

Case No: 1402210OUT (OUTLINE APPLICATION)

Proposal: RESIDENTIAL DEVELOPMENT WITH ACCESS ROAD, OPEN SPACE, BALANCING POND, INCLUDING DEMOLITION.

Location: HOUGHTON GRANGE HOUGHTON HILL HOUGHTON PE28 2BZ

Applicant: BIOTECHNOLOGY AND BIOLOGICAL SCIENCES RESEARCH COUNCIL

Grid Ref: 529564 272003

Date of Registration: 24.12.2014

Parish: HOUGHTON AND WYTON

RECOMMENDATION - APPROVE

Reason for Referral to DMP: Cllr Ian Bates has objected the S106 contribution to enhance formal open space provision at the St. Ivo outdoor centre.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Houghton Grange is situated on the south side of Houghton Road (A1123) with the Slepe Meadows housing development to the north west. To the east is the residential property of The How and land formerly part of the golf course. The new Green Acres housing development is further to the east. To the south is a County Wildlife Site and to the south east the Thicket woodland that was in the past gifted to the Council by the Biotechnology and Biological Sciences Research Council (BBSRC - the applicants). To the west is open grazing land and the grounds of Houghton Bury.
- 1.2 The Grange is Grade II listed along with the two entrance lodges to the site. Within the site there are a total of 6 existing dwellings; Dormy House, the two listed lodge houses, a pair of recent link detached houses and a bungalow on the isolation unit. The building known as the Director's House was converted to offices and is therefore not considered as an existing dwelling.
- 1.3 There is a belt of trees that runs north-south from the frontage of the site through the centre, and deeper and more varied areas of planting each side of the Grange. Many of the trees on the site are protected by a Tree Preservation Order.
- 1.4 The site is proposed to be accessed by a corridor that connects to the signal controlled cross road junction with Houghton Road (A1123).
- 1.5 The application site has a total area of 11.16 hectares which includes the original 9.6 hectare site allocated within the Local Plan Alterations

2002 plus the area of land for provision of the access and balancing pond. The site is within the Parish of Houghton and Wyton.

- 1.6 The application is for residential development with access road, open space and balancing pond and includes the demolition of existing buildings. Access is the only matter to be approved at this stage with layout, scale, appearance and landscaping to be reserved for subsequent approval. The final number of dwellings will be determined at the detailed design stage however it is anticipated that the site will achieve approximately 90 units.
- 1.7 The application is supported by a Planning, Design and Access Statement, Ecological Appraisal and Protected Species report, Transport Assessment, Travel Plan, Flood Risk Assessment and Drainage Strategy, Tree Survey, Environmental Land Quality Assessment and Archaeological Evaluation Report.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Planning Practice Guide

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H37: "Environmental Pollution"
 - T18: "Access requirements for new development"
 - T19: "Pedestrian Routes and Footpath"
 - R2: "Recreation and Leisure Provision"
 - R7 "Land and Facilities"
 - R8 "Land and Facilities"
 - R12: "Land and Facilities"
 - R13: "Countryside Recreation"
 - R15: "Countryside Recreation"
 - En2: "Character and setting of Listed Buildings"
 - En3: "Alternative Uses for Listed Buildings"
 - En5: "Conservation Area Character"
 - En6: "Design standards in Conservation Areas"

- En7: "Outline Planning Applications"
 - En9: "Conservation Areas"
 - En12: "Archaeological Implications"
 - En18: "Protection of countryside features"
 - En22: "Conservation"
 - En23: "Conservation"
 - En25: "General Design Criteria"
 - CS8: "Water"
 - CS9: "Flood water management"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL2 - Allocated Sites
 - HL5 - Quality and Density of Development
 - HL10 - Housing Provision
 - OB2 - Maintenance of Open Space
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS2: "Strategic Housing Development"
 - CS4: "Affordable Housing in Development"
 - CS9: "Strategic Green Space Enhancement"
 - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1 "Strategy and principles for development"
 - LP2 "Contributing to Infrastructure Delivery"
 - LP3 "Communications Infrastructure"
 - LP6 "Flood Risk and Water Management"
 - LP7 "Strategic Green Infrastructure Enhancement"
 - LP8 "Development in the Spatial Planning Areas"
 - LP13 "Quality of Design"
 - LP14 "Reducing Carbon Dioxide Emissions"
 - LP15 "Ensuring a High Standard of Amenity"
 - LP17 "Sustainable Travel"
 - LP18 "Parking Provision"
 - LP24 "Housing Mix"
 - LP25 "Affordable Housing Provision"
 - LP28 "Biodiversity and Protected Habitats and Species"
 - LP29 "Trees, Woodland and Related Features"
 - LP30 "Open Space"
 - LP31 "Heritage Assets and their Settings"
 - Proposed Allocation (Mixed use) SI 1: St Ives West
- 3.5 Supplementary Planning Guidance / Other Documents / Legislation:
- The Town and Country Planning Act 1990
 - The Planning and Compulsory Purchase Act 2004
 - The Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Town and Country Planning (Environmental Impact Assessment) Regulations 2011
 - Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System)

- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Design Guide (2007)
- LDF Developer Contributions SPD (2011)
- St Ives West Urban Design Framework (2005)
- Conservation of Habitats and Species Regulations 2010 (Habitats Regulations)
- Wildlife and Countryside Act 1981
- Localism Act 2011
- Houghton & Wyton Neighbourhood Plan (Emerging)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 Until the late 19th century the site was farmland with a residential property 'Dormy House' that was formerly part of Home Farm. In 1897 Houghton Grange was built for Harold Charles Coote, the Deputy Lord Lieutenant of Cambridge.
- 4.2 The site is developed with an extensive range of buildings relating to the former research and development use by the BBSRC following the Second World War and was occupied for this use until 1992. In 1991 planning permission was granted under reference 9001762OUT for the redevelopment of the site as a business park. This use was not taken up, the permission was not implemented and has since lapsed.
- 4.3 Following representations from the BBSRC the site was allocated for housing in policy HL2 of the Huntingdonshire Local Plan Alteration 2002.
- 4.4 Planning permission of residential development including construction of new access was granted under reference 0212719OUT in 2006. This permission expired in 2009. In 2008 planning permission was also granted under reference 0801195FUL for amendments to the design of the access to achieve the Highways Section 278 Agreement with the County Council. This was constructed jointly by the BBSRC and Taylor Wimpey
- 4.5 1101937OUT received consent in 2012 for residential development of the site; this lapsed on the 30th April 2015.

5. CONSULTATIONS

- 5.1 **Houghton and Wyton Parish Council** recommend APPROVAL but make comments and requests:
 - Confirmation that any reference to St Ives West UDF in the supporting documentation is to the 2005 document (supported by the Parish) and not the 2011 UDF which was quashed by the High Court in May 2013.
 - Concerns and recommendations made by Cambs. Police, the Cambridge Ecology Houghton Grange: Extended Phase 1 Habitat Survey and Protected Species Scoping Survey 2014, the Wildlife Trust, Environmental Health are all supported.
 - An organised dig is required to reveal the sites true history.

- Plans for Houghton Grange and its setting to be returned to its former glory are welcomed
- Views of the site should be protected and storey heights, lighting and reflective surfaces should be carefully considered.
- The emerging Houghton and Wyton Neighbourhood Plan establishes Houghton Grange to be within the built-up area of the village and is looking to this development to satisfy some housing needs of the village. The Neighbourhood Plan survey showed need for sheltered accommodation, retirement homes, family homes, 1-2 bed starter homes and opportunity request for self-build plots.
- Whilst suggestion of links to St Ives has been made, greater consideration should be given to enhanced connectivity to the village.

- 5.2 **St Ives Town Council** (neighbouring Council) recommend APPROVAL subject to existing conditions being carried forward from previous permission. HDC's position statement regarding this site and the local plan is noted. Noted this is a renewal of an existing permission from 2012 with some minor amendments.
- 5.3 **Cambridgeshire Constabulary** - no comments to make concerning these proposals in respect of crime prevention and fear of crime regarding the access into the site. However advice is given for consideration of incorporation within the layout design before submission of Reserved Matters application.
- 5.4 **CCC Archaeology** - no objections or requirements for this development.
- 5.5 **CCC Highways** - The Transport Assessment is acceptable and the results from the previous application are still valid. The same conditions as accompanied the previous application should be used.
- 5.6 **Environment Agency** - no objections subject to inclusion of conditions relating to improvements to the sewerage system; detailed surface water drainage scheme; contamination remediation strategy; and unidentified contamination.
- 5.7 **HDC Environmental Health (contamination)** - A new land contamination risk assessment and remediation strategy should be undertaken as there has been new toxicological developments since the last assessment (in 2005) and these should now be taken into account.
- 5.8 **HDC Housing** - Affordable housing should be provided at policy level.
- 5.9 **HDC Operations** - The quantum of open space is acceptable, tracking details for the refuse freighter should be provided, the RECAP Waste Management Design Guide should be taken into account and the toolkit completed.
- 5.10 **HDC Sport & Active Lifestyles Team** - Currently there are 10 grass pitches (4 adult soccer, 1 adult rugby, 3 '9v9' soccer and 2 mini soccer) and two cricket squares. An off-site contribution of £47,585 or £528.72 per dwelling should be provided to carry out work to enable the pitches at St Ivo Outdoor Centre to be used more extensively and

flexibly throughout the year, including by the new population at Houghton Grange.

- 5.11 **Natural England** - This application is in close proximity to the Houghton Meadows Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.
- 5.12 **Wildlife Trust** - Welcome the fact that the applicant has undertaken relevant ecological surveys and attempted to keep information for example on protected species up-to-date although the latest survey was undertaken in November 2014, a sub-optimal time of year. It is however true that the areas of grassland closest to the proposed development would not be considered priority habitat but has significant potential to be restored to a more species-rich state. The protected species aspects of the survey report do however appear to be thorough and various recommendations have been made for mitigation or further surveys. All of these recommendations must be followed at the detailed full planning stage. The Wildlife Trust also welcomes the identification of the potential for enhancement at Houghton Grange Grassland CWS and a range of other habitat creation measures. Planning conditions and a section 106 planning agreement will be required to ensure that all of the ecological mitigation and enhancement measures proposed are implemented. There will be a need for an Ecological Management Plan during both the construction period and beyond to ensure the long-term future and security of the Houghton Grange CWS and the other ecological mitigation and enhancement measures. It is likely that enhancements to the Houghton Grange Grassland CWS will be best secured through a s106 planning agreement rather than planning conditions. Long-term management responsibility for this site will also need to be clearly set out, as with the development more intensive management will be required to prevent the quality of the habitats deteriorating. The proposed cycle path / surfaced footpath through the County Wildlife Site remains a major concern to the Wildlife Trust as it would be likely to cause direct damage to and loss of priority species-rich grassland habitat. There are also likely to be indirect impacts arising from increased numbers of visitors, dog walking (& fouling), predation by cats. It is likely that a surfaced footpath / cycle way would be objected to, unless it could be demonstrated that the proposals overall would result in significant enhancement to the CWS and an increase in the area of priority lowland meadow habitat.

6. REPRESENTATIONS

- 6.1 No comments received at time of determination.

7. ASSESSMENT

- 7.1 The main issues to consider in assessing this application are those of principle of development, design, impact on heritage assets, trees and landscape, biodiversity, contamination, access and highways, flooding and drainage, sustainability and planning obligations.

Principle of Development

- 7.2 Site Allocation - The site is allocated for residential development in the Local Plan Alteration 2002. For the period 2001 to 2026, the Core Strategy identifies the need for at least 14,000 additional homes to be provided in Huntingdonshire. This provision will be made up of 2890 homes that were completed between 2001 and 2006, 4265 homes that will come from existing allocations in the Local Plan (including Houghton Grange), 1345 homes that will come from non-allocated sites that have planning permission or agreement in principle and 5500 that will be provided in the locations identified in Core Strategy policy CS2 (including the adjacent area within St Ives West).
- 7.3 The Draft Local Plan to 2036 also allocates the site as part of the wider St Ives West site with the St Ives Spatial Area noted as incorporating the town of St Ives and parts of the parishes of Hemingford Grey, Fenstanton, Houghton and Wyton, Wyton-on-the-Hill and Holywell-cum-Needlingworth where they relate closely to St Ives. Whilst the Local Plan is still an emerging document, the principle of residential development on the site is fully compliant with Local Plan Alteration policy HL2 and is therefore acceptable subject to all other considerations.
- 7.4 Neighbourhood Plan - The Houghton and Wyton Neighbourhood Plan has been prepared and is due for examination in autumn the examiner's report received on 14 December 2015; the PPG states that Neighbourhood Plans are to be considered as part of the Development Plan once they are agreed at a referendum, para. 007 (Reference ID: 41-007-20140306) advises emerging neighbourhood plans may be a material consideration in accordance with para. 216 of the NPPF. The Neighbourhood Plan submission document contains a section entitled 'Existing Development Sites - Parish Needs and Intentions' and this acknowledges that (at the time of its drafting) there was an extant permission for up to 90 dwellings which is considered "provides an appropriate scale of growth to satisfy the housing needs of the parish and wider area over the plan period". Whilst the plan makes reference to other points regarding the housing mix (one and two bed units and retirement housing), the current proposal seeks outline consent for an unknown mix and therefore these points are matters to be considered as part of the reserved matters, when the detailed design is considered.
- 7.5 Reference is made within the Neighbourhood Plan to live/work units; the current proposal only seeks consent for residential use however and does not include any element of Use Classes A2 or B1. In this instance the LPA does not have an adopted policy requiring inclusion of live/work units into developments and given the allocation in the Local Plan Alteration for residential development and history of permission on this site, it is not considered that the Parish request for live/work units can reasonably be required.
- 7.6 In order to meet the basic conditions the examiner's recommendation is to 'move section 14 [the Existing development sites – Parish needs and intentions] in its entirety to a separate section (which does not appear as part of the Plan) or appendix of the Plan which clearly labelled 'community aspirations' or delete it in its entirety'. The examiner also recommends deletion of Policy HWNP1 - village limits/

built up area which sought to draw a line on a map to define the extent of the built up area. Additionally, she recommends rewording of Policy HWNP3 - settlement gap to say 'Development proposals should respect the individual and distinct identities of the village of Houghton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these two settlements or lead to their coalescence.'

- 7.7 It is therefore considered that the proposal is broadly compliant with the emerging Neighbourhood Plan.
- 7.8 Status of the St Ives West UDF - The District Council prepared a St Ives West Urban Design Framework (UDF) to establish planning, urban design and development principles for an area identified for growth in the Huntingdonshire Core Strategy (2009). The UDF was subject to full consultation, and was approved in 2011 by the District Council's Cabinet. The District Council was challenged in April 2013 through a Judicial Review hearing on the lawfulness of the UDF on two grounds - whether it constituted a site allocation, and whether it should have been prepared in the format of a Supplementary Planning Document. The District Council was successful in proving that the UDF did not constitute an allocation, but the judgement declared that the UDF ought to have been prepared as a Supplementary Planning Document, and consequently the UDF was quashed by the Deputy High Court Judge on 2nd May 2013.
- 7.9 The 2011 document has therefore not been given any weight in the determination of this application.
- 7.10 An Urban Design Framework was adopted as Interim Planning Guidance in March 2005 which provides guidance on how three sites, including the application site, should be developed. Whilst the application site is slightly larger than the site area detailed in the UDF (due to the inclusion of land indicatively shown for the balancing pond) and the density of development is increased, the broad principles for developing the site in the UDF are featured within the indicative masterplan.

Indicative Layout and Scale Parameters:

- 7.11 The application is in outline only with all matters except access reserved for later approval. The submitted illustrative Masterplan indicates how the site could be developed.
- 7.12 The current application utilises the same masterplan as application 1101937OUT which was extant at the time of submission. It is not considered that there have been any 'on the ground' changes to alter the previous view that the site is capable of accommodating the scale of development proposed without having an adverse impact upon the locality. As before:
- Dormy House, the listed lodges and the Grange will be retained on the site with all other buildings to be demolished.
 - The access to the development is taken from the existing traffic junction.
 - The removal of the modern linked buildings connected to either wing of Houghton Grange will enhance its setting.

- There are further enhancements to the setting of Houghton Grange by providing the opportunity for new buildings nearby that are of a more appropriate scale and form.
- The historical uses of the site are to be respected by proposing to retain the former farmhouse known as Dormy House as well as the gatehouses to the site.
- An appropriate arrangement of buildings can be provided that respect the setting of the various tree groups within the site, particularly the avenue of lime trees in the centre of the site.
- A framework of roads and paths can be provided that ensures that the site is not dominated by the car.
- An increase in density of the proposed development across the site from west (the countryside edge) to east (towards St Ives) is proposed.
- A design code will be essential to ensure detailed design quality that is appropriate for the site.

- 7.13 The submitted Masterplan and scale parameters as set out within the Design and Access statement satisfactorily demonstrate that the development of this site of the scale and amount proposed is acceptable.
- 7.14 As with 1101937OUT, conditions are recommended to secure the retention of Dormy House.

Heritage Assets

- 7.15 The majority of the site is now within the Conservation Area and Houghton Grange and the East and West Lodges are Grade II listed, Houghton Grange is on the Council's At Risk Register. Dormey Lodge is an unlisted building but is considered as a heritage asset in accordance with the PPG.
- 7.16 The entire application site is considered to be within the setting of the key listed building of The Grange.
- 7.17 The treed avenue connecting the gate lodges to Houghton Grange is crucial to the setting and also the understanding of the listed buildings on the site. It has remained relatively unaltered since the construction of the properties and its proposed retention is welcomed.
- 7.18 Whilst the proposed development is in outline only (with only access to be approved) the application is supported by a Masterplan which was previously found to be acceptable as the indicative scheme respects the framing of Houghton Grange with the dwellings paying respect to and acknowledging the status of the grand approach to Houghton Grange. The area to the front of Houghton Grange locates vehicles away from the front of the building with more formal gardens to the front as the historic records and images show.
- 7.19 Houghton Grange itself will be restored as part of the development to a detached single period property. Alongside the reserved matters submission this will require separate Listed Building Consent.
- 7.20 The indicative Masterplan and associated documents propose to remove the 1960's wings attached to Houghton Grange. These are considered to be unsympathetic to the setting of Houghton Grange as

a heritage asset. The removal of the wings will positively enhance the setting of Houghton Grange. It is proposed that new dwellings will be erected either side of the original house and will be carefully designed to respect the setting and be subservient to the house. The wings illustrated are symmetrical to Houghton Grange and frame the building.

- 7.21 To the south of the Grange the formal lawn will be reinstated as a private garden enclosed by the mature trees either side.
- 7.22 Dormy House is to be retained as a dwelling. Around Dormy House the new development is proposed to have a simple rural character to reflect the complex of farm buildings originally in this area and shown on historic maps. Again any works to the listed lodge houses will also require listed building consent.
- 7.23 The proposed development is considered to be sympathetic to the setting and character of the heritage assets, positively enhancing and conserving the assets by removing existing unsympathetic buildings and safeguarding the future of these assets. Conditions are recommended to ensure the retention of Dormy House and for a scheme for all works to the heritage assets accepting that for the listed buildings associated listed building consent will be required; again, this approach is consistent with the recently lapsed permission.

Trees and Landscape

- 7.24 A key feature of the site is the specimen and mature trees that form the original parkland setting. The application is accompanied by a Tree Survey, Arboricultural Implications Assessment and Method Statement.
- 7.25 The proposed development provides an opportunity to gain some strategic tree planting as part of a designed landscape scheme for the site. The masterplan layout identifies that the amount of development proposed allows for the opportunity for extensive new landscape planting around the boundaries, access, roads, footpaths and public open spaces.
- 7.26 The detailed landscape proposals will follow as a reserved matter. To ensure a high quality development and coordinated landscape design it is considered that a Landscape Strategy for the whole of the site needs to be produced, that will inform any subsequent reserved matters applications for the whole, or separate parcels of the site. Conditions are therefore recommended for a site-wide landscape strategy, hard and soft landscaping, arboricultural information and landscaping management and maintenance plan.
- 7.27 Access to quality green space is a priority for the Council and Core Strategy Policy CS9 sets out the Council's objective of creating appropriate access for a wide range of users to enjoy the countryside, including the Great Ouse Valley area. In accordance with the UDF which was in place at the time of the determination of the previous application, the applicants were to transfer the land between the application site and The Thicket to the District Council to provide an area of strategic green space. The 2011 UDF is no longer relevant and the Local Plan Alteration (2002) housing allocation for this site

does not seek to secure the additional land for public access. It is noted that the application site is included within the St Ives West allocation within the emerging Draft Local Plan to 2036: Stage 3 (2013) where an area of strategic green space is to be secured but the land to the south of the application site is not included within the site allocation. As such the land transfer and creation of strategic green space which was previously secured is not to be sought as part of the current application.

- 7.28 The proposed development still incorporates public access from the site to The Thicket path and this is welcomed.

Contamination

- 7.29 The previous application was supported by a ground contamination risk assessment undertaken by Enviro in September 2005, however, at the time of the assessment being written details of the design criteria and development layouts were not available and as a consequence, detailed remediation actions were not presented and a condition was attached requiring a land contamination remediation scheme be submitted, approved, implemented and completed (with a validation report) before development takes place.
- 7.30 The Council's Environmental Health Officer has advised that there have been new toxicological developments since the assessment was undertaken in 2005 and these should now be taken into account. This point is noted and can be secured by condition.
- 7.31 The Environment Agency has also confirmed that they are satisfied that the risks to controlled waters posed by contamination at this site can be addressed through appropriate measures which can be secured by condition.

Biodiversity

- 7.32 An Extended Phase 1 Habitat Survey and Protected Species Scoping Survey has been submitted alongside the application; this report (dated December 2014 and prepared by Cambridge Ecology) which makes the following recommendations:
- specific surveys for Bats, Badger, Reptiles, Breeding Birds and Invertebrates to inform the planning process,
 - habitat creation and ecological input to the landscaping design for the proposed development site,
 - preparation of an ecology management plan for the long term management of the habitats on the developed site.
- 7.33 Para. 99 of Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System) states that it is "essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted" and therefore advises planning conditions should only secure ecological surveys be carried out in exceptional circumstances.
- 7.34 The submitted report states that further species specific surveys should be carried out for Bats, Badger, reptiles, breeding birds and

invertebrates to inform the planning process; a further survey for Great Crested Newts will also be necessary to inform the License application.

- 7.35 In this instance, it is considered that the amount of development sought (up to 90 dwellings) can be accommodated within the red edge application site and satisfactorily take into account the findings of subsequent surveys with avoidance and mitigation measures such that the granting of outline consent will not result in harm to protected species.
- 7.36 The area immediately to the south of the application site (within the applicant's ownership) is a County Wildlife Site which has significant ecological value for its flowers and grasses. The Wildlife Trust raises some concerns about the proposed cycle path / surfaced footpath through the County Wildlife Site as it would be likely to cause direct damage to and loss of priority species-rich grassland habitat and there is also likely to be indirect impacts arising from increased numbers of visitors, dog walking (& fouling), predation by cats. Whilst this concern is noted, it is considered that there is other land within the applicant's control which could potentially enable further enhancements and an overall increase of priority lowland meadow habitat. A suitable conservation management regime for the County Wildlife Site is therefore required and a condition is recommended for a scheme to demonstrate how the development will contribute to the enhancement of nature and local biodiversity and to address the ecological impacts from the development.
- 7.37 Natural England advises that the proposed development does not appear to affect statutorily protected sites or landscapes.
- 7.38 The application is considered acceptable in this regard with the recommendation of conditions for a biodiversity and ecology enhancement scheme and for the additional protected species surveys.

Access and highways:

- 7.39 The Local Highway Authority (LHA) has confirmed that the submitted Transport Assessment is acceptable and that the results from the previous application are still valid, namely the impacts arising from the 90 dwellings will not have a significantly adverse effect upon the local highway network.
- 7.40 The site is close to the Market Town of St Ives and a number of frequent bus services (including the Cambridge Guided Busway) run in both directions along Houghton Road in the vicinity of the application site providing connections between the site and destinations including St Ives, Huntingdon and Cambridge. Bus stops have been provided either side of Houghton Road as part of the Slepe Meadow access junction including pedestrian crossing facilities. The bus stops, pedestrian crossing facilities and frequent bus services are considered to be sufficient to make the Houghton Grange site accessible by public transport.
- 7.41 It is proposed that the site would be accessible by pedestrians and cyclists as follows: -

- a) via the existing footway / cycleway that runs along the southern side of Houghton Road (which connects the site with St Ives town centre area), and
- b) via a new pedestrian link that is proposed to be provided which will link the development site with The Thicket

- 7.42 A Residential Travel Plan is to be secured by condition and this is in accordance with both national and local planning policy to promote alternative modes of travel and reduce car use.
- 7.43 Full highway engineering details and surfacing of all highways are recommended to be secured through imposition of appropriately worded conditions.
- 7.44 The application is acceptable in this regard.

Flooding and drainage

- 7.45 The Environment Agency's Indicative Flood Risk Map shows the site within Zone 1 which means that the site is at less than 1 in 1000 annual probability of flooding.
- 7.46 The site currently has a drainage system that takes surface water from the buildings and roads through a pipe system to an open ditch on the lower levels. A Flood Risk Assessment and Drainage Strategy have been submitted with the application. The Environment Agency has reviewed this document and finds it acceptable for the scale and nature of development proposed as it demonstrates that the site is not at risk of fluvial flooding and that it will be feasible to attenuate the surface water runoff to the Brownfield QBar rate. A condition is however required to secure the submission of a surface water drainage scheme.
- 7.47 In terms of foul drainage, permission for redevelopment of this site has previously been granted on the basis of a condition restricting occupation until evidence is provided to demonstrate there will be no breach of legislation due to concerns of limited capacity within St Ives STW.
- 7.48 It is understood that since the previous permission Anglian Water has provided updated information to show that the St Ives STW has capacity and the Hunts DC Water Cycle Study has also been updated to reflect this. However the EA are aware from correspondence in Sept 2013 between the applicant and Anglian Water that there a lack of capacity in the sewerage network remains and therefore a condition is necessary to ensure that there is clarity and evidence regarding capacity at St Ives STW.
- 7.49 Subject to these conditions, the application is acceptable in this regard.

Sustainability

- 7.50 The application site is considered to be in a location that is close to local facilities and existing public transport provision. The submission has been supported by a Residential Travel Plan and a planning

condition is recommended to be imposed to secure the provision of this.

- 7.51 The application is acceptable in this regard.

Planning Obligations

- 7.52 As referred to previously, this site is allocated within the Local Plan Alteration (2002) and has a recently lapsed permission. Therefore, whilst included within the wider St Ives West allocation within the Draft Local Plan to 2036: Stage 3, it is considered that this application is a stand-alone development and therefore contributions are only to be sought on the basis of the scale of development applied for by the applicants.
- 7.53 Community Infrastructure Levy - This development will be CIL liable in accordance with the Council's adopted charging schedule; as this application site is for a small-scale major development, CIL payments will cover footpath and access, health, community facilities, libraries and lifelong learning, and education.
- 7.54 The Community Infrastructure Regulations 2010 require planning obligations to be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.
- 7.55 Section 106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.56 Affordable housing - The development should seek to achieve a target of 40% affordable housing in accordance with local policy. In this regard the applicants have agreed to provide affordable housing at policy compliant levels but as with the previous obligation, request that the S106 agreement to secure the provision of the affordable housing has sufficient flexibility to enable the possibility that some or the entire affordable housing requirement might be provided on adjoining BBSRC owned land if this comes forward for development under the St Ives West proposals. This flexibility is still considered to be acceptable in principle and any such proposal would be considered on its merits if and when the adjacent land comes forward.
- 7.57 Green Space - The development is to provide POS onsite and this is to be provided in accordance with Part B of the Developer Contributions SPD i.e. for 90 dwellings 4,452sqm will be required with a requirement for 1680sqm of continuous POS for play space to be provided on site. Due to the scale of the development there is no requirement for an equipped play area on site.
- 7.58 The SPD (in para B.27) states that the on-site open space and facilities should in the first instance be offered to the local Town/Parish Council or the District Council for adoption.
- 7.59 The proposal is for residential development and the indicative layout suggests the likely amount of development is to be around 90 dwellings and in accordance with para. B44 of the Developer

Contributions SPD, off-site contributions for capital outdoor sports shall be negotiated where appropriate.

- 7.60 The Fields in Trust (FIT) Planning and Design for Outdoor Sport and Play document (referred to within the SPD) states that local playing fields shall be available within 1.2km of all dwellings in major housing areas. In this instance, the St Ivo Outdoor Centre is within this catchment and therefore considered, irrespective of the Parish boundary, to be a facility likely to serve the population of this development. It is also understood that the facilities within Houghton and Wyton village are good quality and have sufficient capacity. In accordance with the CIL regulations which are now in force (but weren't when previous agreements were discussed and signed for this site), for money to be sought for Houghton and Wyton there has to be an identified project and a need for the enhancement of facilities owing to the increased population
- 7.61 The Council's Sport & Active Lifestyles Officer has advised that the St Ivo Outdoor Centre currently has 10 grass pitches (4 adult soccer, 1 adult rugby, 3 '9v9' soccer and 2 mini soccer) and two cricket squares which are at capacity and therefore residents of the proposed development would not have local access to formal open space within a reasonable travelling distance. In this regard an off-site contribution of £47,585 is required to allow drainage works to be carried out to enable the pitches at St Ivo Outdoor Centre to be used more extensively and flexibly throughout the year, and by the residents of the proposed development.
- 7.62 Cllr Bates considers that S106 contributions should be given to Houghton and Wyton rather than the Ivo Outdoor Centre as the development is wholly within the Houghton and Wyton Parish.
- 7.63 Whilst Cllr Bates request is noted, in this instance it is not considered that there is a designated project and requirement for Houghton and Wyton outdoor sport facilities to be enhanced in order to accommodate the population of the Houghton Grange development, and furthermore, in accordance with the FIT guidelines the application site is within 1.2km of St Ivo Outdoor Centre is (whereas the site is not within 1.2km of the Houghton and Wyton playing fields).
- 7.64 Wheeled Bins - In accordance with the Developer Contributions SPD, wheeled bins are to be provided and these shall also be secured by Section 106 Agreement.
- 7.65 In accordance with the Developer Contributions SPD (2011) and for the reasons set out above, this development will need to make provision for affordable housing, public open space, outdoor sports contribution and wheeled bin contributions. The applicants have agreed to enter into a legal obligation on this basis.

Other Matters

- 7.66 Previous conditions - Section 73 applications were submitted to alter the timescale for submission of documents relating to the scheme of works to heritage assets and the Design Code from 'prior to reserved matters submission' to 'as part of reserved matter submission', and

also to remove condition five which related to phasing of the development (1401768S73 and 1402103S73). The LPA was minded to approve these applications subject to a Deed of Variation to the original S106 agreement however permission 1101937OUT lapsed during the Section 73 applications. It is Officer opinion that these can be dealt with either in advance of, or part of a reserved matters submission and therefore the conditions should be worded to enable this flexibility.

- 7.67 Fire Hydrants - The comments of Cambridgeshire Fire and Rescue Service are noted and the provision of fire hydrants can be secured by condition.
- 7.68 Crime and Security - The comments of the Police Architectural Liaison Officer are also noted, it is however considered that these matters will be reviewed as part of reserved matters submission(s) and therefore a condition is not necessary at this point.

Conclusion

- 7.69 In conclusion the principle is considered acceptable, the proposal would not harm designated heritage assets, the proposal provides a pedestrian and cycle link and can provide an appropriate level of parking on site, would not harm highway safety, would not (subject to details) have a significant detrimental impact on amenity, subject to conditions would appropriately consider contamination, flood risk, biodiversity enhancements, and seeks to provide for infrastructure contributions in accordance with the developments scale through a S.106 Agreement.
- 7.70 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

- 8. RECOMMENDATION - APPROVAL** subject to conditions to include the following

- Reserved Matters – details and timescales
- Site Wide Landscape Strategy
- Tree protection and retention
- Hard and soft landscape scheme
- Landscape management plan for 25 years
- Additional ecological surveys
- Design Brief submitted if the reserved matters application do not accord with the design principles set out in the Planning, Design and Access Statement and Masterplan
- Scheme for works to the Heritage Assets (Houghton Grange, the East and West Lodges and Dormy House along with their settings)
- Dormy House to be retained
- Foot/cyclepath to link the site with The Thicket
- Highways layout – visibility splays, parking provision turning areas
- Roads to binder course level as minimum prior to occupation
- Residential Travel Plan

- Surface Water Drainage Scheme
- Scheme for the improvement of the existing sewerage system
- Remediation strategy & unidentified land contamination
- Fire hydrants

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Development Management Officer 01480 388457**

To: Fox, Charlotte (Planning)[Charlotte.Fox@huntingdonshire.gov.uk];
Sent: Fri 2/20/2015 11:47:10 AM
From: H&W Parish Clerk
Flag Status: 0x00000000
Subject: Houghton Grange, 1402210OUT

Charlotte

This is the full comments from Houghton and Wyton Parish Council

Houghton and Wyton Parish Council Recommend Approval: Taking note of the following comments and requests.

We note the supporting documents to this application mention the proposed development scheme aims to be consistent with the St Ives West Urban design Framework. However, we have been told by the agent supporting this application that such references all refer to the 2005 St.Ives Urban Design Framework which we fully support and not the St.Ives **West** UDF of 2011 which was quashed by the High Court in May 2013. We would like this confirmed.

We note and support the following concerns:

1. Cambridgeshire County Police with regards the design of parking areas to reduce crime;

2. The recommendations made by Cambridge Ecology Houghton Grange: Extended Phase 1 Habitat Survey and Protected Species Scoping Survey 2014 which calls for species specific survey of the site; We especially note point 4.5 *'Due to its location between the edge of residential areas and the wider rural environment, the development site could be considered to act as a buffer zone between the existing and new residential developments to the north and east and more rural habitats to the west and south. Therefore for the plants and animals present in the development site, the value of the site is considered to be high.'*; We request that particular attention is given to the relocation of any species and the mitigation of the development effects on

all species.

3. The concerns expressed by the Wildlife Trust especially in relation to a surfaced footpath / cycle way' running through the County Wildlife site and which should not be allowed, 'unless it could be demonstrated that the proposals overall would result in significant enhancement to the CWS and an increase in the area of priority lowland meadow habitat';

4. We also support the conditions requested by the Environmental Health and potential toxicology.

The area across the Hill on which Houghton Grange is situated has a long history of human activity and according to historians is a landscape favoured by Romano-British and early Anglo-Saxons to site their tumuli or burial mounds. We note the reference to a rich Romano – British burial site to the north east.

Data on the HER (Historical Environment Record) already shows there are a lot of finds recorded from the 'amateur' archaeologists. A lot of these finds are now in the Norris Museum - ranging from the Neolithic to Roman to Saxon. The Houghton Grange burial seems to have been the biggest find. To date there has been no professionally organised dig, but do feel the evidence now suggests one should take place across wider areas of the site to reveal its true history.

The actual Houghton Grange building is an important house within the parish and we welcome plans to remove the modern wings which were attached in the 1960's. In doing so we welcome plans for the building and its' setting to be returned to former glory.

In this respect we see the views being protected in to the site – especially from the meadows and including those longer views from the south across the river. The hill forms an important backdrop to the Ouse Valley and hence would want to limit the height of roofs – especially where 2.5/3 storey accommodation may be concerned., as well as lighting and reflective surfaces.

In relation to the mix of proposed housing. The emerging Houghton & Wyton Neighbourhood Plan establishes Houghton Grange within the built-up area of the village and is looking to Houghton Grange to satisfy some of the housing needs of the village.

Our Neighbourhood Plan survey 2013 showed 80% of villagers wanted to see some sheltered accommodation and 73% wanted part of the site to be specifically developed for retirement homes.

Whilst 46% of the parish expected to see some family homes built, nearly 80% saw a need for 1 – 2 bedroom starter homes. We also had requests for different and quality design including providing an opportunity for some self build plots.

The aims of the Neighbourhood Plan are supported by the draft Huntingdonshire Local Plan to 2036.

We would expect to see the community of Houghton Grange integrate with the vibrant and active community of the village and its many clubs, societies, attractions and activities – including the shop, school and church. As such, whilst some linkage has been suggested taking people towards St.Ives, we would also like greater consideration of enhanced connectivity with the village itself.

Lois Dale
Clerk to Houghton & Wyton Parish Council
Tel: 01480 467209 / 07864576694
Website: www.houghtonwytonpc.co.uk

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 11 FEBRUARY 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No and Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1402130 26.01.2015	Mr and Mrs P McCarthy Mr G Saberton Greg Saberton Design Tom's Hole Barn Branch Bank Prickwillow Ely CB7 4UR	Single storey extension to side and two storey extension to front 4 Wellington Avenue St Ives	Full	Recommend Approval - Appropriate scale of development - In keeping with other properties in the area

1402152 26.01.2015	D & A Parish and M George Mr M Rossin Rossin Associates Ouse Valley House Station Road St Ives PE27 5BH	Demolition of disused offices 40A East Street St Ives	Full	Recommend Refusal - Concern that the application is confusing. Unclear if application relates to demolition only or demolition and new build. - One drawing shows front building being retained and converted to flats, another that it is being demolished. - If permission is granted by HDC, conditions should be attached relating to: - Access to St John's Road / Burleigh Terrace and potential damage to this private, adopted road during demolition and construction. Access for adjacent residents should be maintained. Any damage to the private road should be made good. • Temporary fencing to secure the site until construction is completed - Need to have regard to location of a telegraph pole and location of a manhole cover. - Need to establish if there are bats in the building to be demolished. - Need to ensure a common boundary wall is protected / reinstated.
-----------------------	---	---	------	--

1402169 21.01.2015	Mr A Noor Mr R Biddle 12C East Chadley Lane Godmanchester PE29 2BJ	Extension to front on property and conversion of store to give additional living space 17 Burstellars St Ives	Full	Recommend Approval - Appropriate scale of development
1402204 02.02.2015	Mr and Mrs H Williams Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Family room extension 5 Collingwood Close St Ives	Full	Recommend Approval - Appropriate scale of development
1402210 21.01.2015	Biotechnology and Biological Sciences Research Council Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Residential development with access road, open space, balancing pond, including demolition Houghton Grange Houghton Hill Huntingdon PE28 2BZ	Outline	Recommend Approval - Subject to existing conditions being carried forward from previous permission. HDC's position statement regarding this site and the local plan is noted. Noted this is a renewal of an existing permission from 2012 with some minor amendments.
1500041 02.02.2015	Howard Project Management Ltd Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Variation of Condition 1 of planning permission 1402206NMA to vary the internal floor plan to increase the number of units to 15 North Part of Cromwell Works New Road St Ives	Section 73	Recommend Approval - Subject to - Provision of adequate cycle store - Adequate bin storage space being provided.

1500055 02.02.2015	Mr D West Mr SAC Harrison E & P Building Design The Gables Field Walk Mildenhall Bury St Edmunds IP28 7AH	Single storey side extension between existing house and garage 24 Landcliffe Close St Ives	Full	Recommend Approval - Appropriate scale of development
1500119 02.02.2015	May Kwok Michael Lynham Associates 46 Grange Road Somersham PE28 3JX	Single storey extension to dwelling forming self contained annexe 20 Russet Close St Ives	Full	Recommend Refusal - Do not consider back garden development of a separate dwelling acceptable

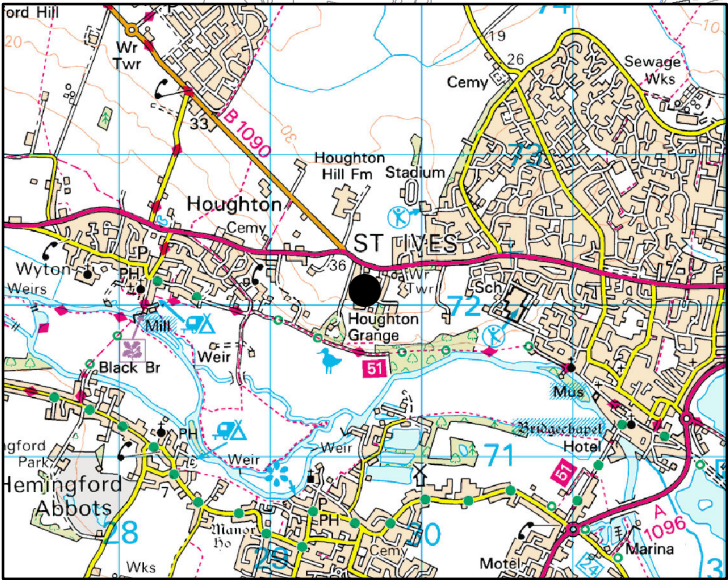
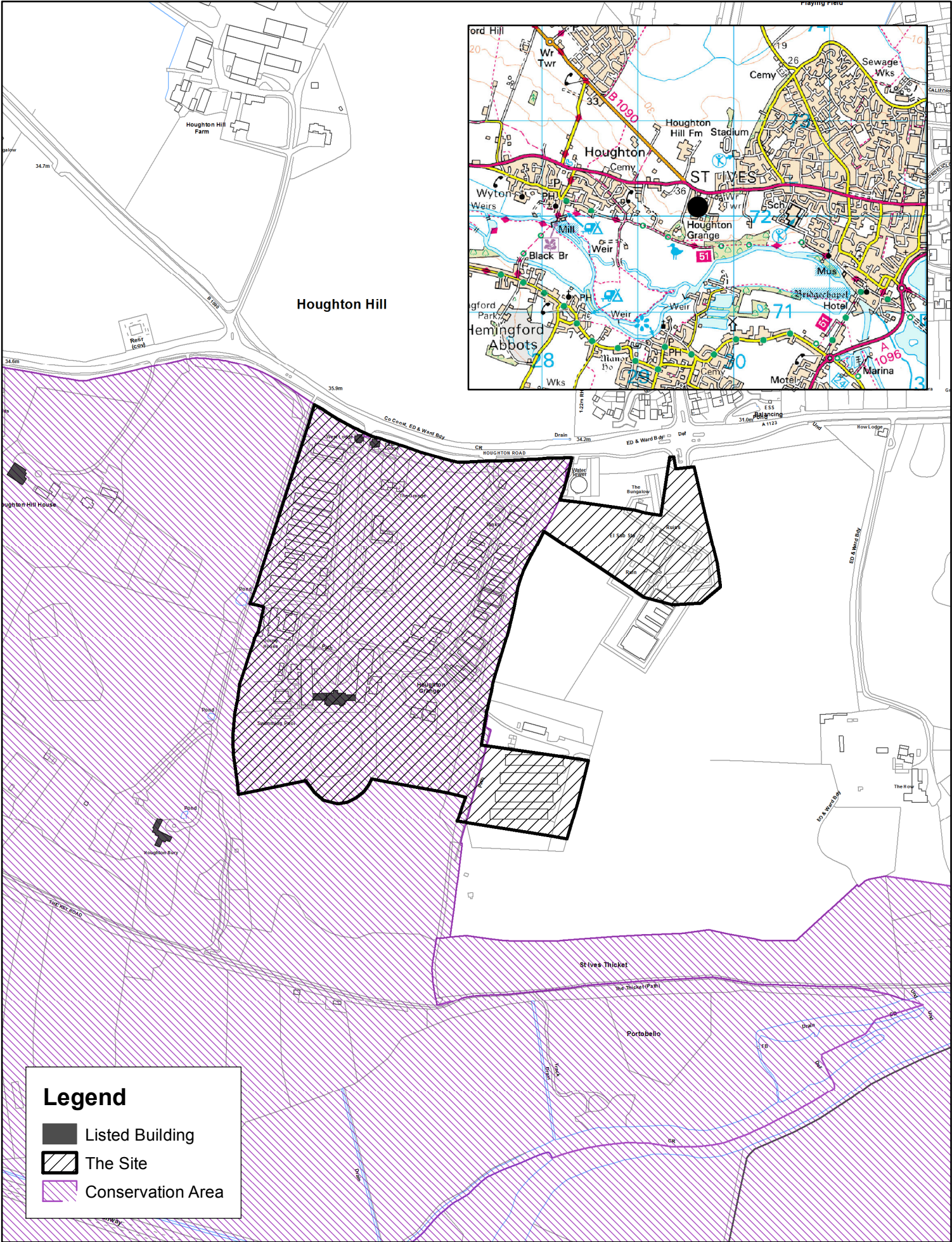
Development Management Panel



Scale =1:5,000
Date Created: 18/01/2016

Application Ref: 14/02210/OUT
Location:Houghton and Wyton

© Crown copyright and database rights 2016
Ordnance Survey HDC 100022322

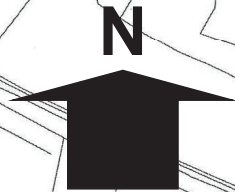


Legend

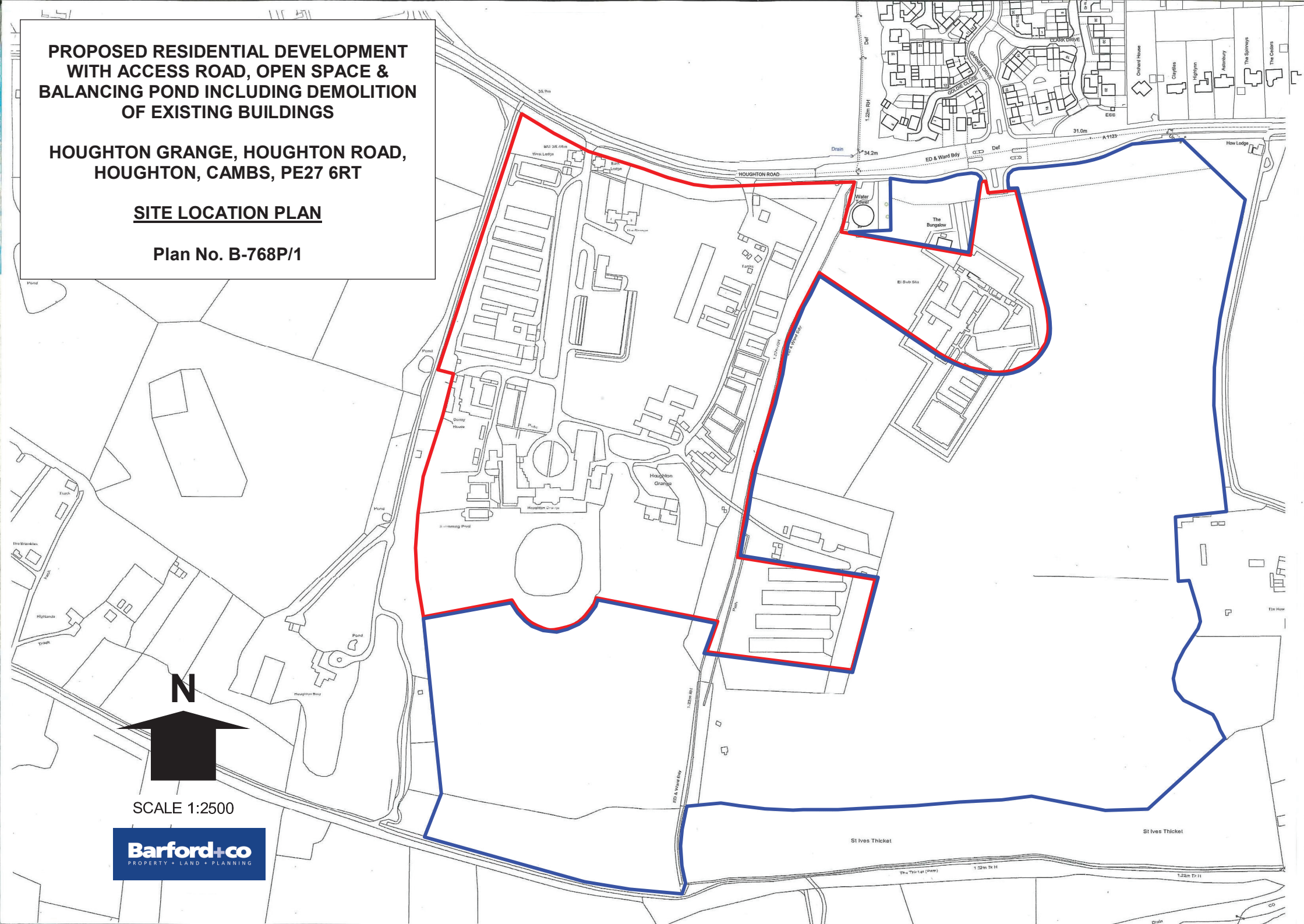
Listed Building

The Site

Conservation Area

Plan No. B-768P/1**Plan No. B-768P/1**

SCALE 1:2500





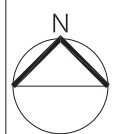
HOUGHTON GRANGE : LOCATION PLAN



scale 1:1000

DRAWING: 11544 (PL)001 rev P7

07.02.12 Masterplan amendments ev P4
09.02.12 Masterplan amendments rev P5
10.02.12 Re-sheeted to a1 rev P6
19.12.14 Masterplan amendments ev P7



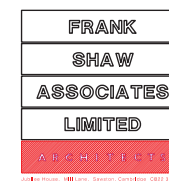
SITE ACCESS

Existing
constructed junction

Indicative layout
shown beyond this point

scale 1:500

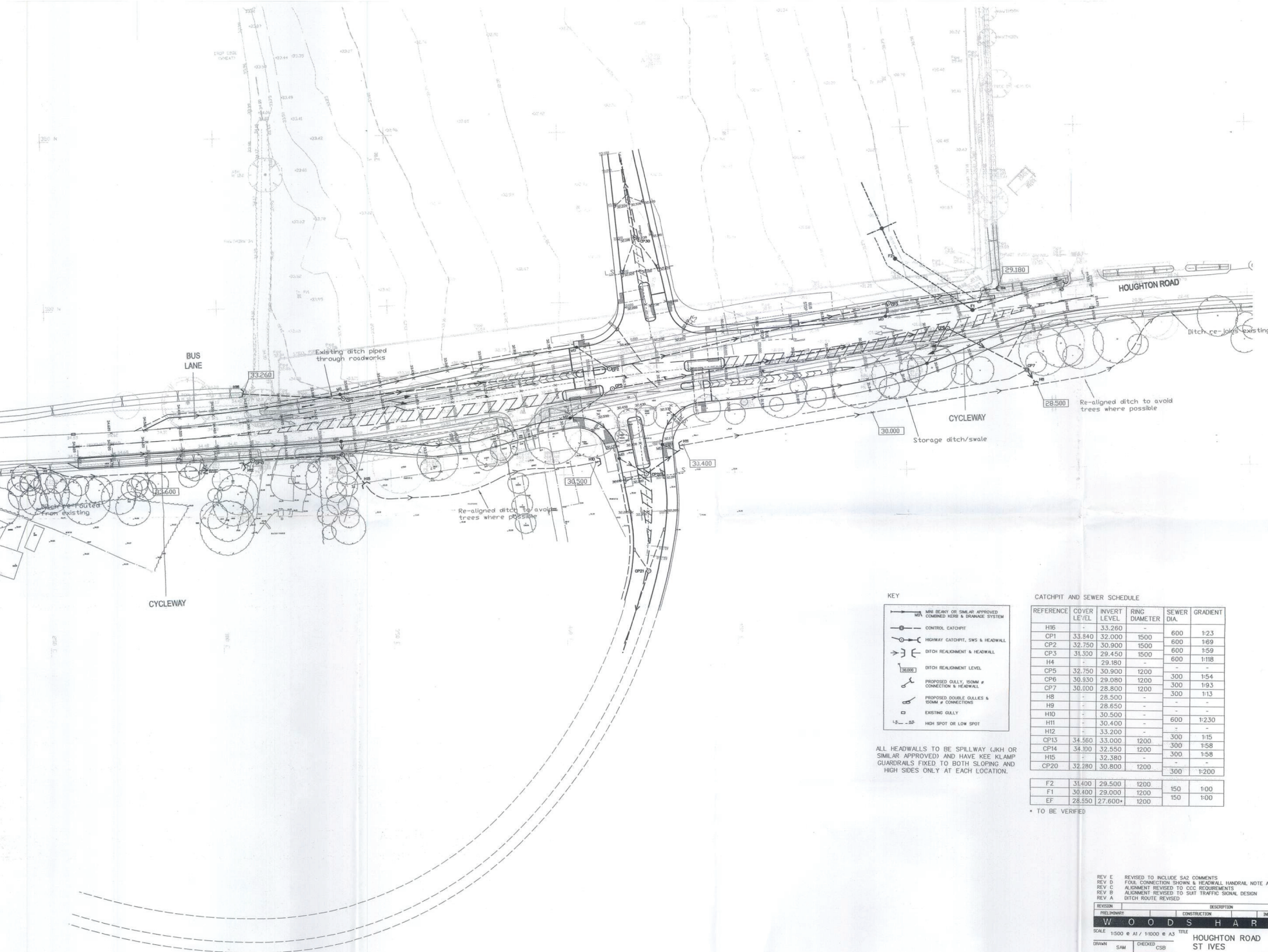
DRAWING: 11544 (PL)002 rev P6
07.02.12 Master-plan revisions rev P4
09.02.12 Master-plan revisions rev P5
09.02.12 Master-plan revisions rev P6



HOUGHTON GRANGE : MASTERPLAN



E1101937



KEY

- M16 BENTONITE OR SIMILAR APPROVED COMBINED KERB & DRAINAGE SYSTEM
- CONTROL CATCHPIT
- HIGHWAY CATCHPIT, DWS & HEADWALL
- DITCH REALIGNMENT & HEADWALL
- DITCH REALIGNMENT LEVEL
- PROPOSED GULLY, BOMM & CONNECTION & HEADWALL
- PROPOSED DOUBLE GULLIES & BOMM & CONNECTION
- EXISTING GULLY
- HIGH SPOT OR LOW SPOT

ALL HEADWALLS TO BE SPILLWAY (KH OR SIMILAR APPROVED) AND HAVE KEE KLAMP GUARDRAILS FIXED TO BOTH SLOPING AND HIGH SIDES ONLY AT EACH LOCATION.

CATCHPIT AND SEWER SCHEDULE					
REFERENCE	COVER LEVEL	INVERT LEVEL	RING DIAMETER	SEWER DIA.	GRADIENT
H16	-	33.260	-	600	1:23
CP1	33.840	32.000	1500	600	1:69
CP2	32.750	30.900	1500	600	1:59
CP3	31.300	29.450	1500	600	1:118
H4	-	29.180	-	600	-
CP5	32.750	30.900	1200	300	1:54
CP6	30.930	29.080	1200	300	1:93
CP7	30.000	28.800	1200	300	1:13
H8	-	28.500	-	-	-
H9	-	28.650	-	-	-
H10	-	30.500	-	-	-
H11	-	30.400	-	600	1:230
H12	-	33.200	-	300	1:15
CP13	34.560	33.000	1200	300	1:58
CP14	34.100	32.550	1200	300	1:58
H15	-	32.380	-	-	-
CP20	32.280	30.800	1200	300	1:200
F2	31.400	29.500	1200	150	1:00
F1	30.400	29.000	1200	150	1:00
EF	28.550	27.600	1200	-	-

* TO BE VERIFIED

HDC DOC CENTRE
10 NOV 2011
RECEIVED
VIA CSC

REV E REVISED TO INCLUDE S&Z COMMENTS TCR ECM 23-01-08
REV D FOUO CONNECTION SHOWN & HEADWALL HANDRAIL NOTE ADDED TCR ECM 04-12-07
REV C ALIGNMENT REVISED TO CCC REQUIREMENTS TCR ECM 23-07-07
REV B ALIGNMENT REVISED TO SAT TRAFFIC SIGNAL DESIGN TCR ECM 04-10-07
REV A DITCH ROUTE REVISED TCR ECM 19-09-07

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
1	W O O D S H A R D W I C K			

SCALE: 1:500 @ A1 / 1:1000 @ A3
DRAWN: SAM CHECKED: CSB
DATE: 22 MARCH 2007
DETAIL: ROADWORKS AND DRAINAGE

ARCHITECTS & DEVELOPMENT CONSULTANTS
17 GOLDINGTON ROAD BEDFORD MK40 3NH
TEL: 01234 268862 FAX: 01234 353834
CPO FILE REFERENCE: 15861/2002 E



Key

- Tree canopy
- Root protection area (RPA)
- Diameter of trunk
- T98
- Tree number as recorded on Survey Schedule

Coloured symbol indicating BS category as shown below

Note: Underlined tree number denotes tree located by eye. Locations should be checked on site and if necessary drawings amended.

Category A tree
BS5837 2005

Category B tree
BS5837 2005

Category C tree
BS5837 2005

Category R tree
BS5837 2005

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category R represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Area of Trees Colours same as BS5837 2005 categories for trees (left)

Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2005 categories for trees (left)

Hedge Colours same as BS5837 2005 categories for trees (left)

Note	Revision	Number	By	Date
Project Houghton Grange				
Drawing Tree survey				
Status Issued				
Do not scale off drawing. All dimensions & levels are to be checked on site. Any discrepancies must be reported to the Landscape Partnership immediately. Copyright THE LANDSCAPE PARTNERSHIP LTD				

Street: 0434 04043 Postcode: 0434 04043 Location: 0434 04043 Remarks: 0434 04043	☐ ☐ ☐ ☐
Job No.	B11034
Dep. No.	T001
Scale	1:1000@A1
Drawn	GP
Checked	MLR
Date	23.06.11
North 	



Key

Tree categories

- Category A tree**
BS5837:2005
- Category B tree**
BS5837:2005
- Category C tree**
BS5837:2005
- Category R tree**
BS5837:2005
- Group (Group of similar trees recorded together in schedule). Colours same as BS5837:2005 categories for trees (above)**
- Root protection area (RPA)**
Diameter of trunk
Tree number as recorded on Survey Schedule
Tree canopy
Coloured symbol indicating BS category as shown below

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category R represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Arboricultural Strategy

- Tree to be retained**
Colour reference in accordance with the categories defined by BS5837
- Tree to be removed**
Colour reference in accordance with the categories defined by BS5837
- Tree group to be retained**
Colour reference in accordance with the categories defined above
- Tree group/Part of tree group to be removed**
Colour reference in accordance with the categories defined above
- Line along which Tree Protection Barrier should be installed. Refer to accompanying AIA/AMS report for specification.**
- Area of existing hard surface to be removed by hand under the supervision of a suitably qualified Arboriculturist**
- Area of hard surface to be installed following a 'no dig' method of construction in accordance with APN12**
- Area of supervised excavations. Refer to accompanying AIA/AMS report for details.**

Notes: Revision Number By Date

Project Houghton Grange		Revised: 01/01/2011 Drawn: 01/01/2011 Checked: 01/01/2011 Approved: 01/01/2011
Drawing Arboricultural Impact Assessment and Arboricultural Method Statement		Job No: B11004 Proj. No: T1002_AA Scale: 1:1000 Drawn: GJP Checked: MJP Date: 07.11.11
Status Issued		Drawn: 07.11.11

Do not write off drawing. All dimensions & levels are to be obtained on site. Any dimensions must be reported to the arboriculturist immediately.
Copyright 2011 LANDSCAPE PRACTICE LTD