p><i>10. Contributing additional open space to link with existing green infrastructure</i></p> <p><i>12. Ensuring a high quality environment.”</i></p> <p>The area action plan highlights the wealth of heritage in the Huntingdon West area including Hinchingsbrooke House and other listed buildings and the Huntingdon Conservation Area which overlaps much of the action plan extent.</p> <p>Improving the environment of Views Common (and Hinchingsbrooke Country Park) is central to the area action plan and the Huntingdon West area is also identified as being a <i>‘prominent gateway area for Huntingdon’</i>. The area action plan acknowledges that the removal of the Huntingdon A14 Viaduct over the railway line proposed by the Highways Agency in 2008 would help to visually improve Brampton Road as it enters Huntingdon, providing the opportunity to enhance this gateway to the town.</p>	<p>The removal of the existing Huntingdon A14 Viaduct embankment would improve the environment of Views Common. Mitigation proposals have been designed in line with existing planting and landscape character in the vicinity of Hinchingsbrooke House and Mill Common.</p>

Planning policy	Detail/content	How scheme relates
<i>Policy HW 4</i>	Policy HW 4 relates to the site between George St/Ermine St, approximately 6ha in area, which is allocated for mixed uses including retail, residential, employment and open space uses. Planning permission has already been granted for a new Sainsburys supermarket on part of this site (planning reference:1001750FUL). A new link road between George Street and Ermine Street has now been completed across the site providing access to individual development plots. The de-trunked A14 that forms part of the scheme will join the new link road at a junction on George Street.	The design of the scheme would complement the new link road between George Street and Ermine Street. Consideration has also been given to the Sainsbury's supermarket proposals and associated public realm design.
<i>Policy HW 5</i>	Policy HW 5 relates to sites collectively referred to as the Hinchingsbrooke Community Campus and include a site immediately west of Huntingdon railway station which includes an existing water tower, and an area west of the Cambridgeshire Constabulary headquarters. These sites are allocated for employment, non-residential institutional and office uses. Policy HW 5 states that: <i>'Proposals must be set in landscaped grounds that reflect the context provided by Views Common, the historic parkland setting of Hinchingsbrooke House and the aims of enhancing the 'community campus' identity.'</i>	The design approach for Huntingdon A14 de-trunking complements the Hinchingsbrooke Community Campus, the context of Views Common and the historic parkland setting of Hinchingsbrooke House.
<i>Policy HW 7</i>	<i>"Views Common will remain as a significant open space and, subject to the outcome of the proposed study, if the A14 viaduct and embankment is to be removed, it will be added to by reinstatement of that land. The Council will work with the owners to enhance public access across the Common."</i>	The removal of the existing Huntingdon A14 Viaduct embankment would improve the environment of Views Common, and would also enhance views across this privately owned green space.

Planning policy	Detail/content	How scheme relates
Policy HW 8	<p><i>“Existing open spaces will be maintained and enhanced and further open space, where possible linking to the strategic open space network around Huntingdon will be provided with future development.”</i></p>	<p>The removal of the existing Huntingdon A14 Viaduct embankment would enhance and increase the privately owned green space of Views Common.</p>
Policy HW 9	<p><i>‘...proposals must demonstrate a high standard of design and show how an attractive environment has been created ...’</i></p> <p>Policy HW 9 also includes references to protecting heritage, creating a sense of coherence and distinctiveness, retention of existing trees, promotion of biodiversity, use of sustainable drainage techniques and enabling ease of movement, particularly by walking and cycling.</p>	<p>A high standard of environmental and landscape design has been adopted for the scheme.</p>
<p>Huntingdonshire’s Draft Local Plan to 2036 (not yet adopted) (Huntingdonshire District Council, 2013)</p>		
	<p>The ‘Huntingdonshire’s Draft Local Plan to 2036: Stage 3’ indicates that the above development allocations will be largely retained when the new Local Plan is adopted, albeit in slightly modified form. A significant new proposed allocation in close proximity to the scheme in Huntingdon is also included in the above draft local plan. This is the Gas Depot site at Mill Common, 0.6Ha in area. The proposed allocation (draft policy HU 13) is for residential development. The need to minimise the impact on the vista across Port Holme into the Conservation Area is referred to in the proposed allocation text. The proximity to Port Holme and Alconbury Brook, which are high value biodiversity assets, is also highlighted.</p>	<p>Some effects on the vista across Port Holme into the conservation area would result from the scheme, with the light columns of the de-trunked A14/Pathfinder Link junction being visible.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy LP1 Strategy and Principles for Development</i></p>	<p><i>“The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:</i></p> <ul style="list-style-type: none"> <i>• the Ouse valley, Great Fen, Grafham Water/ Brampton Woods area and the Nene valley will be priority areas for strategic green infrastructure enhancement of public access</i> <p><i>Development proposals will be expected to:</i></p> <p><i>j) protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.”</i></p>	<p>A high standard of environmental and landscape design has been adopted for the scheme.</p>
<p><i>LP7 Strategic Green Infrastructure Enhancement</i></p>	<p><i>“The Council will work with partners to safeguard, enhance and facilitate provision of and access to strategic green space. In order to help achieve these aims a proposal will be supported where it:</i></p> <p><i>a) is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy 2011 or successor documents.....</i></p> <p><i>The following priority areas are defined which have potential to consolidate and link important habitats and facilitate access improvements:.....</i></p> <p>Great Ouse Valley</p> <p><i>A proposal will be supported where it would contribute to the value of the Great Ouse Valley as a key landscape corridor by incorporating improvements to publicly accessible open space and promote its role for quiet leisure uses.</i></p> <p><i>A proposal will be supported where it demonstrates how it contributes to delivery of the Green Fen Way project to improve countryside access networks and the Fens Waterways Link project to enhance river navigation.</i></p> <p><i>A proposal at Paxton Pits should</i></p>	<p>The offline sections of the scheme would result in some severance of the existing green infrastructure resource and the river Great Ouse viaduct would adversely affect part of the Great Ouse Valley, which is endorsed as an area of strategic green infrastructure. The substantial belts of woodland planting proposed would however, partly mitigate this and serve to reinforce the existing green infrastructure resource.</p>

Planning policy	Detail/content	How scheme relates
	<p><i>demonstrate how it will help to deliver the objectives of the Management Plan (as amended 2007) or successor documents.</i></p> <p><i>A proposal for reuse of sand and gravel extraction pits should demonstrate how it will contribute to habitat creation and public access to the countryside.”</i></p>	
<p><i>Policy LP13 Quality of Design</i></p>	<p><i>A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate that it:</i></p> <ul style="list-style-type: none"> <i>a) provides a strong sense of place</i>; <i>b) contributes positively to the local character.....;</i> <i>c) includes high quality hard and soft landscaping and boundary treatments</i>; <i>d) respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;</i> <i>e) has had regard to the Huntingdonshire Design Guide SPD (2007)(34), Huntingdonshire Landscape and Townscape Assessment SPD (2007)(35) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice</i>; 	<p>A high standard of environmental and landscape design has been adopted for the scheme. Detailed mitigation proposals would be designed in accordance with the requirements of Huntingdonshire and Cambridgeshire design advice.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy LP 29 Trees Woodland and Related Features</i></p>	<p><i>“A proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.</i></p> <p><i>A proposal should seek to avoid affecting any:</i></p> <p><i>a) tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or</i></p> <p><i>b) tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.</i></p> <p><i>Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:</i></p> <p><i>c) there are sound arboricultural reasons to support the proposal; or</i></p> <p><i>d) the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/ or compensatory tree planting, landscaping or habitat creation to ensure the character of the landscape or townscape is protected as far as is possible.”</i></p>	<p>The scheme would inevitably have adverse effects on trees, woodlands and hedges/hedgerows. This would include some trees with tree preservation orders. Extensive planting and landscape works would however, be included in scheme design to mitigate these effects in the long term.</p>

Planning policy	Detail/content	How scheme relates
<p><i>Policy LP30 Open Space</i></p>	<p><i>“Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document (62) or successor documents and to provide or improve connections to open spaces and green infrastructure nearby.</i></p> <p><i>A proposal should seek to avoid the whole or partial loss of an area of open space, an outdoor recreation facility, area of garden land or allotment.....</i></p> <p><i>Where such a loss is unavoidable the proposal will be expected to include appropriate mitigation and/or compensation.....</i></p> <p>Local Green Space</p> <p><i>Local Green Spaces may be designated in Neighbourhood Development Plans where they accord with the criteria in the NPPF.</i></p>	<p>The removal of the existing Huntingdon A14 viaduct embankment would enhance and increase the privately owned green space of Views Common.</p>
<p><i>Policy LP 31 Heritage Assets and their Settings</i></p>	<p><i>“Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.</i></p> <p><i>A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal.</i></p> <p><i>Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.</i></p> <p><i>a) A proposal will be required to show that:</i></p> <p><i>b) it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement;</i></p> <p><i>c) the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests and</i></p>	<p>Impacts have been identified on heritage assets along the scheme mainline. These have been mitigated as far as is practicable through the design of the scheme and development of site specific heritage mitigation measures (refer to <i>Chapter 9 of the ES</i> for further details). The design approach for Huntingdon A14 de-trunking contributes towards the existing character of Hinchingsbrooke House estate and other parts of the town. This in turn contributes to the mitigation of impacts on the setting of the town’s heritage assets.</p>

Planning policy	Detail/content	How scheme relates
	<p><i>significance of the heritage asset;</i></p> <p><i>d) it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contribute positively to any heritage assets and their setting;</i></p> <p><i>e) it clearly sets out how any alterations preserve the interests of a listed heritage asset; and</i></p> <p><i>f) where demolition of a heritage asset is proposed a feasibility study will be required to assess the potential for retention and reuse of the heritage asset and the case of demolition is clearly and convincingly justified. Where demolition is justified the developer will be required to record the asset before demolition takes place.”</i></p>	
<p>Huntingdonshire’s Landscape and Townscape Assessment SPD (Huntingdonshire District Council, 2007)</p>		
	<p>Contains additional detail to support Huntingdonshire’s current Development Plan. Splits the District into landscape and urban character areas and provides key issues/guidelines for future change.</p>	<p>Whilst there would be some vegetation loss and disruption to part of the ‘Green Corridor’ along the river Great Ouse, the landscape mitigation would support key issues/guidelines for future planting and aims to improve and enhance landscape character.</p>
<p>Huntingdonshire Design Guide SPD (Huntingdonshire District Council, 2007)</p>		
	<p>Sets out important design principles and explains the District Council’s key requirements.</p>	<p>This document is largely focussed on residential and industrial development and has little relevance to highway schemes. The landscape design for the scheme seeks to ensure that landscape mitigation is both appropriate and effective and that the public realm is enhanced in built up areas.</p>

Planning policy	Detail/content	How scheme relates
<i>Huntingdonshire External Artificial Lighting SPG (Huntingdonshire District Council, 1998)</i>		
	Promotes sensitive design of lighting.	Lighting for the scheme has been limited to the minimum required for public safety and security. Where lighting is required its impact would be controlled through careful placement and the use of modern, controllable light sources with sharp cut-off properties, coupled with dynamic systems of operation.