

DEVELOPMENT MANAGEMENT COMMITTEE 15th December 2025

Case No: 25/00781/REM

Proposal: Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings

Location: LAND WEST OF WYCHWOOD CHURCH END HILTON

Applicant: Patrick Burke (Burmor Construction)

Grid Ref: 528899 265874

Date of Registration: 29.04.25

Parish: HILTON

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of approval is contrary to the Parish Council recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 This application site is located to the south of the village of Hilton, immediately south of Church End. The site comprises approximately 1.16 hectares of agricultural land with residential development to the north and east (along Church End). Potton Road (B1040) is located to the west of the site and open agricultural land extends to the south. The application site currently forms part of a much larger agricultural field and is contained by an existing tree belt to the south, with established trees and hedging to the east.
- 1.2 There is a footpath on the opposite side of Church End (opposite the site) with streetlights and provides a footpath link through to the village shop and public house.
- 1.3 The site lies within Flood Zone 1 (the lowest risk of flooding) as designated within the Council's Strategic Flood Risk Assessment 2017 and on the Environment Agency Maps for Flooding.

1.4 The site is classified as Grade 2 agricultural land, falling within the categories that are considered the best and most versatile agricultural land.

1.5 The site does not lie within a Conservation Area and there are no listed buildings in close proximity to the site.

The Proposal

1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

1.7 The applicant seeks reserved matters approval for the construction for 16 no. affordable dwellings. These dwellings have been approved in outline already, under application ref: 20/00164/OUT. The means of access has also already been approved by that outline planning permission and is to be taken off Church End. The only matters for consideration in the current application are the appearance, landscaping, layout and scale of the proposed development.

1.8 The proposed dwelling mix comprises:

Affordable Rent

| <u>House Type</u> | <u>No of Beds</u> | <u>Height</u> | <u>No of units</u> |
|-------------------|-------------------|---------------|--------------------|
| H1 | 3b5p | 2 Storey | 1 |
| H2 | 1b2p | 1 Storey | 2 |
| H4 | 2b4p | 2 Storey | 4 |
| Total | | | 7 |

Shared Ownership

| <u>House type</u> | <u>No of Beds</u> | <u>Height</u> | <u>No of units</u> |
|-------------------|-------------------|---------------|--------------------|
| H1 | 3b5p | 2 Storey | 7 |
| H3 | 2b4p | 2 Storey | 2 |
| Total | | | 9 |

1.9 The application has been advertised in the local press; a site notice was placed at the site and letters were sent to 25 nearby addresses.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):

- Developer Contributions SPD (2011)
- Huntingdonshire strategic Flood Risk Assessment (2024)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

There is no Neighbourhood Plan for Hilton.

For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 20/00164/OUT – Outline application for Rural Exceptions Housing for up to 18 dwellings with all matters reserved except access. Approved 28/7/22

5. CONSULTATIONS

- 5.1 Hilton Parish Council – Objection – Full comments have been added to the end of the report, and objections have been summarised below:

- Hilton Parish Council notes that earlier objections (e.g., flooding and drainage concerns from Cambridgeshire County Council) have not been addressed.
- Original approval was under the Rural Housing Exception scheme for affordable housing. Hilton PC argues the need has changed, especially as Hemingford Abbots has met part of its requirement and wants remaining needs met locally. Suggests a new housing needs survey for Hilton.
- Questions remain about who will maintain and pay for: 10 proposed streetlights (seen as excessive), Roads (which will not be adopted), Drainage Pond and green areas. Concern that costs may fall on residents via a management company, which seems unreasonable for affordable housing.
- No clear assurance that existing ditch will handle water runoff from the new site
- Materials and design considered inappropriate for the village setting.
- Seeks assurance that Huntingdon District Council will enforce planting proposals.
- Questions about safety around the new pond.
- Only 3 visitor spaces for 16 houses; no street parking available nearby.
- Requests assessment and mitigation for potential sound issues.

Hemingford Abbots PC – (Adjacent Parish) Full comments have been added to the end of the report, and objections have been summarised below:

- HAPC resolved to refer to our previous response that we submitted on the 25/2/2021 ‘HAPC resolved to make comment only on the part of this application which referred to the provision of affordable housing. The application considered that some of the affordable housing proposed in this development could meet the needs for such housing as identified for Hemingford Abbots in its Housing Needs Survey carried out by ACRE in 2018. At that time 4 units were identified as needed. Subsequently there has been planning approval for 2 units to be built on the site of the Chapmans garages. HAPC considered that any affordable housing for this parish would be best sited here or preferably in Hemingford Grey, where there is better access to school, shop and other facilities etc. Hilton may be geographically adjacent to the parish boundary, but the settlements do not relate to each other and in particular are separated by 2 dual carriageways.’

- 5.2 HDC Housing Strategy Officer – Supports the application and welcomes a development which assists in meeting an affordable housing need.
- 5.3 Cambridgeshire County Council as the Local Highway Authority – No objection subject to conditions
- 5.4 Cambridgeshire Lead Local Flood Authority (LLFA) – Following the receipt of revised plans and further clarifying information – no objection to the application.
- 5.5 Anglian Water - No objection and the outline planning condition will remain to be satisfied.
- 5.6 Environment Agency – No comments received
- 5.7 Wildlife Trust – No comments received
- 5.8 Cambridgeshire Fire Service – No objection subject to a planning condition relating to Fire Hydrants.
- 5.9 Cambs Police – No objection, considering the area to be of low risk to the vulnerability of crime.
- 5.10 HDC – Urban Design – Support the application in design terms and suggest a number of planning conditions.
- 5.11 HDC – Landscaping and Ecology – Supports the application in principle but requests that the street lighting scheme be revised to reflect the suggested mitigation measures approved in the Outline

application and also suggests the inclusion of additional conditions relating to Bat and Bird boxes and an Ecological walk over prior to development commencement.

- 5.12 HDC Conservation – No comment to make
- 5.13 Active Lifestyles – No objection and support the continued obligations in the s106 agreement.
- 5.14 Cambridgeshire County Council Archaeologist – No objection and the outline planning condition will remain to be satisfied.

6. REPRESENTATION

6.1 Objections to the proposal have been received in the form of 9 letters from 4 surrounding households. The following concerns are raised:

- An insufficient amount of visitor parking
- On the unadopted road, who will be responsible for the upkeep of the road and the maintenance of the lighting?
- Continued access problems and risk at the already dangerous Church End/Potton Road junction
- The appearance of the proposed houses is not consistent with the rest of the houses in the village.
- Drainage concern into the boundary ditch.
- Loss of rural views.
- Hilton is a small settlement where only limited infill is supported. The district has exceeded its housing targets, and the HELAA previously deemed Hilton sites unsuitable. The village lacks key infrastructure, no secondary school, GP surgery, or adequate public transport-making this development unsustainable.
- The proposed designs are of poor architectural quality, generic and suburban in nature. They fail to reflect Hilton's rural vernacular and historic character. The materials, massing, and detailing do not meet NPPF standards, which require developments to be "sympathetic to local character and history" (para 130). This risks introducing a visually discordant and uninspiring cluster of buildings.
- The site borders Hilton's Conservation Area, protected under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development does not preserve or enhance its setting and will negatively affect views into and out of the area.
- The basis for the original rural exception planning permission should be reviewed

6.2 The following sections of this report aims to address any material planning considerations raised by third party representations with

regard to the Reserved Matters of appearance, landscaping, layout and scale. Matters of principle and the site's means of access have already been approved and are not open for reconsideration.

7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on character of the area – (Appearance, Landscaping, Layout and Scale)
- Affordable Housing mix and tenure
- Residential Amenity
- Highway Safety
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Other matters

- 7.6 The principle of residential development at the site has already been established through the granting of outline permission reference 20/00167/OUT.

**Design, Visual Amenity and Impact on character of the area
(Appearance, Layout, Scale and Landscaping)**

- 7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.8 Section 12 of the NPPF (2024) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.9 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.10 The HDS Design Guide (2017) is relevant to the current application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.11 The guide notes that with regard to building detailing, the district has various architectural styles and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines

and chimneys. With regards to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.

Key Design Principles

- 7.12 The outline application (20/00167/OUT) was accompanied by an illustrative Master Plan for the site (Indicative Site Layout Plan Ref: DR-A -502). The Plan identified maximum building heights up to 2 storeys for the northern and most part of the site and 1 storey for the southwest corner. The location of the Sustainable Urban Drainage (SUD) Pond to the east and retention of the tree belt to the south. There is a minimum 10m setback from Church Road to allow for the edge lane and additional planting. A pedestrian connection and a vehicle access were shown connecting the site to Church End and the main village network.

Layout

- 7.13 Layout is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development".
- 7.14 The layout and form of the site has been the subject of pre-application discussions involving the Urban Design Team. The layout has been evolved and designed to ensure good place making and accessibility. The existing tree belt and proposed pond required for surface water attenuation has influenced the site layout. The layout comprises of a main spine road with simple edge lane spurs coming off the road. Footpaths are positioned in the majority of areas and abut the main spine, with shared spaces located on the spurs. Parking has been sited to the side of houses to reduce prominence, with minimal parking fronting the dwellings. The proposed frontage, facing onto Church End, has been designed carefully to ensure there is an active frontage, but is also set back from the road, to reflect local rural character of the area.
- 7.15 Condition 8 of the outline planning permission states:
The 'layout' and 'landscaping' reserved matter applications submitted in accordance with Condition 1 shall include a scheme for electric vehicle charging. The scheme shall provide as a minimum for:
- Each dwelling with off road parking with the wiring to facilitate the provision of double electric vehicle charging within 3m of the associated vehicle car parking space. The wiring shall be capable of supporting a double Mode 3 "Fast" charging unit and shall be wired to a dedicated 32A spur to provide 7.4kW charging capacity.

The approved scheme shall be implemented prior to each dwelling being occupied.

7.16 The application is accompanied by drawing no. AL0211 rev P13 which illustrates the arrangement of EV charging points and EV ducting for potential charging points. To ensure the scheme as constructed complies with the technical specification requirements of condition 8, a compliance condition is recommended to be imposed.

7.17 Condition 20 of the outline planning permission states:

Any reserved matters application for layout, landscaping, appearance or scale submitted pursuant to Condition 1 shall include details of the finished ground floor levels of all buildings. The submitted details shall show the existing and proposed site levels and contours in relation to the adjacent highway, adjacent properties and to existing vegetation and surrounding landform. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details.

7.218 The site wide, proposed finished floor levels proposed by the applicant are considered to be acceptable in terms of the relationship with proposed ground levels (including levels of roads, footpaths and gardens) and it is therefore considered the requirements as set out within condition 20 have been met.

7.19 The layout of the development is considered to respond to the constraints of the site and forms a legible development. The proposed layout is supported by the Urban Design Team.

Scale

7.20 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the height, width and length of each building proposed within the development in relation to its surroundings".

7.21 The development would consist of a mixture of single storey and 2 storey scale dwellings. Officers consider this would reflect the built form in the surrounding area and would comply with the principles set by the outline planning permission. The proposed scale is also supported by the Urban Design Team.

Appearance

7.22 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which

determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".

- 7.23 The surrounding existing residential development comprises a predominantly red brick appearance with red facing brick for units facing out on to Church End. The bungalow of Wychwood is buff brick and this is reflected within the proposed new development.
- 7.24 The proposal would reflect a simple contemporary appearance with red brick units fronting Church End and buff brick units within the site. This appearance is supported, reflects pre-application comments and neighbouring properties to the north and provides variation across the site. The proposed dark grey fascias, soffits and rainwater goods and dark grey brick detail to the eaves contribute positively to the contemporary character.
- 7.25 All plots have bin and cycle stores and 2 plots (Plot 3 and Plot 8) will be provided with a single garages.
- 7.26 The proposed appearance is supported by the Urban Design Team. Conditions regarding the proposed materials and architectural details are recommended, to secure a high quality development.

Landscaping

- 7.27 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"
- 7.28 The proposed overall soft landscaping scheme ensures that all public areas would have effective landscaping such as the Open Space, footpaths and SuDS pond. The development also includes threshold planting to individual units and boundary treatments surrounding the Open Space to help integrate the built form into the overall development.
- 7.29 The proposed overall hard landscaping scheme includes the use of block paving for the shared surfaces, private drives and individual driveways, which is supported.
- 7.30 The proposed landscaping is supported by the Urban Design Team. A condition regarding landscaping maintenance details is recommended in order to secure a high quality development.

- 7.31 Following a collaborative process with the Urban Design Team including an amendment to the design of the development, the Urban Design Team now support the proposal subject to some suggested conditions. It is considered that the layout of the proposed development is now considered to be acceptable following on from the indicative masterplan which supported the outline application. The proposals are therefore considered to create a high-quality development, in keeping with the surrounding and adjacent development, and would be acceptable in relation to layout, scale, appearance and landscaping matters, in accordance with the NPPF and policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the HDC Urban Design Guide.

Affordable Housing and Housing Mix

- 7.32 Policy LP25 of the Local Plan to 2036 outlines that a proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures that help achieve sustainable, inclusive and mixed communities.
- 7.33 The application proposal, as established at outline approval, is for a 100% affordable homes development. The dwellings are split between the tenures Affordable Rent (7 Units) and Shared Ownership (9 units). The tenure mix and dwelling types are supported by the Council's Housing Strategy Officer, notwithstanding concerns raised by the Parish Council.
- 7.34 The proposed housing mix would provide a mix of one-, two- and three bedroom properties that are either Shared Ownership or Affordable Rent to support an identified housing need. The proposed mix is therefore considered to be acceptable and would help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings in accordance with Policies LP24 and LP25 of the Local Plan.

Residential Amenity

- 7.35 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Amenity of neighbouring properties

- 7.36 The closest neighbouring residential property is to the east of the site, Wychwood, it is though separated by the retained extensive tree boundary and the SuDS Pond. Notwithstanding that, the proposed development has been designed to ensure compliance with HDC District Design Guide separations distances to ensure the proposed development respects the amenity and privacy of any neighbouring properties.

- 7.37 The other closest neighbouring residential properties are to the north of the site. HDC District Design Guide separations distances have been adhered to, to ensure the proposed development respects the amenity and privacy of the neighbouring properties.

Amenity for future occupiers

- 7.38 In respect to amenity of future occupants, given the scale of the application site, Officers consider that the proposed residential units provide sufficient amenity space and are not adversely impacted through overlooking or loss of light. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.39 The proposed development is therefore considered to be acceptable in terms of the levels of privacy, light and outlook afforded to both existing neighbouring properties and future occupants of the proposed development. Overall, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework, in this regard.

Highway Safety & Parking Provision

- 7.40 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.41 Officers note the concerns raised by local residents. The vehicular access via Church End was approved as part of the outline permission and was considered suitable and acceptable to serve the quantum of dwellings proposed, in highway safety terms. The impact of the quantum of dwellings on the local highway network was also deemed to be acceptable. Access considerations have already been considered and approved pursuant to the outline planning permission.
- 7.42 Condition 11 of the outline planning permission states:

Any reserved matters application for layout submitted pursuant to Condition 1 shall include full details (in the form of scaled plans and/or written specifications) and shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority with details to include the following:

- a) Full details of layout of the site, including roads, footways, buildings, visibility splays, parking provision and surface water drainage, details of the siting of buildings and means of access thereto and turning areas.
- b) Setting out of access in accordance with Cambridgeshire County Council construction specification.
- c) Temporary facilities shall be provided clear of the public highway for parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
- d) Visibility splays shall be provided in accordance with the approved plan 45973/2001/100 P2, prior to the first occupation of the development and maintained free of obstruction
- e) 6m Radius kerbs shall be provided at the junction of the access with the highway prior to first occupation.

The development shall thereafter be carried out in accordance with the approved details.

- 7.43 Cambridgeshire County Council acting as Highways Authority have assessed and scrutinised the plans and it is considered that the plans submitted are acceptable and some planning conditions are suggested. The requirements of condition 11 of the outline planning permission has been satisfied. The proposal would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan.

Highway Safety

- 7.44 In terms of the internal layout, the layout is detailed as a standard conventional layout with main spine and southern loop road and private shared drives accessed from a central spine road. Discussions have taken place with County Highways Officers during consideration of the application and amendments have been made to both the layout of the proposals and surface finishes to address their concerns.
- 7.45 The Highway Authority support the application, subject to recommending a number of highway safety conditions in respect of management and maintenance of roads, visibility splay to be provided at Church End junction, details of the ditch crossing in to the site and roads to be provided to binder course level before occupation.
- 7.46 It is considered that the submitted plans, that include vehicle and refuse tracking, demonstrate acceptable levels of highway safety, visibility, manoeuvrability and access to all individual plots. As such, the proposal is in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Parking

- 7.47 At least two off street car parking spaces are to be provided for each dwelling, with a number of visitor parking spaces (3 no.) being located around the site.
- 7.48 Condition 17 of the outline planning permission states:
Any reserved matters application for layout or appearance submitted pursuant to Condition 1 shall be accompanied by details of parking provision and vehicle movement and shall accord with the requirement of Policy LP17 of Huntingdonshire's Local Plan to 2036 and guidance within Huntingdonshire's Design Guide (2017). The development shall be implemented in accordance with approved details
- 7.49 Cambridgeshire County Council acting as Highways Authority have assessed and scrutinised the plans and it is considered that the plans submitted are acceptable. Parking arrangements and movement are shown on Plan Ref: AL0201 P13. The requirements of condition 17 of the outline planning permission has been satisfied. The proposal would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan
- 7.50 Condition 7 of the outline planning permission states:

The 'layout' and 'appearance' reserved matters applications submitted in accordance with condition 1 for the development shall include details of the provision of secure cycle parking for each dwelling, to comply with the requirements of the Huntingdonshire Design Guide SPD 2017 and Policy LP17 of the Huntingdonshire Local Plan to 2036. No dwelling shall be occupied in the development until the cycle parking for that dwelling has been provided in accordance with the approved details and shall thereafter be kept available for that use.
- 7.51 The submitted plans show cycle stores within the rear gardens of every dwelling (Plan Ref: AK0031 P01 and Plan Ref: AL0201 - P13). The details as submitted are considered to be acceptable and therefore the requirements of condition 7 of the outline planning permission has been satisfied. The proposal would therefore help encourage sustainable modes of transport and would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan.

Flood Risk and Surface Water

- 7.52 Condition 6 of the outline planning permission states:

Any reserved matters application for layout or landscaping submitted pursuant to Condition 1 shall be accompanied by a surface water drainage scheme for the site, based on sustainable

drainage principles. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Surface Water Drainage Strategy Rev B Nov 2020 prepared by Stantec (ref: 45973/4005 Rev B) dated November 2020 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 7.53 The concerns raised by the Parish Council and neighbouring occupiers are noted. The applicant has had discussions with the Lead Local Flood Authority (LLFA) regarding drainage for the development. Revised and additional information has been submitted throughout the application process.
- 7.54 The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and an attenuation basin, restricting surface water drainage to an acceptable rate. The use of permeable paving, in addition to controlling the rate of surface water leaving the site, also provides water quality treatment, which is of particular importance when discharging into any watercourse. The use of an attenuation basin also provides water quality, biodiversity, and amenity benefits.
- 7.55 Taking into account the outline planning permission, following the submission and consideration of further information, the Lead Local Flood Authority now support the application, officers are

satisfied that the requirements of condition 6 have therefore been met.

- 7.56 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and would not result in flooding on the site or elsewhere. The proposal therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.57 Paragraph 180 of the NPPF (2023) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

- 7.58 The site is not subject to the new legislation of requiring a statutory 10% increase in Biodiversity. The outline approval for the scheme was before 12th February 2024.

- 7.59 Condition 19 of the outline planning permission states:

As part of any reserved matters for landscaping or layout submitted pursuant to Condition 1, details of ecological mitigation and enhancement in the form of a Biodiversity Method Statement shall be submitted the Local Planning Authority. The biodiversity method statement shall include but not be limited to the recommendations set out within the Preliminary Ecological Appraisal and Impact Assessment Rev A (prepared by SES) dated 12th November 2020. No development shall commence until the Biodiversity Method Statement has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all enhancements measures shall thereafter be retained as such in perpetuity.

- 7.60 This application has been accompanied by a Biodiversity Method Statement (BMS) - Ref: 2516-PHA dated Feb 2025. It includes details of biodiversity enhancement measures in line with the previous ecological reports by Southern Ecological Solutions, Report dated November 2020 and Ecological Survey by RammSanderson. The BMS also describes habitat creation, management and monitoring in line with the landscaping plans and previous ecology works, in order to ensure that the target

habitats and conditions of the Biodiversity Net Gain Assessments are met.

- 7.61 The HDC Landscape and Biodiversity Officer has reviewed the submitted information and advises that in its current form, the BMS is not wholly acceptable but that updates could be secured by condition. The submitted BMS relies on a significant amount of information for the outline planning evidence on ecology and it is noted that these documents are now 5 yrs old. This is out of date for consideration. The Biodiversity Officer recognises that the site does not contain any protected species and does not currently have a particularly high ecological value, but would still recommend that a qualified ecologist surveys the site PRIOR to any works commencing and a report is then submitted to the Local planning Authority for assessment and approval. This will be obligated by a planning condition placed on any approval.

The BMS also negates to focus on a few 'mitigation measures' that are recommended in the original outline planning approval and these will need to be addressed by additional planning conditions to include bat and bird boxes and wildlife sensitive lighting. Lighting Plan submitted Ref: WLC1284-1300-001_R2 will need to be updated.

It is considered that to meet the requirements of conditions 19 a further condition is required.

- 7.62 As such, subject to the imposition of recommended conditions, the proposal is considered to then broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Impact on Trees

- 7.63 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

- 7.64 Condition 22 of the outline planning permission states:

Any reserved matters application for layout or landscaping submitted pursuant to Condition 1 shall include the submission of a Tree Survey and Arboricultural Impact Assessment. In addition, no development, demolition, clearance or preparatory operations (including excavations) shall commence on site in connection with the development hereby approved until a Tree Survey, Arboricultural Impact Assessment (including a Tree Constraints

Plan), Arboricultural Method Statement and Tree Protection Plan showing the tree or group of trees, the Root Protection Area(s) and the crown spread(s) in relation to the proposed development layout have been submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works. They shall be retained intact for the duration of the construction works and shall only be removed or altered following completion. Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged

- 7.65 This application is accompanied by an Arboricultural report and impact statement and method statement (which includes tree protection plans).
- 7.66 The Landscape Officers have reviewed the submitted information and have no objections from an Arboricultural perspective. Given that there are a number of trees that require protection during construction, the condition will be fully discharged once the tree protection is in place and held in perpetuity for the duration of the construction.
- 7.67 Accordingly, subject to the imposition of conditions regarding landscaping details, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Infrastructure Requirements and Planning Obligations

- 7.68 All the obligations requested via CIL and the S106 agreement associated with the outline approval will prevail.

Other Matters

- 7.69 The previously noted neighbour representations are acknowledged. However, the principle of the development has already been established through the approval of 20/00863/OUT, and therefore many of the objections in principle to the site being developed for housing, and indeed affordable housing, are not considered to be material and therefore have no weight in the planning balance.
- 7.70 Other comments made on the application via 3rd party representation, such as impact on views, impact on Conservation Area, Drainage, maintenance of roads and open space, architectural design not in keeping with the village and highway and parking objections. These points raised have all been clarified by the submission of plans and documents that the technical consultees have now had time to assess and all have responded that they are satisfied, and the information submitted is deemed appropriate.

- 7.71 The matters of management and maintenance of both roads and open space are controlled by planning conditions on the outline approval and additional conditions are proposed for this submission also. It has also been confirmed by the applicant that in the site will have a dedicated Management Company for upkeep and maintenance of the site and this is controlled via the s106 agreement dated 4th July 2022.

Conclusion

Planning Balance

- 7.72 NPPF paragraph 78 requires the council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement.
- 7.73 A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12 December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.74 As Huntingdonshire's Local Plan to 2036 is now over 5 years old, it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires the provision of a buffer to ensure choice and competition in the market for land.
- 7.75 As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test, a 5% buffer is required here. The 5-year housing land requirement, including a 5% buffer, is 5,907 homes. The current 5YHLS is 4,345 homes, equivalent to 3.68 years' supply.
- 7.76 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the titled balance'.
- 7.77 While no 5YHLS can be demonstrated, the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker. Where an application is situated within a parish with a made Neighbourhood Plan NPPF paragraph 14 should also be taken into account.

- 7.78 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.79 Outline planning permission was granted under reference 20/00167/OUT for the 'Proposed development of up to 18 dwellings to include public open space, landscaping, access and associated works. Approval was also given for Access at this outline stage, with Layout, Landscaping, Scale and Appearance being reserved matters.'
- 7.80 In order for the Local Planning Authority to refuse this reserved matters application it would need to demonstrate that any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. For the reasons set out in this report, Officers do not believe this to be the case.
- 7.81 The applicant has worked collaboratively with Officers to ensure the proposal would result in a high-quality development, whilst respecting the local character of the area. These details of appearance, layout, landscaping and scale details have therefore been found to be satisfactory.
- 7.82 The submitted information regarding Condition 22 (tree protection), Condition 20 (site and floor levels), Condition 7 (cycle parking) Condition 8 (electric vehicle charging), Condition 6 (drainage), Condition 19 (Biodiversity), Condition 11 (Highways details) Condition 17 (Parking and Movement) Condition 24 (external lighting) are considered to be acceptable and the submission requirements have therefore been met subject to a number of additional conditions.
- 7.83 The proposed development will deliver 16 dwellings towards the Council's 5 year housing land supply as well as being 100% affordable housing.
- 7.84 The development will be bound by the S106 and obligations associated with 20/00167/OUT.
- 7.85 Having regard to all relevant material considerations, it is recommended that approval be granted for the reserved matters which comprise appearance, layout, scale and landscaping subject to the imposition of appropriate conditions.

8. RECOMMENDATION – APPROVAL subject to the following conditions regarding:

1. Approved plans
2. Materials
3. Additional architectural details
4. Hard surfacing finishes
5. Landscaping management and maintenance

6. Bat and Bird Box Plan
7. Ecology Walk over Survey
8. Biodiversity Statement
9. Management and Maintenance of Roads
10. Streets to binder course level
11. Ditch Crossing details
12. On site parking/turning and servicing shall be to approved plan P101
13. Church End visibly splays shall be provided as approved plan
14. Access drainage to prevent surface water run off
15. Street Lighting Plan

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Hannah Guy – Principal Planner**

[REDACTED]

From: [REDACTED]
Sent: 23 May 2025 14:50
To: Control, Development (Planning); DMAdmin
Cc: [REDACTED]
Subject: FW: Hemingford Abbots Parish Council - Responses to Planning Applications
Importance: High

Dear team

Please would you add our comments to the planning portal for the applications detailed below.

Would you also send me a quick email to confirm once this has been carried – thank you.

25/00767/HHFUL & 25/00775/LBC Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28
9AS. Proposed replacement greenhouse (retrospective). HAPC to respond by the 30th of May 2025

HAPC resolved neither for nor against this application, though we would like to raise the point that the air-conditioning units are still clearly showing on some photographs the application pack; therefore we would like confirmation that these have been removed as stated elsewhere in writing in the application.

25/00781/REM Land West of Wychwood Church End, Hilton. Proposal: Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings.

HAPC resolved to refer to our previous response that we submitted on the 25/2/2021 (below).

‘HAPC resolved to make comment only on the part of this application which referred to the provision of affordable housing. The application considered that some of the affordable housing proposed in this development could meet the needs for such housing as identified for Hemingford Abbots in its Housing Needs Survey carried out by ACRE in 2018. At that time 4 units were identified as needed. Subsequently there has been planning approval for 2 units to be built on the site of the Chapmans garages. HAPC considered that any affordable housing for this parish would be best sited here or preferably in Hemingford Grey, where there is better access to school, shop and other facilities etc. Hilton may be geographically adjacent to the parish boundary, but the settlements do not relate to each other and in particular are separated by 2 dual carriageways.’

25/00779/TRCA Land Rear Of 76 Common Lane Hemingford Abbots. Removal of 4no. trees (Horse Chestnut, Lawson Cypress, Apple and Holly) within the rear garden and grind out their stumps to return the area to lawn.

HAPC has not been asked to comment on the removal of these trees but is disappointed to hear about the loss of this number of trees, which are being removed to primarily enhance personal amenity, and without any plans for replacement.

We would again like to encourage the District Council to consult with us on all tree applications: they are an important part of village life in a conservation area, providing habitat for a variety of wildlife, and helping with flood protection and mitigation.

To better understand HDC's Tree Policy, HAPC would like to invite our designated Tree Officer to attend one of our Parish Council meetings.

Kindest regards

[REDACTED] | Parish Clerk
Hemingford Abbots Parish Council | 18 Church Street | Hemingford Grey | PE28 9DF

[REDACTED]

Website: www.hemingfordabbots.org.uk

Please note my days of work vary and I may not be able to respond to your email immediately.

Disclaimer

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Hilton Parish Council would like to comment on this application as follows:

- 1) The Parish Council cannot see any detailed response to the comments raised in June to the various comments and objections made. For example, the objections raised by Hilary Tandy from Cambridgeshire County Council regarding flooding and drainage do not appear to have been answered specifically.
- 2) This application gained approval under the Rural Housing Exception scheme on the basis that a significant of the development would be for affordable housing. It was argued that the site would meet the affordable housing requirement for Hilton and the Hemingfords despite the Hemingfords commenting that they would prefer their affordable housing requirements being provided for in their parishes. In May 2025 Hemingford Abbots commented that of their identified need of 4 affordable houses 2 had been built and reiterated that they feel their remaining need should be met within the Hemingfords. Hilton Parish Council believe that this now make this application fall outside the original terms of the approval and would welcome a housing survey be conducted to identify the needs within Hilton.
- 3) In our comments in June 2025 we asked for more information on who would be responsible for maintaining and paying for the street lighting on the proposed development. Comment is made within the more recent documentation that there will be 10 streetlamps on this site:
 - a) This appears to be a disproportionate number of lights in comparison to other areas of the village
 - b) Comment is made that the roads on the site will not be adopted so we ask again who will be responsible for the maintenance of these lights and who will be responsible for paying the electricity cost.
- 4) If the roads are not adopted this leads on to the question as to who will be responsible for the maintenance and upkeep of these roads.
- 5) We ask also the same question about who will be responsible for the maintenance and grass cutting highlighted in for the drainage pond and green areas.
- 6) Given the questions in 3,4 and 5 above we wonder if the intention is for these requirements to be handed to a management company with the householders being charged to cover these services? Is this a reasonable thing to do when the site is being developed for affordable housing?
- 7) A parishioner has asked for reassurances that the existing ditch will not be overwhelmed by water coming off the new site, but it is hard to see that there has been any attempt to answer that request.
- 8) Hilton Parish Council consider the proposed appearance of the properties to be unacceptable. The material pallet is not appropriate for the surrounding environment of the village.
- 9) What guarantees are there that Huntingdon District Council will ensure that the developers meet the planting proposals?
- 10) What risk assessment has been undertaken regarding safety around the new pond?
- 11) This is a proposed development of 16 houses on a small site. Within the site there are parking spaces available for 3 visitors. Hilton parish Council consider this to be woefully inadequate. There is no ability to park on Church End and these concerns have been raised before and remain unanswered.

12) Comment has been raised in the village about sound pollution coming from this small site. What assessment has been carried out in this regard and what mitigation is being considered?

In conclusion Hilton Parish Council states that this application remains deeply unpopular in the village, and we consider that there has been a significant change in the underlying claims regarding affordable housing needs and as such the decision to approve should be overturned.

Development Management Committee

Application Ref: 25/00781/REM

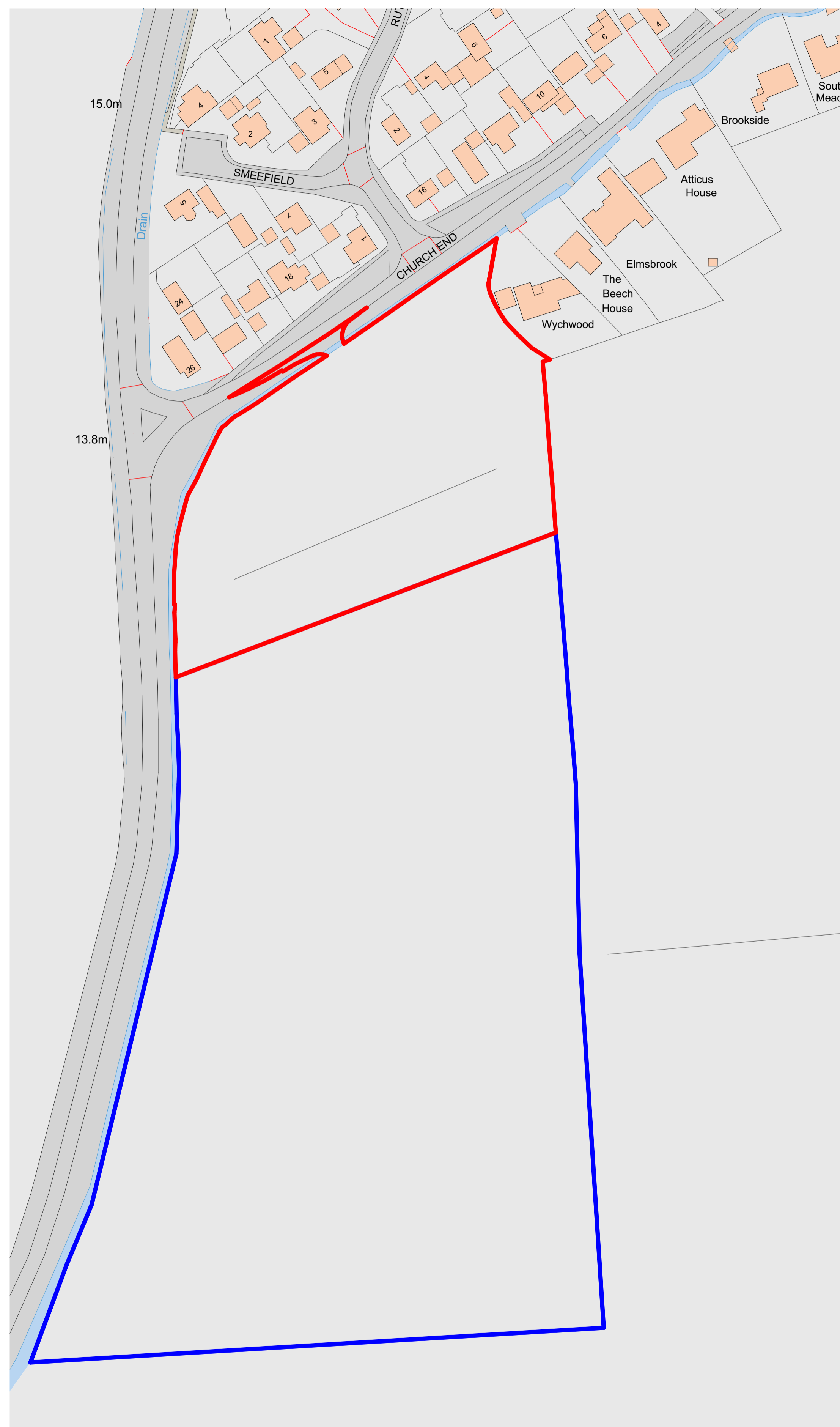


Scale = 1:1,250

Date Created: 04/12/2025



| | |
|--|--------------------|
| | The Site |
| | Conservation Areas |



Key
— Site Boundary
— Site Ownership

| revision | note | date |
|----------|----------------------------|----------|
| P01 | Planning Application issue | 14.02.25 |

client
Oakwater Burmor for Accent

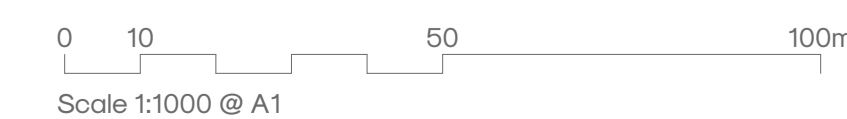
project title
**Residential Development, Church End
Hilton**

drawing title
Location Plan

drawing status
Planning Application

| scale | date |
|-------------|---------------|
| 1:1000 @ A1 | February 2025 |

| project number | drawing number | revision |
|----------------|----------------|----------|
| 2748 | AL0101 | P01 |





- Key**
- House Type 1 - 3b5p (2 Storeys)
 - House Type 2 - 1b2p (1 Storey)
 - House Type 3 - 2b4p (2 Storeys)
 - House Type 4 - 2b4p (2 Storeys)
 - Carport
 - Site Boundary
 - Site Ownership
 - Adoptable Road
 - Private Drive
 - Adoptable Shared Surface
 - Drainage easement
 - Grasscrete
 - EV charging point with wiring capable of supporting a double Mode 3 "Fast" charging unit and to be wired to a dedicated 32A spur to provide 7.4kW charging capacity
 - Cycle store
 - Bin store
 - Existing Plants
 - Existing Tree
 - Proposed Tree
 - F Feature Elevation

| | | |
|-----|--|----------|
| P13 | Removed bin stores based on UD comments | 10.11.25 |
| P12 | Updated layout to match drawing 26448 - 102E | 16.09.25 |
| P11 | Adjusted layout to add loop road and others comments from UD & LHA | 05.08.25 |
| P10 | Added driveway in front of Plots 1 & 2 | 22.07.25 |
| | See previous revision for notes | |

| revision | note | date |
|----------|------|------|
|----------|------|------|

client
Oakwater Burmor for Accent

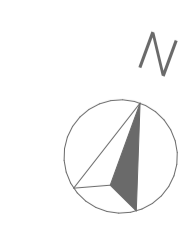
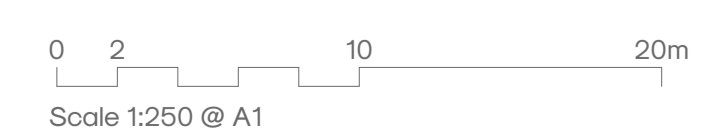
project title
**Residential Development, Church End
Hilton**

drawing title
Proposed Site Plan

drawing status
Planning Application

scale date
1:250 @ A1 February 2025

project number drawing number revision
2748 AL0201 P13



- Key
- Site Boundary
 - Site Ownership
 - Adoptable Road - Bituminous
 - Adoptable Shared Surface - Block Paved
 - Private Shared Driveway - Block Paved
 - Adoptable Vehicle Crossover - Bituminous
 - Service Strip - Bituminous
 - Adoptable Footway - Bituminous
 - Private Path - Paving slabs
 - Private Driveway - Block Paved
 - Gravel Infill
 - Grasscrete
 - Tactile Paving
 - 1.8m high Close Board Timber Fence
 - 1.8m high Brick Wall including Coping



| | | |
|----------|-----------------------------|----------|
| P10 | Updated to match AL0201 P13 | 10.11.25 |
| P09 | Updated to match AL0201 P12 | 16.09.25 |
| P08 | Updated to match AL0201 P08 | 25.03.25 |
| P07 | Updated to match AL0201 P07 | 18.03.25 |
| P06 | Updated to match AL0201 P06 | 12.03.25 |
| P05 | Updated to match AL0201 P05 | 21.02.25 |
| P04 | Updated to match AL0201 P04 | 20.02.25 |
| P03 | Updated to match AL0201 P03 | 20.02.25 |
| P02 | Updated to match AL0201 P02 | 19.02.25 |
| P01 | Planning Application issue | 14.02.25 |
| revision | note | date |

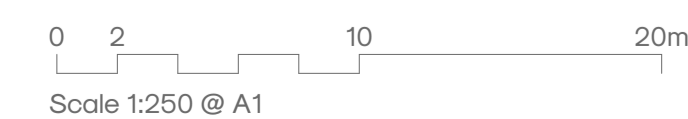
client
Oakwater Burmor for Accent

project title
Residential Development, Church End
Hilton

drawing title
Proposed Site Plan - Boundary Treatment
and Hard Surfacing

drawing status
Planning Application

| | | |
|----------------|----------------|----------|
| scale | date | |
| 1:250 @ A1 | February 2025 | |
| project number | drawing number | revision |
| 2748 | AL0204 | P10 |



- Key
- Shared Ownership (SO)
 - Affordable Rent (AR)
 - Site Boundary
 - Site Ownership



| revision | note | date |
|----------|-----------------------------|----------|
| P10 | Updated to match AL0201 P13 | 10.11.25 |
| P09 | Updated to match AL0201 P12 | 16.09.25 |
| P08 | Updated to match AL0201 P08 | 25.03.25 |
| P07 | Updated to match AL0201 P07 | 18.03.25 |
| P06 | Updated to match AL0201 P06 | 12.03.25 |
| P05 | Updated to match AL0201 P05 | 21.02.25 |
| P04 | Updated to match AL0201 P04 | 20.02.25 |
| P03 | Updated to match AL0201 P03 | 20.02.25 |
| P02 | Updated to match AL0201 P02 | 19.02.25 |
| P01 | Planning Application issue | 14.02.25 |

client
Oakwater Burmor for Accent

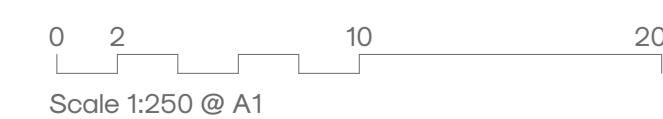
project title
Residential Development, Church End
Hilton

drawing title
Proposed Tenure Plan

drawing status
Planning Application

| scale | date |
|------------|---------------|
| 1:250 @ A1 | February 2025 |

| project number | drawing number | revision |
|----------------|----------------|----------|
| 2748 | AL0202 | P10 |





Front Elevation



Side Elevation (only on Plots 13 & 16)



3D Visual (only on Plots 13 & 16)



Rear Elevation



Side Elevation (only on Plots 14 & 15)

| revision | note | date |
|----------|---|----------|
| P05 | Added window above staircase landing on feature elevation | 10.11.25 |
| P04 | Reduced first floor bedroom window opening heights based on overheating assessor's feedback | 25.03.25 |
| P03 | Added a window in the entrance hallway | 18.03.25 |
| P02 | Updated brick colour and added brick colour note | 20.02.25 |
| P01 | Planning Application issue | 14.02.25 |

client
Oakwater Burmor for Accent

project title
Residential Development, Church End
Hilton

drawing title
Elevations - H4 Semi-Detached with
feature wall

drawing status
Planning Application

scale date
1:50 @ A1 February 2025

project number drawing number revision
2748 AB0806 P05



H1 Detached including plots with feature wall

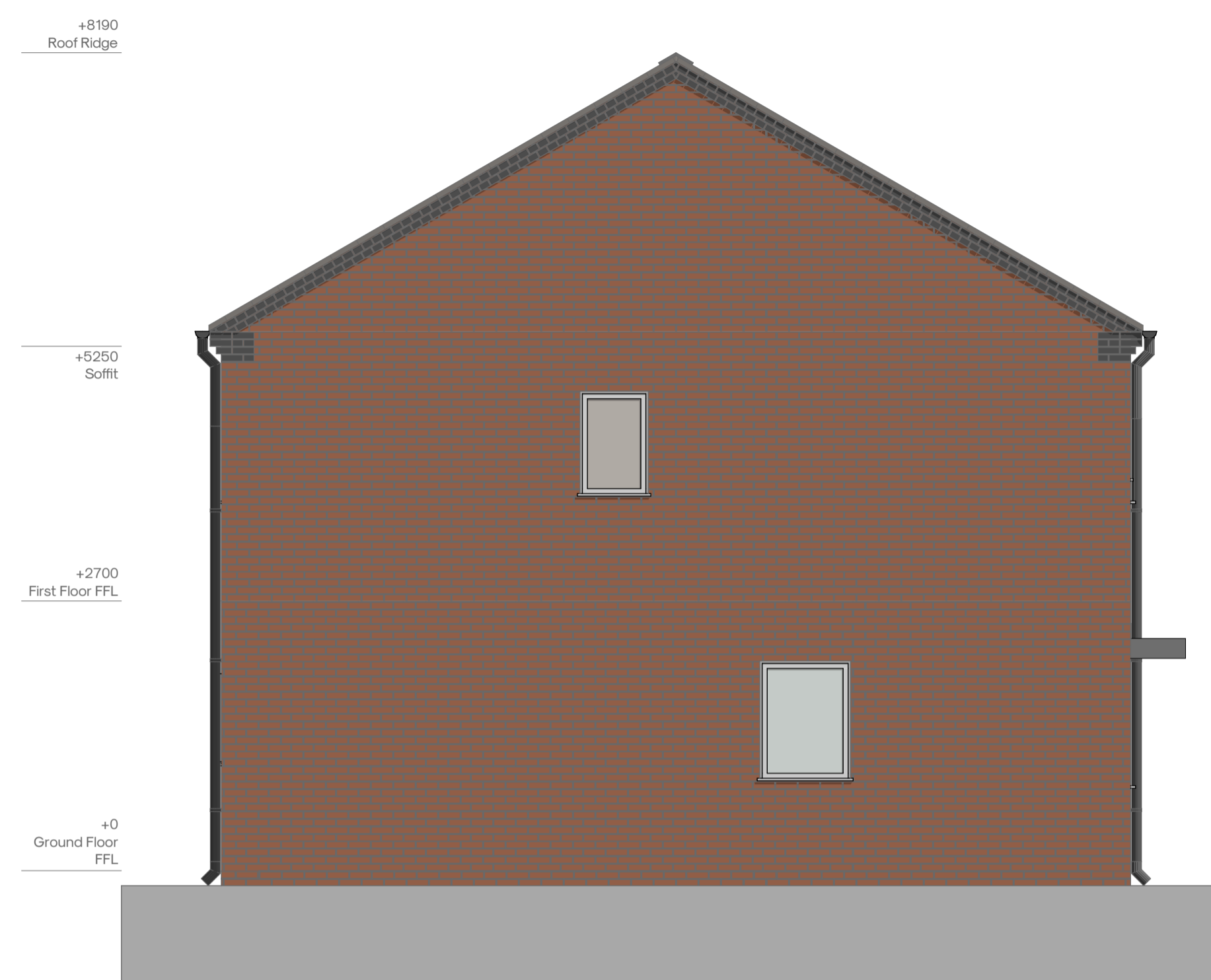
Red facing bricks - Plots 1, 2, 3, 6, 7 & 8

H1 Semi-Detached

Buff facing bricks - Plots 11 & 12



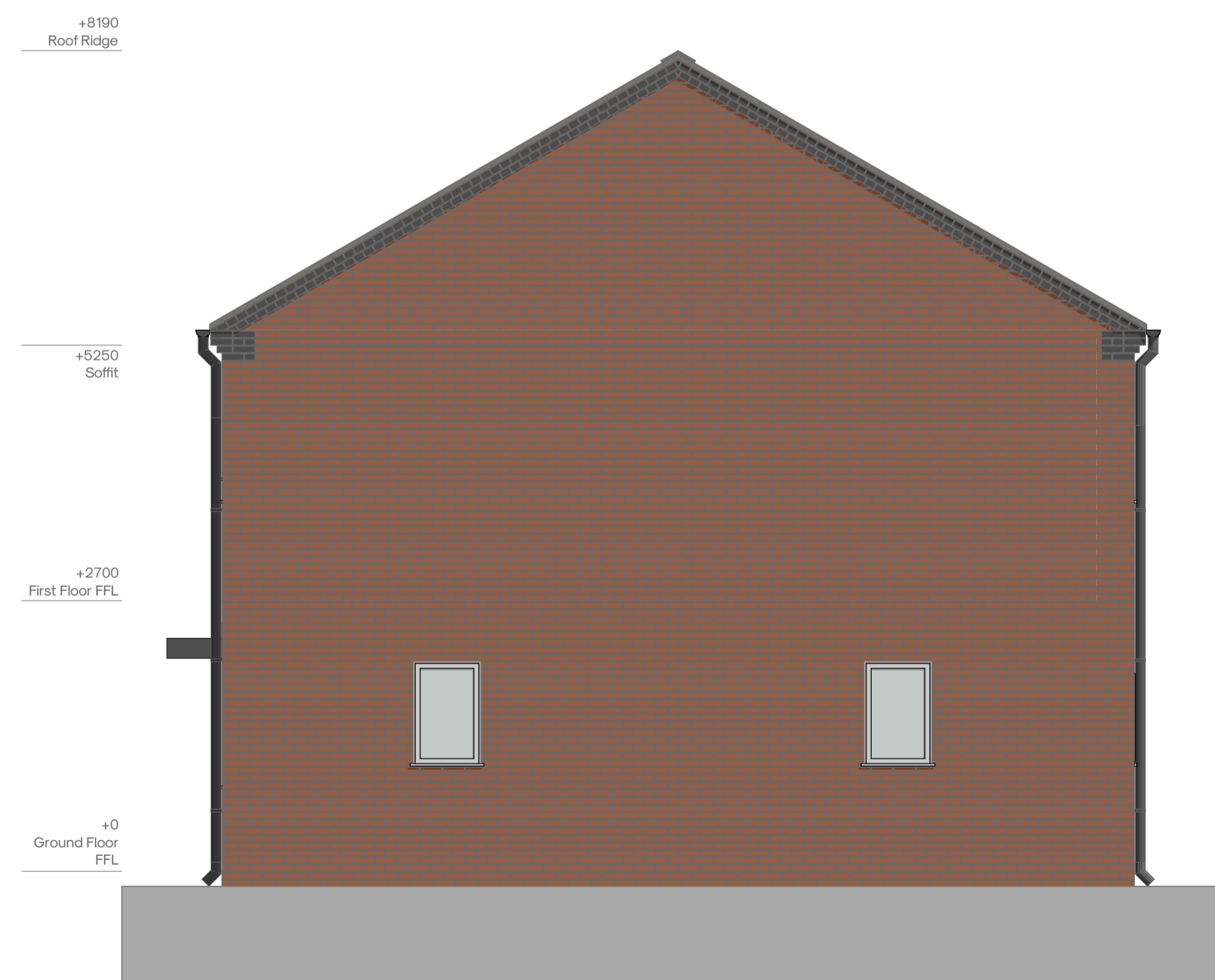
Front Elevation



Side Elevation (only on Plots 6, 7 & 8)
(GF window to be omitted from Plot 8)



Rear Elevation



Side Elevation (Plots 1, 2, 3, 6, 7 & 8)



3D Visual

| | | |
|----------|---|----------|
| P04 | Updated elevation details to match AL0201 P13 | 10.11.25 |
| P03 | Reduced first floor bedroom window opening heights based on overheating assessor's feedback | 25.03.25 |
| P02 | Added brick colour note | 20.02.25 |
| P01 | Planning Application issue | 14.02.25 |
| revision | note | date |

client

Oakwater Burmor for Accent

project title

Residential Development, Church End
Hilton

drawing title

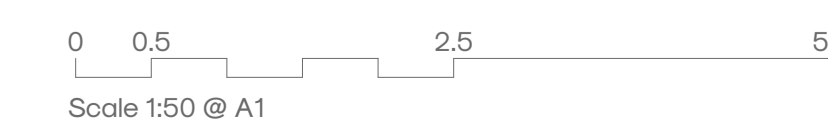
Elevations - H1 Detached

drawing status

Planning Application

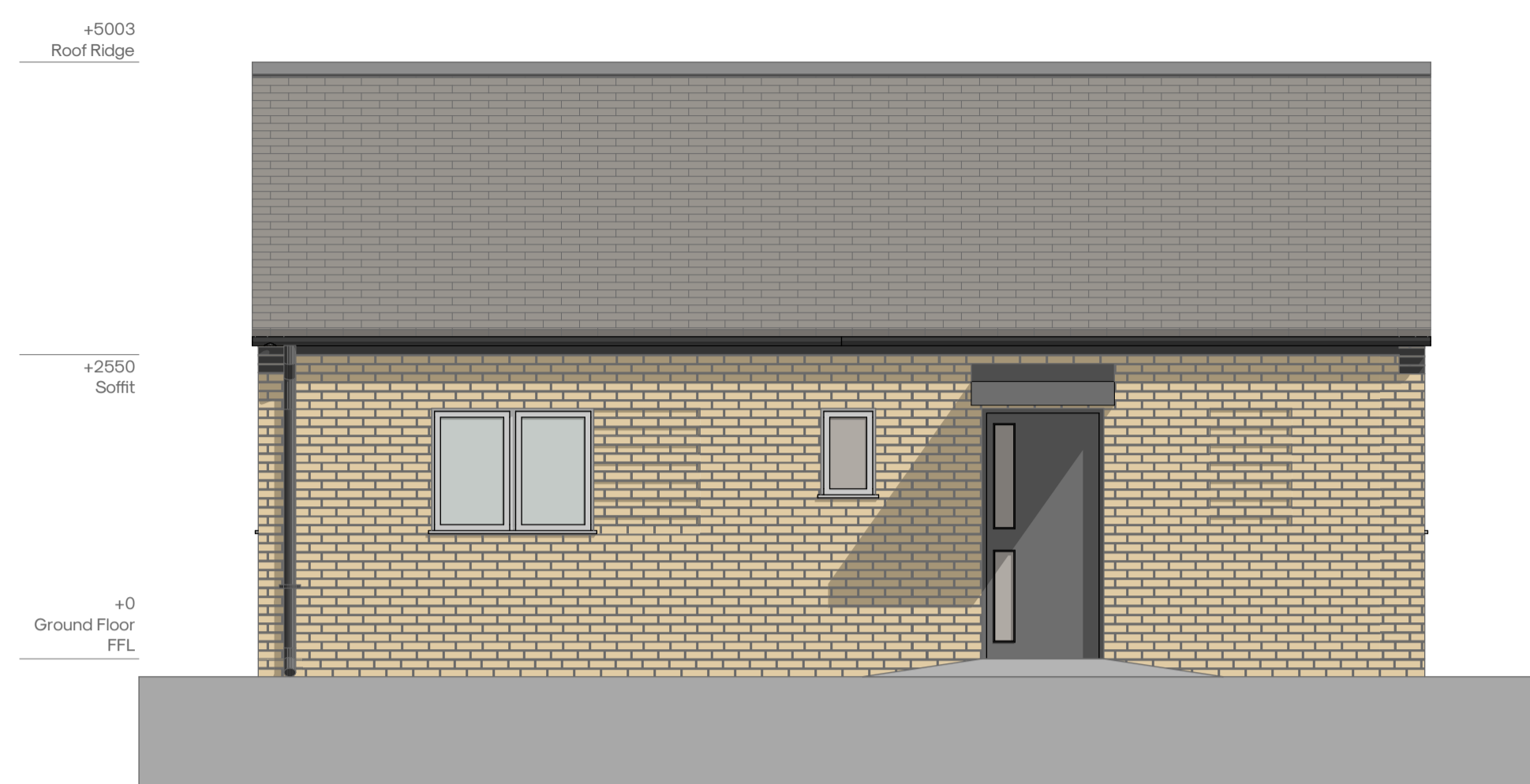
scale date
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project number drawing number revision
2748 AB0801 P04

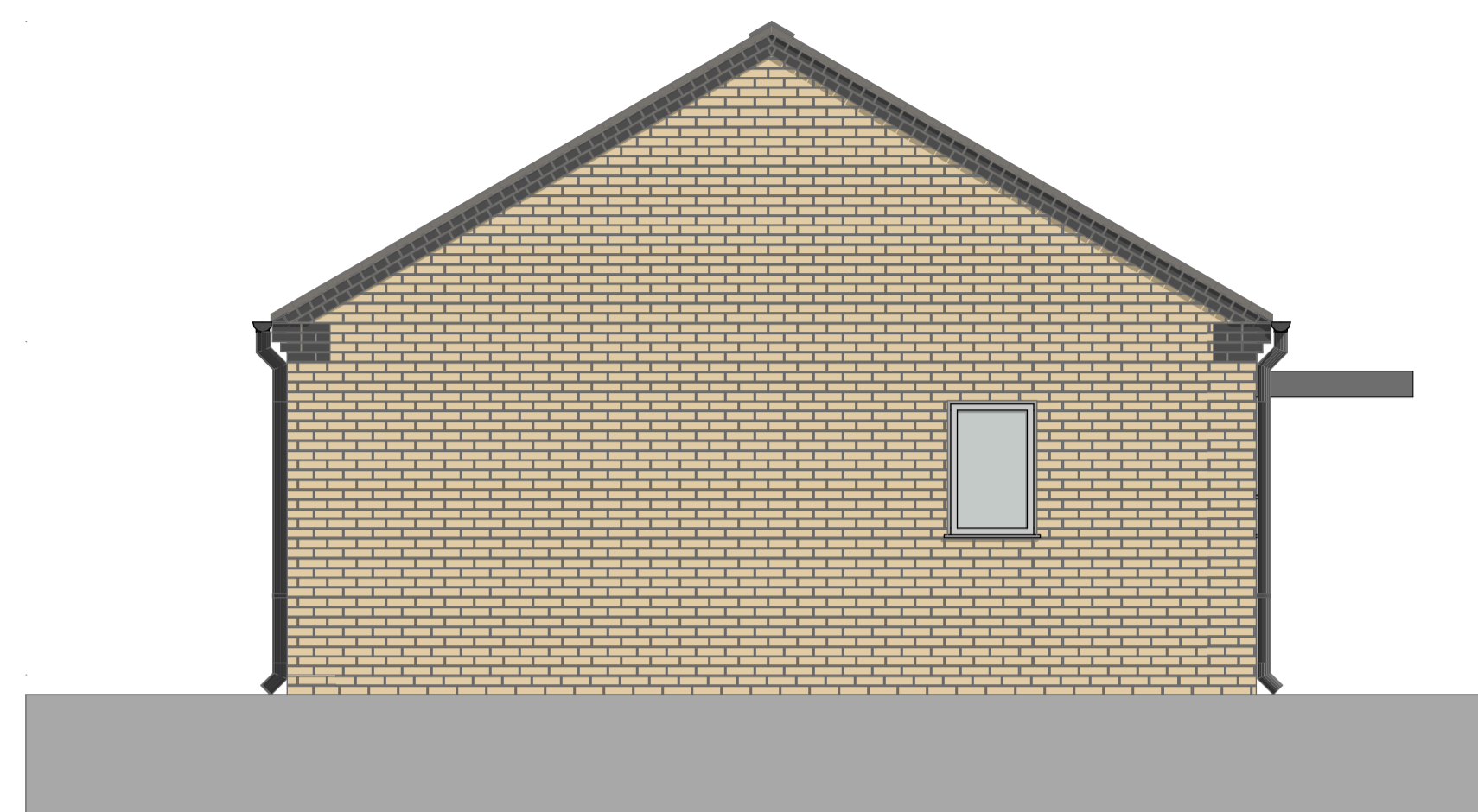


H2 Detached
Buff facing bricks - Plot 10

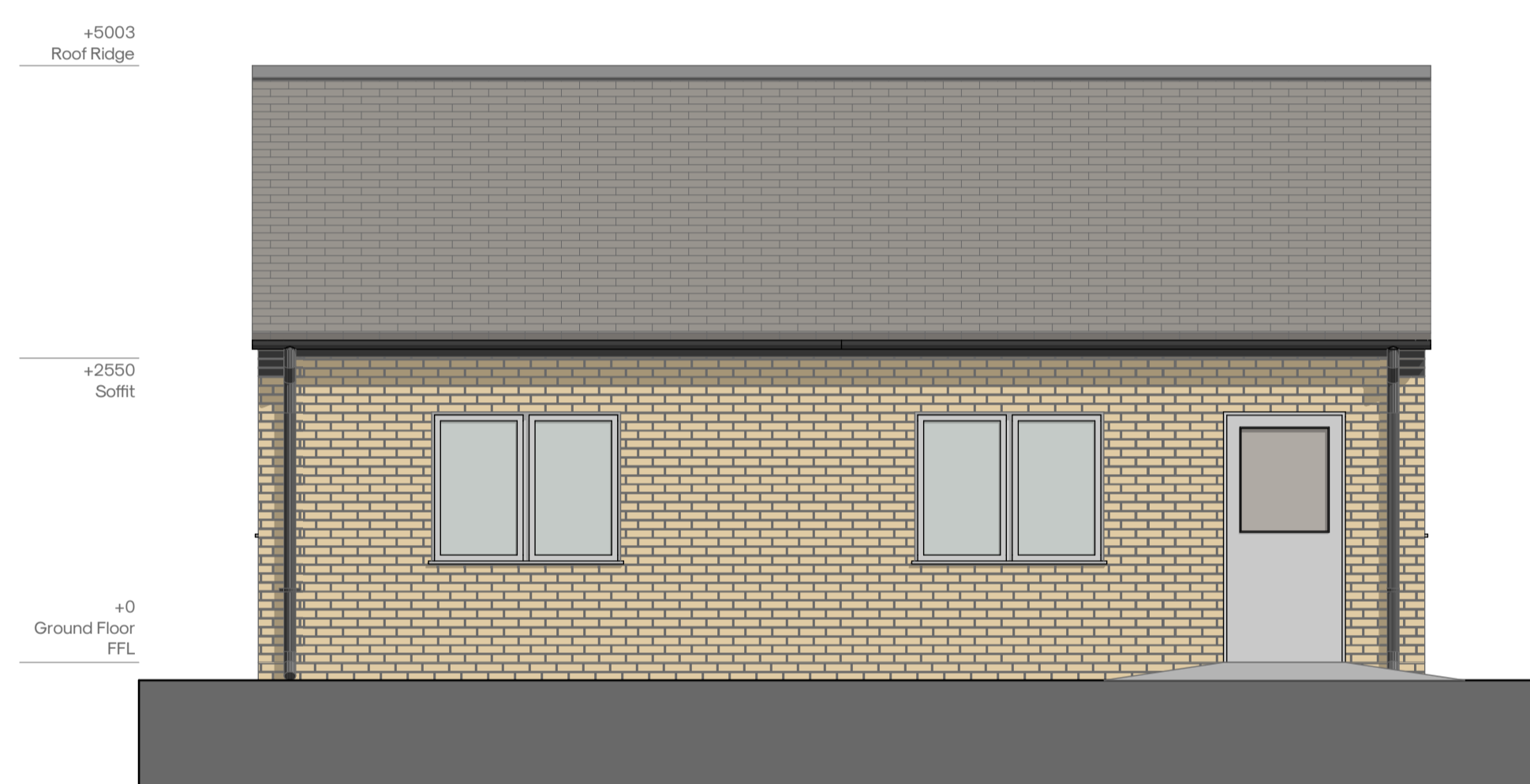
H2 Detached with feature wall
Red facing bricks - Plot 9



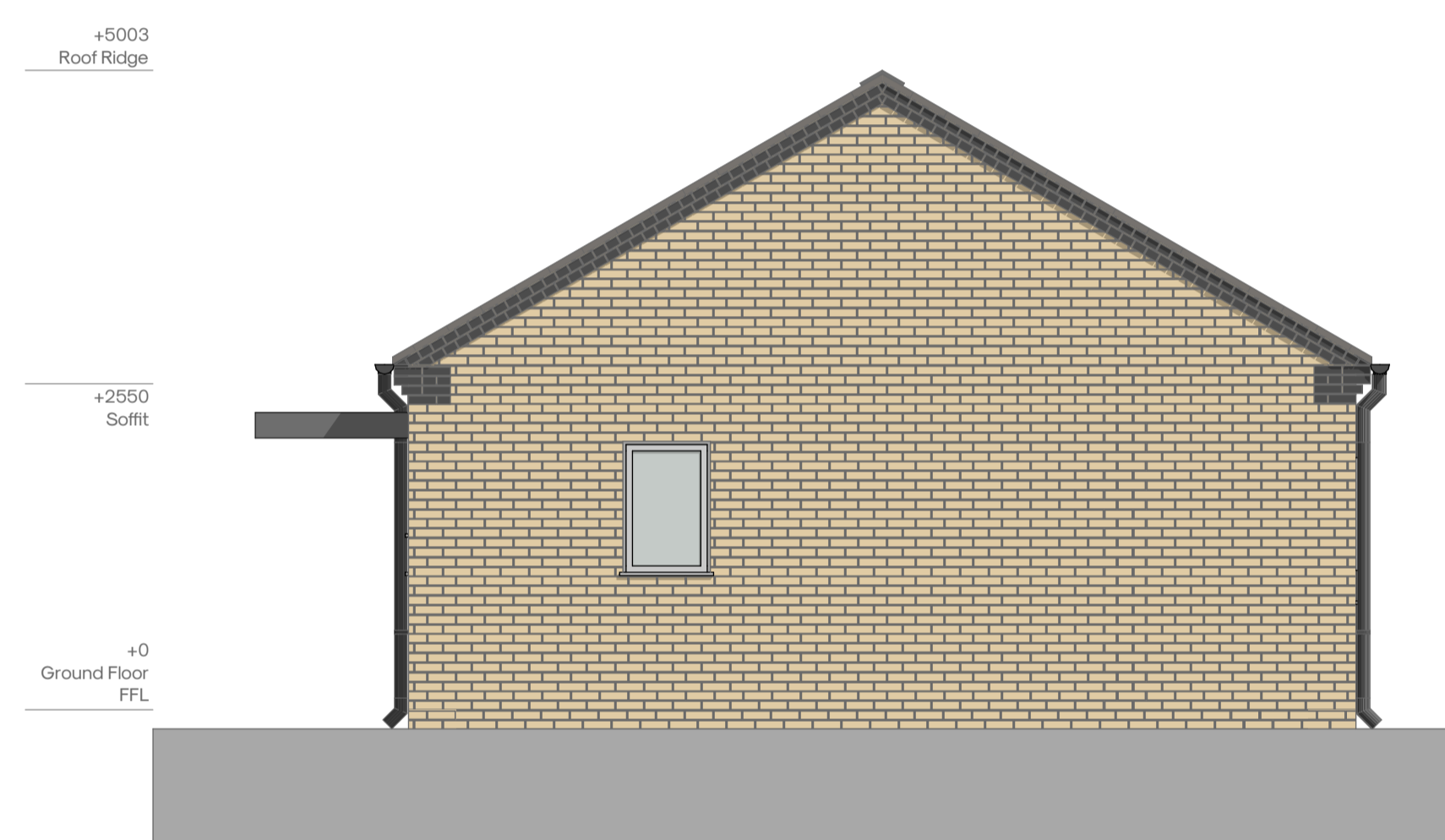
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



3D Visual

| | | |
|----------|---|----------|
| P06 | Mirrored layout to match drawing AB0203 | 12.03.25 |
| P05 | Removed rear canopy | 12.03.25 |
| P04 | Added rear canopy and removed carport | 11.03.25 |
| P03 | Added carport and moved Plot 9 elevations to drawing AB0807 | 06.03.25 |
| P02 | Updated brick colour and added brick colour note | 20.02.25 |
| P01 | Planning Application issue | 14.02.25 |
| revision | note | date |

client

Oakwater Burmor for Accent

project title

Residential Development, Church End
Hilton

drawing title

Elevations - H2 Detached

drawing status

Planning Application

scale date
1:50 @ A1 February 2025

project number drawing number revision
2748 AB0804 P06

