

A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 19TH DECEMBER 2022** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 14)

To approve as a correct record the Minutes of the meeting held on 21st November and of the reconvened meeting on 28th November 2022.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider reports by the Planning Service Manager (Development Management).

(a) St Neots - 22/01044/OUT (Pages 15 - 26)

Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street - 37 New Street, St Neots, PE19 1AJ.

(b) Stilton - 21/01810/OUT (Pages 27 - 64)

Application for Outline Planning Permission for the Erection of up to 16 Dwellings and Associated Infrastructure Works and Access (Appearance, Landscaping,

Layout and Scale to be considered at reserved matters stage) – Land West of 26 to 34 High Street, Stilton.

(c) Upwood and The Raveleys - 21/02139/FUL (Pages 65 - 106)

Erection of 28 dwellings and associated infrastructure and works including new pick-up and drop-off spaces and footpath provision – Informal Open Space East of 47 Farm Close, Upwood.

(d) Yaxley - 20/00274/FUL (Pages 107 - 122)

Retention of portable buildings for B1 (Business) and Sui Generis use (Car Sales) for a temporary period of 5 years – Portacabin at Station Bridge, Broadway, Yaxley.

4. APPEAL DECISIONS (Pages 123 - 124)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

7th day of December 2022



Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 21st November 2022

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, S J Corney, L Davenport-Ray, D B Dew, I D Gardener, K P Gulson, P A Jordan, S R McAdam, S Mokbul, J Neish, T D Sanderson, R A Slade and C H Tevlin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton and S Wakeford.

24 MINUTES

Subject to the inclusion of C Lowe, Ward Member, in the list of speakers in relation to Minute No 22 (c), the Minutes of the meeting of the Committee held on 17th October 2022 were approved as a correct record and signed by the Chair.

25 MEMBERS' INTERESTS

Councillor K Gulson declared an Other Registrable Interest in Minute No 26 (b) by virtue of the fact that the application related the Ward he represents and he was a Member of Yaxley Parish Council.

Councillor R A Slade declared an Other Registrable Interest in Minute No 26 (a) and Minute Nos 27 (a) to (i) by virtue of the fact that he was a Member of St Neots Town Council's Planning Committee.

26 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

a) **Erection of two x two-bedroom homes and associated works - 2 Queens Court, Eaton Socon, St Neots, PE19 8BZ - 22/01309/FUL**

(Councillor D Laycock, St Neots Town Council and Mr S Richardson, agent, addressed the Committee on the application).

See Minute No 25 for Members' interests.

that the application be refused because the scale, shape, details, massing and siting of the proposed development is considered to fail to assimilate with the general form and layout of its surroundings and does not contribute positively to the area's character. The proposal has not been guided by the established building line or boundary treatments and causes an unacceptable degree of prominence. The proposed private amenity areas do not reflect the scale and proportion of gardens in the locality. The proposal omits design features (chimneys and bay windows) which are common in the immediate street scene and therefore conflicts with the prevailing appearance of the public realm. The proposal would also introduce a car-dominated frontage on Queens Court which reduces the pleasant open aspect of this part of the street. As such the proposal is contrary to Policies LP 7, LP 11 and LP 12 of Huntingdonshire's Local Plan to 2036, the Huntingdon District Design Guide sections 3.3 (Place Making and Hierarchy of Movement) and 3.7 (Building Form), Policy A3 of the St Neots Neighbourhood Plan and paragraphs 130 a – d, 1 and 131 of the NPPF.

- b) Extensions to commercial property to include two storey front extension and first-floor side extension. Amendments to material finish and fenestration of existing building, installation of external stairwell, and installation of solar panels. - 41 Mere View Industrial Estate, Yaxley, PE7 3HS - 22/01647/FUL**

(Councillor A Wood, Yaxley Parish Council, Mr M Nanji, objector, and Mr L Joyce, applicant, addressed the Committee on the application).

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted together with an additional condition relating to safety fencing.

At 7.00 pm the meeting was adjourned.

At 7.05 pm the meeting resumed.

- c) Proposed Day Room - Tower Farm and Stables, Toseland Road, Yelling, PE19 6SA - 22/01500/FUL**

(Councillor T Race, Yelling Parish Council, addressed the Committee on the application).

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- d) Widening of existing access - Pasturelands, Taylors Lane, Buckden, PE19 5UW - 22/00369/FUL**

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

27 DEVELOPMENT MANAGEMENT - DEFERRED ITEMS

(Councillor D Laycock, St Neots Town Council, Councillors I Taylor and S Taylor, Ward Members, Ms C Goodman and D Davies, objectors, and Mr S Hoskin, agent, addressed the Committee on the applications).

Pursuant to Minute Nos 59/21 (d) – (q), the Committee gave consideration to reports by the Planning Service Manager (Development Management) on applications for development to be determined by the Committee. Copies of the reports are appended in the Minute Book. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

At 8.54 pm the meeting was adjourned.

At 9.05 the meeting resumed.

a) Demolition of 7 garages and construction of one 3 bed dwelling with associated external works - Adj 13 Mallard Lane, St Neots - 21/02393/FUL

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

b) Demolition of 7 garages and construction of two 2 bedroom dwellings with associated external works - Adj 28 Springbrook, Eynesbury - 21/02394/FUL

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

c) Demolition of 12 garages and construction of two 2 bed dwellings with associated external works - South east of 32 Mallard Lane, St Neots - 21/02396/FUL

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- d) **Demolition of 13 garages and construction of two 3 bed dwellings with associated external works - North of 197 Duck Lane, St Neots - 21/02397/FUL**

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- e) **Demolition of 6 garages and construction of two 2 bedroom dwellings with associated works - Adj 2 Mallard Lane, St Neots - 21/02398/FUL**

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- f) **Demolition of 9 garages and construction of 1 dwelling with associated external works - Between 8 & 10 Mallard Lane, St Neots - 21/02399/FUL**

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- g) **Demolition of 6 garages and construction of two 2 bed dwellings with associated external works - Between 20 & 22 Mallard Lane, St Neots - 21/02400/FUL**

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- h) **Demolition of 16 garages and construction of four 2 bed dwellings with associated external works - Opposite 27-30 Naseby Gardens, St Neots - 21/02431/FUL**

(Mr J Smith, objector, addressed the Committee on the application).

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted together with an additional condition relating to obscured glazing.

- i) Demolition of 24 garages and construction of 3 dwellings (one 1 bed and two 2 beds) with associated external works - Between 130 & 132 Duck Lane, St Neots - 21/02436/FUL**

See Minute No 25 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

At 11.15 pm the meeting was adjourned to be resumed at 7.00 pm on 28th November 2022.

Chair

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the reconvened meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 28th November 2022

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, S J Corney, L Davenport-Ray, D B Dew, I D Gardener, K P Gulson, P A Jordan, S R McAdam, J Neish, T D Sanderson, R A Slade and C H Tevlin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, S Mokbul and S Wakeford.

28 MEMBERS' INTERESTS

Councillor R A Slade declared Other Registrable Interests in Minute Nos 29 (a) to (e) by virtue of the fact that he was a Member of St Neots Town Council's Planning Committee.

29 DEVELOPMENT MANAGEMENT - DEFERRED ITEMS

Pursuant to Minute No , the Committee gave consideration to reports submitted by the Planning Service Manager (Development Management) (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

a) **Demolition of 19 garages and construction of two 3 bed dwellings with associated external works - Rear of 108 – 114 Duck Lane, St Neots - 21/02437/FUL**

See Minute No for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

b) **Demolition of 33 garages and construction of 3 dwellings (one 3 bed and two 2 bed) with associated external works - North of 54 Henbrook, St Neots - 21/02438/FUL**

See Minute No for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

c) Construction of one 1 bed dwelling with associated external works - North of 115 Duck Lane, St Neots - 21/02493/FUL

See Minute No for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

d) Demolition of 6 garages and construction of two 3 bed dwellings with associated external works - North east of 157 Duck Lane, St Neots - 21/02494/FUL

(Mrs J Drennan, objector, addressed the Committee on the application).

See Minute No for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

e) Demolition of 8 garages and construction of three 2 bed dwellings with associated external works - Adj 45 Springbrook, Eynesbury - 21/02495/FUL

See Minute No for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

30 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of six recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair

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DEVELOPMENT MANAGEMENT COMMITTEE 19th DECEMBER 2022

Case No: 22/01044/OUT

Proposal: Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street

Location: 37 New Street, St Neots, PE19 1AJ

Applicant: Mr Joel Xavier

Grid Ref: 518319 (E) 260457(N)

Date of Registration: 10.05.2022

Parish: St Neots

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as St Neots's Town Council recommendation of refusal is contrary to the Officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located within a built-up residential area of St Neots. The existing dwelling of No. 37 New Street is two-storeys in height and constructed with facing brick. The existing property is located within a row of three-storey terraced properties/apartments to the north and south. The area to the rear of the property is currently hard surfaced and used for off-street car parking.
- 1.2 This application seeks outline planning permission (with all matters reserved) for the construction of an additional storey and other external alterations at No. 37 New Street, St Neots as well as the erection of a two-bedroom dwelling to the rear of No. 37 New Street.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the

achievement of sustainable development. The NPPF 2021 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 2021 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 The NPPF 2021 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.
- 2.4 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
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP9: Small Settlements
 - 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
 - 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 Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017

- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)

3.3 Neighbourhood Plans:

- St Neots Neighbourhood Plan (2016)
- Policy A2: Design
- Policy PT2: parking standards for residential developments

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

4. PLANNING HISTORY

- 4.1 04/01305/FUL - Alterations and change of use of ground floor from retail to two flats - Permission Granted.

5. CONSULTATIONS

- 5.1 St Neots Parish Council - Object to the proposed development on overdevelopment grounds.
- 5.2 Environment Agency - No comments.
- 5.3 Cambridgeshire County Council Highway Authority - No objections.
- 5.4 Huntingdonshire District Council's Conservation Officer - No comments as the proposal is in outline and no details are provided at this stage.
- 5.5 Huntingdonshire District Council's Urban Design Forum - No objections.
- 5.6 Cllr Chapman - Objects to the development on the grounds of access via West Street, overdevelopment and impact on the St Neots Conservation Area.

6. REPRESENTATIONS

- 6.1 During the course of the application 16 letters of objection were received. The concerns raised have been summarised below:
- *Overdevelopment
 - *Impact on St Neots Conservation Area
 - *General noise and disturbance impacts (during and post construction)
 - *Impact on neighbouring properties amenities
 - *Impact on local road infrastructure
 - *Access via private drive (West Street)
 - *Flooding impacts

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 (2021). 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)
 - St Neots Neighbourhood Plan 2014-2029
- 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 are:
- The principle of development
 - Design and visual amenity
 - Residential amenity
 - Highway safety
 - Flood risk and surface water
 - Accessible and Adaptable Homes

The Principle of the Development

- 7.6 The development strategy for Huntingdonshire is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. The site is located within a built-up area of St Neots, which the adopted Huntingdonshire Local Plan

to 2036 identifies as a Spatial Planning Area as defined by Policy LP7.

- 7.7 Policy LP7 of the adopted Local Plan states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it is appropriately located within a built-up area and is in accordance with other policies.
- 7.8 Given the site is located within a built-up area of St Neots, the principle of development is considered to be acceptable, subject to all other planning matters. As such, the proposal is considered to be in accordance with Policies LP2 and LP7 of the adopted Huntingdonshire Local Plan as well as the aims of the National Planning Policy Framework.

Design, Visual Amenity and Impact Upon the Character of the Area

- 7.9 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
- 7.10 The proposed development involves the construction of an additional storey and external alterations to No. 37 New Street, St Neots in order to create 3 further flats and the erection of a two-bedroom dwelling to the rear of the site. The site is located within the St Neots Conservation Area.
- 7.11 As the current application seeks outline approval with all matters reserved, layout, scale and appearance are not to be considered as part of this application. However, it should be noted that with regard to the creation of an additional storey on the existing property of No. 37 New Street, the principle is considered to be acceptable given the heights of the directly adjoining neighbouring properties to the north and south - subject to specific details. Furthermore, the Local Planning Authority consider that a new residential dwelling could be erected on land to the rear of No. 37 New Street, addressing West Street without constituting overdevelopment of the site, subject to specific details. The applicant is directed towards comments received by the Council's Urban Design Forum which should inform any future reserved matters application.
- 7.12 Accordingly, in principle, it is considered that an acceptable scheme for the proposed development could be brought forward in terms of design and impact on heritage assets, subject to specific details of access, off-street car parking and cycle parking. The proposal is therefore considered to be in accordance with Policies LP11, LP12 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard.

Residential Amenity

- 7.13 Based on the indicative plans submitted, the Local Planning Authority are satisfied that a development proposal could be brought forward that would not result in unacceptable impacts on neighbouring properties amenities. The applicant is advised that the provision of an additional storey to the existing property of No. 37 New Street should not extend beyond the rear elevation of the two neighbouring properties and consideration should also be given to the scale and siting of the proposed dwelling to the rear of the site.
- 7.14 Given the means of access to the site in terms of construction, the Local Planning Authority consider that a construction management plan is required to be provided and agreed. Accordingly, any planning permission granted would include a condition to secure this.
- 7.15 Overall, it is considered that an adequate standard of amenity could be provided for all users of the development and could be maintained for neighbours. The proposal is therefore considered to be capable of complying with Policy LP14 of the Local Plan to 2036 and paragraph 127(f) of the NPPF (2021) subject to the submission of specific details.

Highway Safety

- 7.16 Policy 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.
- 7.17 Based on the submitted indicative site plan, it is proposed to provide pedestrian access to the proposed development via West Street - a non-classified, private street. Objections have been received during the course of the application over the access of the proposed dwelling. Access is not a matter to be determined or considered as part of this application, however, it is worth noting that Cambridgeshire County Council Highway Authority have raised no objections to the proposal and any use of West Street would require separate consents that are not dealt with as part of any planning application.
- 7.18 Policy LP17 of the Local Plan to 2036 and the Huntingdonshire Design Guide (2017) seek the provision of adequate vehicle parking and secure and covered cycle parking on the basis of 1 cycle space per bedroom. The proposed development is submitted in outline form, and whilst the indicative site plan shows provision of bicycle parking it does not include any suitable provision for cycle storage. However, it is considered that should the development be acceptable, this could be secured by way of a planning condition or required as part of any

reserved matters submission. In terms of vehicle parking no allocated off-street parking is shown for either the flats or the proposed dwelling. There is limited on-street parking in New Street and the surrounding roads due to double yellow lines and parking restrictions. With regard to the proposed dwelling, this would be accessed from West Street, which is a private road. In relation to the accesses to the public highway, West Street already serves multiple dwellings and therefore an extra single dwelling would not be considered significant. The under provision of parking would be contrary to Policy LP17 of the Local Plan and would result in additional on street parking. However, when having regard for paragraph 111 of the National Planning Policy Framework, it is not considered that the under provision of parking in this location would lead to a severe or unacceptable danger to highway safety. The sustainable location within walking distance of local amenities is also a factor in reaching this conclusion.

- 7.19 Accordingly, in principle, it is considered that an acceptable scheme for the proposed development could be brought forward in terms of highway safety, subject to specific details of any access and cycle parking in accordance with Policy LP17 of the Local Plan to 2036.

Flood Risk

- 7.20 The site is located within Flood Zone 2 in accordance with Environment Agency mapping. The proposal involves the erection of a two-bedroom dwelling - which is classified as 'More Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 2 and accordingly Exception or Sequential Tests are not required.
- 7.21 In principle, it is considered that an acceptable scheme for the proposed development could be brought forward, in terms of its impact on both flood risk and surface water.

Accessible and Adaptable Homes

- 7.22 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.23 Should the application be approved and subject to a condition it is considered that the proposed development could be designed and built in accordance with the M4(2) standards.
- 7.24 A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Other Issues

Community Infrastructure Levy (CIL):

- 7.25 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Bin UU:

- 7.26 A Unilateral Undertaking to secure the provision of wheeled bins has not yet been submitted as part of the application. This has been requested and an update will be given to Members at Committee. If Members were minded to approve the application a Unilateral Undertaking should be secured, to ensure the proposal would provide a satisfactory contribution to meet the tests within CIL Regulation 122 and paragraph 204 of the NPPF. The proposal subject to securing a Unilateral Undertaking would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Conclusion

- 7.27 The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle. Furthermore, it is considered that a scheme could be brought forward that would be acceptable in terms of its scale, design, impact on St Neots Conservation Area, impact on neighbouring properties amenities, highway safety and all other planning matters. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.28 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission with all matters reserved be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION - APPROVAL subject to a Unilateral Undertaking to secure the provision of wheeled bins, and conditions to include the following:

- Outline and Reserved Matters time etc conditions
- Approved plans
- Height and building line parameters
- Construction Management Plan
- Cycle parking and storage
- Bin storage

- Boundary Treatments
- Accessible and adaptable homes - M4(2) standards
- Water efficiency
- Floor levels no lower than existing and flood proofing incorporated where appropriate

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 **Amanda McSherry Development Management Team Leader**

Amanda.mcsherry@huntingdonshire.gov.uk

SCHEDULE OF PLANNING APPLICATION RESPONSES – 24 May 2022

No.	Reference	Development	SNTC Decision	Notes
1	22/01051/FUL 22/010052	Mr Denis Whitfield Hotel 10 – 14 Market Square, St Neots Refurbishment and conversion of the existing to provide 7 residential units and 2 commercial units, construction of 1 ½ and 2 ½ storey new build to provide 10 new residential units and retention of existing residential boathouse unit.	REFUSE	The reasons for objection include; The application represents over development of the site. The application would result in the loss of a key asset to the town. The application is contrary P3 to the SNTC Neighbourhood Plan. The application would result in the loss of visual amenity/vista. The application effects a listed building and conservation area, representing overdevelopment of a listed asset.
2	22/00938	Wyboston, Beds, MK44 3AL Environmental Screening Request Application PROPOSAL: Request for a screening opinion in respect of a proposed business park development with the construction of a new access at Land South of the A428 within the Wyboston Lakes Complex.	Noted	No comments
3	21/02873/HHFUL	Mr and Mrs Barnes The Mill House School Lane, Eaton Socon, St Neots Remove garage door and insert 2 windows in north elevation and extend balcony	APPROVE	Minimum impact on neighbours. Improves the property.
4	22/01044/OUT	Mr Joel Xavier 37 New Street St Neots PE19 1AJ Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2-bedroom dwelling to the rear with access from West Street.	REFUSE	Over development of the site.

Town Clerk – C Robson

WEST

17

ADDITION OF A THIRD FLOOR TO GAIN A 1-BEDROOM FLAT

ACCESS TO MOVE BINS
OBSCURED WINDOW
ADDITIONAL LONG-STAY BICYCLE PARKING FOR 37 NEW STREET

ERECTION OF A TWO-STOREY, 2-BEDROOM DWELLING

ACCESS FOR 37 NEW STREET

BIN STORAGE

LONG-STAY BICYCLE PARKING

BIN STORAGE

SHORT-STAY BICYCLE PARKING

STUDIO FLAT 39 SQM

1-BEDROOM FLAT 1 50 SQM

1-BEDROOM FLAT 2 50 SQM

37

BRICK WALL TO OBSCURE BIN STORAGE

ADDITIONAL COMMUNAL BIN STORAGE FOR 37 NEW STREET

50129

7750

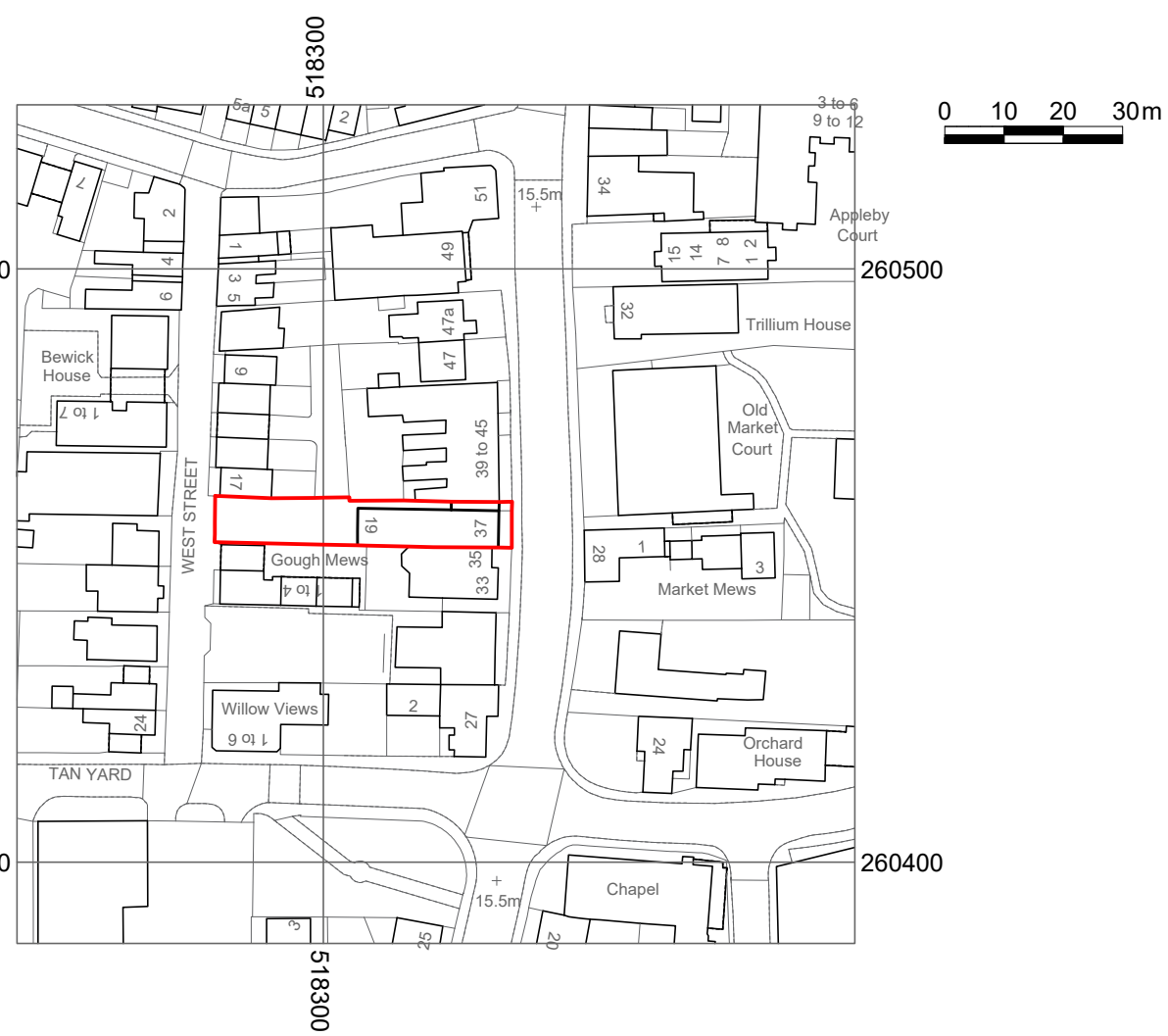
Gough Mews

35

33

0 10 20 30 m

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NORTH

<p>NOTES -</p> <p>Drainage subject to a visit by the builder and assessment of existing drains.</p> <p>Party wall act may be required and is the responsibility of the homeowner, we can advise if required.</p> <p>Please review our Terms and Conditions on our website www.binneyandsimsdesign.co.uk</p> <p>Site plans and Location plans purchased from streetwise.net and are subject to their terms and conditions.</p> <p>Please do not scale from the drawing.</p> <p>Drawings are for planning purposes only.</p> <p>All dimensions are approximate. Prior to commencement of works the contractor is responsible for checking the plans to the site conditions. If any anomalies are found they are reported for rectification. Failure to do so at this stage will result in the contractor being liable for resulting costs incurred.</p> <p>Drawings are subject to structural engineering and building control.</p> <p>Copyright- © 2022</p>	Client: Xavier
	Site Address: 37 New Street St Neots Cambridgeshire PE19 1AJ
	Scale: 1:200, 1:1250
	Drawn By: OJS
	Date: 4th February 2022
	Drawing No: 914-Indicative Plan

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DEVELOPMENT MANAGEMENT COMMITTEE 19th DECEMBER 2022

Case No: 21/01810/OUT (OUTLINE PLANNING APPLICATION)

Proposal: APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 16 DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS AND ACCESS (APPEARANCE , LANDSCAPING, LAYOUT AND SCALE TO BE CONSIDERED AT RESERVED MATTERS STAGE)

Location: LAND WEST OF 26 TO 34 HIGH STREET, STILTON

Applicant: CROSS KEYS HOMES DEVELOPMENT LTD

Grid Ref: 516149 288933

Date of Registration: 04.08.2021

Parish: STILTON

RECOMMENDATION - APPROVE

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space and maintenance contribution, ongoing commitment to establish and manage an off-site nature reserve to the west of the site and wheeled bins, subject to conditions to include those listed below.

OR

REFUSAL in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

This application is referred to the Development Management Committee (DMC) as Stilton Parish Council's recommendation of refusal is contrary to the officer recommendation of approval, and the application has been called in by Cllr Alban.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site lies to the west of 26 to 34 High Street, Stilton and to the south of 15 -17 Fox Covert and 14 Rectory Way and forms part of the former Oaks Golf Course. The norther boundary is lined with trees, hedging and drainage ditch. To the

south is the former golf course. The western boundary leads onto the open countryside.

- 1.2 The site forms part of the residual land from the previous Outline Planning Permission 8/02192/OUT for 70 dwellings and the recent approval under 21/01808/REM (Reserved Matters Application) for 70 affordable dwellings.
- 1.3 The red line boundary includes elements of the infrastructure that also form part of the proposals for the recent REM, these include access roads (N-S mews street and eastern sections of loop road) extension to the re-routed public footpath and a drainage basin.
- 1.4 The site measures 20169.00 Sqm, inclusive of the access roads, the north-south central mews street and the balancing pond proposed as part of the 21/01808/REM approval. The net site (developable area) is approximately 0.87 Hectares.
- 1.5 The site will be accessed from the High Street and forms the same access arrangements agreed within the 21/01808/REM application.
- 1.6 The site lies within Flood Zone 1 on the Environment Agency Flood Maps and the Huntingdonshire Strategic Flood Risk Assessment 2017 and is considered to be at low risk of flooding by any other means. The Stilton Conservation Area is located approximately 280m to the north of the site.
- 1.7 This application seeks outline planning permission for the erection of 16 dwellings (10 market and 6 affordable) with associated infrastructure works with all matters reserved apart from access. The final details of appearance, landscaping, layout and scale are 'Reserved Matters' to be considered at a future date (should outline permission be granted). The application is accompanied by an illustrative Masterplan showing how the application site could be developed and demonstrating that the site is capable of accommodating the scale of development proposed (16 dwellings) and how it will connect with site to the east that has approval for 70 affordable dwellings.
- 1.8 The proposals have been amended since first submission in response to Lead Local Flood Authority's initial objections regarding surface water drainage. Full consultations were undertaken on 08.09.2021, with re-consultations undertaken on 07.12.2021 and 04.05.2022 based on revised information. A site notice was displayed adjacent to the site on 21.09.2021 and the application was advertised in the Hunts Post on 15.09.2021.
- 1.9 The application is supported by the following information, plans and reports:
 - Planning Application Form and ownership certificate

- Arboricultural Implications Plan and Assessment
- Site Location Plan
- Illustrative Site Layout Plan
- Site Access Plan
- Arboricultural Implications Plan & Assessment
- Acoustic Report
- Design and Access statement
- Planning Statement
- Flood Risk Assessment & Drainage Strategy Part 1 & 2
- Ecological Report & Enhancement Report
- Transport Statement

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 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 2021 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, National Design Guide and the Noise Policy Statement for England 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
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP13: Placemaking
 - LP14: Amenity

- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP24: Affordable Housing Provision
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP35: Renewable and Low Carbon Energy
- LP36: Air Quality
- LP39: Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide SPD (2017), including:
 - 1 Introduction:
 - 1.6 Design principles
 - 2.1 Context and local distinctiveness
 - 2.5 Landscape character areas
 - 2.7 Architectural character
 - 3.5 Parking/ servicing
 - 3.6 Landscape and Public Realm
 - 3.7 Building Form
 - 3.8 Building Detailing
 - 4.1 Implementation
- Huntingdonshire Townscape and Landscape Assessment SPD 2022
- Developer Contributions SPD 2011
- Cambridgeshire Flood and Water SPD 2017
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- Noise Policy Statement for England (NPSE) 2010
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report, regarding housing land supply.

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

PLANNING HISTORY

The key planning applications relevant to this application are:

- 4.1 20/70207/PENQ & 20/70023/PENQ - Erection of 70 dwellings, together with the provision of a new access from High Street, open space and new footpaths/cycle ways and doctor's surgery - Officers were supportive of the proposed design and layout for submission of reserved matters for the site being 100% affordable housing and the potential for utilising the residual land for further additional housing.
- 4.2 21/01808/REM – Application for approval of reserved matters (access, Appearance, Landscaping, Layout and Scale) following

outline approval for 70 residential dwellings, together with the provision of a new access from High Street, open space and new footpath/cycle ways and Doctors Surgery – Approved 22.03.2022.

- 4.3 18/02192/OUT - 70 residential dwellings, together with the provision of a new access from High St, open space and new footpaths/cycle ways and doctor's surgery – Approved 15.05.2019.
- 4.4 21/80269/COND - Application for approval of details reserved by conditions C17 (Surface Water Drainage), C18 (Foul Drainage), C20 (Ecology), C21 (Newts) attached to Planning Permission reference 18/02192/OUT – Details agreed 18.03.2022.
- 4.5 22/80129/COND - Application for approval of details reserved by condition C21 (Newts) attached to Planning Permission reference 18/02192/OUT – Details agreed 16.08.2022.
- 4.6 22/80237/COND - Discharge of Condition 21 (Tree pit details) of 21/01808/REM – Pending decision.
- 4.7 22/80238/COND - Discharge of condition 3 (Materials) to 21/01808/REM – Refused 4.10.2022.
- 4.8 22/80260/COND - Conditional Information for 18/02192/OUT C19 (CEMP) – Refused 17.10.2022.
- 4.9 22/80264/COND - Conditional Information for 21/01808/REM: C10 (Highways - Mud) – Pending Decision.
- 4.10 22/80301/COND – Discharge of condition 23 (Written Scheme of Investigation – Archaeology) of 18/02192/OUT – Pending Decision.

5. CONSULTATIONS

- 5.1 Stilton Parish Council recommends refusal with objections (full copies attached) summarised below.

Latest comments received from the Parish in response to the revised flooding and drainage amendments:

- Breach of condition restricting development to 70 dwellings
- Continued Drainage and flooding concerns, revision do not address summer rainfall and winter storm conditions.
- Contrary to the Flood and Water Management Act 2010, schedule 3, s.2 (a) (c) (e), the NPPF and Policy LP5 of the Local Plan.
- Insufficient infrastructure, Direct conflict with the aims in the Flood and Water Management Act 2010.

Previous comments from the Parish Council raised the additional objections to the scheme summarised below (full copies attached):

- Density of development;
- A full application should be submitted for the total dwellings as totally different from the Outline Consent;
- Inadequate parking, will add to the existing parking problems in Stilton;
- Traffic survey out of date, Highway safety issues;
- Lack of public transport;
- Essential for EV charging Points, Air source heat pumps, solar panels and heat recover systems to be installed.

Officer response: The application has been assessed in consultation with statutory consultees Cambridgeshire County Council Lead Local Flood Authority, Anglian Water Authority and the Environment Agency who have raised no objections subject to condition. These consultee comments form the assessment of the proposals in regard to surface water and foul water drainage the LPA is satisfied that the details submitted are acceptable and that mitigation measures can be secured by condition.

This outline application has been assessed on its own merits and is considered to be acceptable in principle subject to conditions.

Parking, highway safety and access have been assessed by officers and considered in consultation with Cambridgeshire County Council as the Local Highway Authority (LHA) and no objections have been received. The LHA have confirmed that a new transport assessment is not required in this instance.

The site is considered to be in a sustainable location where there is good access to local services to meet the day to day needs of the occupiers and opportunities to travel by sustainable means are available.

In regards to renewable and low carbon energy, details of vehicle charging points and other measures can be assessed at reserved matters stage and secured by condition.

- 5.2 Cllr Alban, Ward Member for Stilton, Folksworth & Washingley, raised the additional objections to the scheme summarised below (full copy attached):

- Departure from the existing outline planning permission
- Over intensification
-

Officer response: Whilst the original outline consent was for 70 dwellings, this application has been assessed on its own merits. The whole site has been accepted in principle for development as established under outline application reference 18/02192/OUT

(extant – as an existing commitment) and the subsequent reserved matters application 21/01808/REM. As this application is in outline form the indicative plans show that 16 dwellings can be accommodated sufficiently within the site. Final details of appearance, landscaping, layout and scale are to be considered at a future date (should outline permission be granted). Further discussion on design and layout is in the proceeding paragraphs of this report.

- 5.3 Cambridgeshire County Council, Local Highways Authority (LHA) raised no objections and commented:

“The access for the wider site has already been approved as part of application 18/02192/OUT and is acceptable. A Transport Assessment was submitted for the previous application and deemed acceptable. The additional 16 dwellings would therefore not be considered significant when assessed alone and does not meet the requirements of a further Transport Assessment given the number of dwellings proposed. Given this I can have no objections to the number indicated.”

- 5.4 Cambridgeshire County Council, Lead Local Flood Authority (LLFA) – No objections in principle (subject to a drainage condition being attached to any subsequent reserved matters application) and commented:

“The documents demonstrate that surface water from the proposed development can be managed through the use of an attenuation basin restricting surface water discharge to QBAR. While drainage details for an area of the access route haven’t been provided, its noted that drainage details for this area have provided as part of a reserved matters and discharge of condition applications for a previous planning approval (Ref: 21/01808/REM and 21/80269/COND). To ensure continuity between the multiple applications and separate development areas, we would advise that any subsequent reserved matters application includes relevant drainage information for all areas to ensure proposals align.”

The LLFA requests pre-commencement conditions in regard to the submission of detailed designs of the surface water drainage of the whole site and details of how surface water run-off will be avoided during construction works, both to be agreed in writing by the LPA.

Officer response: Recommended conditions to be attached to the decision notice and secured at Reserved Matters stage.

- 5.5 Environment Agency – No objections, commented:

“We have no objection to this application. However, we believe the receiving Water Recycling Centre has limited permitted

capacity. Therefore, in order to prevent harm to the local water environment, please confirm with Anglian Water that they can receive the foul drainage without exceeding their permit limits and that any necessary infrastructure updates will be made ahead of occupation of the development.”

Officer response: Anglian Water have confirmed available capacity.

- 5.6 Anglian Water – No objections, confirmed that foul drainage from this development is in the catchment of Peterborough (Flag Fen) water Recycling Centre that will have available capacity for these flows and the sewerage system at present has available capacity for these flows. Anglian Water commented:

“Surface water Disposal – From the details submitted to support the planning application the proposed method of surface water management (Sustainable drainage system – SuDS) does not relate to Anglian Water operated assets.”

Officer response: An informative will be added to the decision notice.

- 5.7 Water & Planning Manager (Community Fire Safety Group) – No objections, subject to a condition securing the provision of fire hydrants.

Officer response: Hydrant details to be secured by condition.

- 5.8 Cambridgeshire Constabulary – No objections in regards to community safety or vulnerability to crime.

- 5.9 Cambridgeshire County Council Archaeology – No objections, noted that the site lies in an area of high archaeological potential and recommends the site should be subject to a programme of archaeological investigation secured via a planning condition prior to the development commencing.

Officer response: To be secured by condition.

- 5.10 The Cambridgeshire Wildlife Trust – Commented: “I have reviewed the updated ecology report (21 Feb 22) for this application, with reference back to my original comments. I only have one specific comment on the updated report: Bats – the tree with moderate potential – can the applicant confirm that this will be protected from damage and disturbance by including specific commitment to this in the updated report?”

Officer response: The applicant has confirmed the tree in question (which is an Ash tree on the western boundary of the site) will be retained and is proposed as such: this is shown in the drawing Arboricultural Impact Assessment

(4242.Stilton.Outline.KS.AIP Rev B) showing the retention and protection of the tree. To be secured by condition.

- 5.11 HDC, Environmental Health – No objections subject to conditions seeking an updated Noise Assessment identifying any plots that would be subject to mitigation measures, electric vehicle infrastructure and low NoX boilers and a Construction Environmental Management Plan (CEMP) for the control of pollution (noise, dust and lighting etc).

Officer response: To be secured by condition.

- 5.12 HDC, Landscaping – No objections, commented: “I have no objections to the proposals from the perspective of landscape and visual effect.”

Officer response: Details to be submitted as part of any Reserved Matters application, secured by condition.

- 5.13 HDC, Urban Design – No objections, recommend a condition requiring any future reserved matters application to be developed in accordance with the principles set out on the illustrative masterplan – namely the outward facing development with loose grain form of units (detached and semi-detached with wide breaks between units accommodating side drives landscaping) along the southern and western edges; development backing onto and securing the rear gardens of dwellings in Fox Covert and Rectory Way; relocated footpath to continue through the site; and, continuation of the loop road proposed as part of the 21/01808/REM application.

Officer response: The key design principles have been agreed with the applicant as:

- *Continuation of loop road;*
- *Footpath to continue through the site to countryside;*
- *Southern and western edges with outward facing units with a loose grain form;*
- *Development backing onto the rear gardens of dwellings in Fox Covert and Rectory Way to the north.*

- 5.14 HDC, Policy and Enabling Officer (Affordable Housing) – No objections, commented:

“This application is being taken forward by Cross Keys Homes who are a provider of affordable housing. It is a continuation of the larger site of 70 homes (21/01808/REM). For that site (now approved) some discussion took place regarding the acceptability of the development including density and lack of older persons accommodation. In respect of the second issue (older persons) the applicant has given an undertaking that affordable housing in the form of older persons accommodation will be provided. The site plan is therefore indicative at this stage.

Therefore (subject to the consideration of the wider planning issues), from an affordable housing perspective we would welcome the older person housing that would result.”

Officer response: An affordable housing contribution of at least 40% is to be secured via a S106 obligation. Details of the housing mix and design will be submitted at Reserved Matters Stage.

5.15 HDC’s Open Space Officer – No objections, commented:

“I am happy to combine the open space requirements for the two applications on this site as there is an overprovision. Providing it is documented and they do not reduce the size of the proposed green space further down the line.”

Officer response: Open space to be secured via a S106 obligation.

5.16 HDC’s Sports Development Manager – No objections, commented: “A site with 16 dwellings would result in seeking £9,939 towards formal open space sports facilities as an offsite contribution. The main sports facilities in Stilton are at the playing fields that host Stilton Football Club. The recommendation would be for an offsite contribution to support the improvement of the grass pitches at the playing fields to accommodate more games to be played.”

Officer response: Financial contribution to be secured via a S106 obligation.

5.17 Caden Gas – No objections, Identified the site as being in close proximity to their medium and low pressure assets, recommended informative, in this regard attached to any decision notice.

6. REPRESENTATIONS

6.1 A total of 143 adjoining neighbours were consulted on 10.09.2021, 08.12.2021 and 04.05.2021 of which 30 letters of objections were received raising the following summarised concerns (full comments available on public access):

- Flooding issues, the drainage proposals are fundamentally flawed;
- Cross Keys are a partner of HDC for the provision of social housing and as such HDC have a non-planning (pecuniary?) interest in the scheme. HDC should not adjudicate on it, review of the scheme should go to a third party for approval;
- HDC are within the wider Cambridgeshire /Peterborough area who have provided funding to Cross Keys for social housing

provision, this in the public eyes only further deepens HDC's interest in ensuring the scheme is approved;

- Social housing should not be provided in concentrated areas, contrary to HDC planning Policy;
- the outline was for 70 dwellings, proposed higher density, contravening the imposed condition;
- Lack of facilities for old and new residents for example doctors, school places, transport, dentists;
- Concerns over the maintenance of the dyke, access and liability;
- Negative impacts on biodiversity to the nearby nature reserve, newts and other protected species;
- lack of renewables, solar panels and disabled access;
- Highway safety issues for pedestrians and cars with the increase of vehicles and on road parking, lack of parking, no up to date traffic survey done;
- loss of privacy to existing nearby residents;
- additional noise, pollution and light impacts to the detriment of the existing residents.
- this unwelcome development will be to the detriment of Stilton, not in keeping with materials, design, density;
- unnecessary and not needed given the nearby development at Great Haddon, no identified housing need;
- no opportunities for first time buyers, should be a mixture of development;
- Overdevelopment for the village;
- lack of landscaping, screening and poor layout;
- All houses will be offered to people in the housing list, there is no guarantee Stilton residents will be offered these houses unless they are on the list;
- Wheel washes should be installed;
- loss of green area from the village and change to local walks;
- The surgery (consulting rooms) are of no use as no consultation with NHS England or the local medical practice have taken place, therefore this area will not serve the purpose stated and has been used to try and add a strength to the argument for this development to go ahead.

Officer response: The above representations are a summary of the comments that have been received and are addressed within the proceeding sections of this report. Full details of the representations can be inspected via the comments section on the application file on public access.

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 (2021). 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 and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan (2022)
- 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 report addresses the principal, important issues which are in this case:
- The Principle of the Development - Sustainability
 - Design and Visual Amenity and the Impact upon the Character and Appearance of the Area – Indicative layout
 - Housing Mix and Accessible, Adaptable Homes and Affordable Housing
 - Impact upon Residential Amenity
 - Flooding Risk and Drainage
 - Biodiversity and Trees
 - Highway Safety, Footpath, Parking Provision and Access
 - Impact on Heritage Assets/Archaeology
 - Water Efficiency
 - Infrastructure Requirements and Planning Obligations

The Principle of the Development - Sustainability

- 7.6 The application proposes the erection of up to 16 dwellings with associated infrastructure works and access. The red line boundary includes elements of the infrastructure that also form part of the proposals for the recently approved RMA, these include access roads (N-S mews street and eastern sections of loop road), extension to the re-routed public footpath and a drainage basin.
- 7.7 In terms of national planning policy, the NPPF 2021 seeks to significantly boost and deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The proposals seek a mixed development of market and affordable housing.
- 7.8 Stilton is classified as a small settlement within Policy LP9 of the Local Plan to 2036. Policy LP9 states that “Development proposals within the built-up area of a small settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
 - c. effect on the character of the immediate locality and the settlement as a whole.

Sustainability

- 7.9 In regards to criteria a. and b. Stilton benefits from a range of services and facilities including; village shop with post office, public houses, chemist, restaurant/eateries, hotel, primary school, hairdressers, Salon, church, recreation ground with pavilion. In addition, the village is also served by a number of employment generating uses within the settlement. This range of services and facilities are all readily accessible and within easy walking and cycling distance from the site. Other services further afield in Yaxley, Peterborough, Huntingdon and Cambridge can be accessed by bus from the bus stop at Church Close which is within a 5 minute walking distance from the site.
- 7.10 In regards to criteria c. The area is characterised by a large dense residential development to the north and an existing commitment to residential development for 70 affordable dwellings to the east, with countryside views to the west and golf course to the south. Whilst, as a result of the proposals some of this undeveloped land will be taken over by the built form the wider countryside views will be retained, access to the countryside will also continue with the retention of the footpath link through the site. Given the small scale of development (up

to 16 dwellings), the proposals are not considered to impact negatively on the existing character of the immediate locality or the settlement as a whole.

- 7.11 The Local Plan provides implementation guidance on what the built-up area includes (pages 53 – 54), it includes land where existing commitments for residential development have commenced or has outstanding planning permission where the principle of development has been approved, as in this instance. The site is also considered to be well related to the existing settlement of Stilton.
- 7.12 The application site forms part of the residual land and part of the previous extant Outline Planning Permission 18/02192/OUT and recently approved Reserved Matters application (RMA) 21/01808/REM. These recent permissions are existing commitments for development of the site.
- 7.13 Given the existing extant commitments for development on this site, the site is considered to be within the built-up area of Stilton as defined on pages 53 – 54 of the Local Plan. The principle of the development in this location is therefore supported and is considered to be established on this site. The proposals are also considered to be in accordance with the aims and objectives of Policy LP9 of Huntingdonshire's Local Plan to 2036, subject to the material planning considerations discussed below in the following paragraphs.

Design, Visual Amenity and the Impact on the Character and Appearance of the Area – Indicative Layout

- 7.14 Policy LP2 of the Local Plan to 2036 sets out the Development Strategy for Huntingdonshire. Amongst other points, the development strategy for Huntingdonshire is to protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside.
- 7.15 Policies LP11 and LP12 of the adopted Local Plan to 2036 states that new developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. These aims are also reinforced by paragraphs 124 and 130 of the NPPF 2021.
- 7.16 The site currently forms part of the former golf course of Stilton and part of a wider site that has planning permission for 70 affordable dwellings. As the application is for outline planning permission including detailed matters of access only, the detailed layout, scale, appearance and landscaping of the dwellings will be considered at reserved matters stage. However, the additional 16 dwellings would fit in with existing residential

dwellings to the north and the existing commitment for residential development to the east.

- 7.17 The Stilton Conservation Area is located approximately 280m to the north of the site. Its character and appearance evidently derived from the interaction of its built form, including ten Grade II Listed Buildings, the arrangement of streets, plot boundaries and open space. The application site is located outside of this conservation area and separated by 20th century development. There are no known links between the site and this asset. Therefore, there is no conflict with policy LP34.
- 7.18 The proposals seek to infill the residual land left over from the revised matters application. The immediate locality of the site is characterised by existing dense residential development to the north (Church Close estate), the east (High Street) whilst to the south and west is open countryside.

Design

- 7.19 The redline boundary includes elements of the infrastructure that also form part of the proposals for the recent REM – these include access roads (N-S mews street and eastern sections of loop road), extension to the re-routed public footpath and a drainage basin. Whilst these elements have been previously agreed as part of the Reserved matters application, they have been included again and form part of this submission. Should the proposals not come forward as approved under the reserved matters application (for the 70 dwellings) these proposals will still be deliverable as a whole and provide the infrastructure required for the delivery of the scheme.
- 7.20 The net site area is reduced to approximately 0.87Ha and results in a site density of approximately 18.4dph (dwellings per hectare) and is comparable to the 23.35dph proposed for the 21/01808/REM application which is based on 3.44Ha of the wider 4.3Ha site area of the 18/02192/OUT approval
- 7.21 This 21/01810/OUT application combined with the adjacent 21/01808/REM application as shown on the indicative layout, results in a combined site density of 20dph (gross) based on the 86 dwellings total. Whilst this is higher than the 16.3dph (gross) proposed as part of the original 70-unit scheme approved under the 18/02192/OUT application, it remains relatively low and appropriate given the sensitive location of the site on the edge of Stilton.
- 7.22 The increase from 70 to 86 dwellings is a result of smaller 2 and 3 bed dwelling sizes which occupy a smaller overall proportion of the wider site compared to the larger detached dwellings shown on the outline illustrative masterplan.

- 7.23 Site access as shown on dwg 2179-06 Reb B is proposed from the High Street and forms the same access arrangements proposed on the 21/01808/REM application. The submitted AIA indicates existing trees along the northern and western boundaries (2 x Ash and two tree groups) will be retained.
- 7.24 The illustrative layout forms a continuation of the proposed layout provided in the 18/02192/OUT and 21/01808/REM application and comprises a loop road arrangement with outward facing development fronting the southern spine road and the remainder of the Oaks Golf Course to the south and wider countryside to the west, units along the northern boundary are arranged to back onto and secure the rear garden boundaries of existing properties within Fox Covert and Rectory Way and existing tree group.
- 7.25 The proposed development has been carefully considered in consultation with HDC's Urban Design and Landscape Officers and through pre-application stage. Officers consider the indicative layout to be acceptable in principle. The indicative layout establishes the key design principles (as listed above) which will be secured by conditions. Whilst the indicative layout seeks to demonstrate that the site could reasonably accommodate up to 16 dwellings, final details of the design, layout, scale and landscaping would need to be agreed at reserved matters stage and as such the final numbers of dwellings and housing mix would be determined at that detailed design stage. A condition will be attached to the decision notice limiting the number of dwellings to up to 16 dwellings should members be minded to approve the application restricting the number of dwellings to up to 16 by condition.
- 7.26 Officers are satisfied that the proposal for 16 dwellings could be accommodated within the site and would be considered to be acceptable with regards to the impact upon the visual amenity and the character of the area. Should this application be approved it is considered reasonable and necessary to add a condition to any decision notice requiring details of the existing and proposed land levels and finished floor levels, to ensure the visual amenity can be controlled in the future as well as impacts on the amenity of the neighbouring properties be assessed with the detailed design stage.
- 7.27 Overall, the proposal is considered to respond positively to its context within the surrounding built form and taking into account the existing commitments for residential development to the east and contributes positively to the areas character and identity in general. The proposal is therefore considered to accord with Policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

Housing Mix and Accessible, Adaptable Homes and Affordable

Housing

- 7.28 Policy LP24 of the Local Plan to 2036 requires a proposal which includes housing development to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources.
- 7.29 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. The policy also seeks to ensure new dwellings meet the Building Regulations standards for accessible and adaptable dwellings and, in the case of affordable homes, that an appropriate proportion meet the Building Regulation standards for wheelchair adaptable dwellings.
- 7.30 The application proposes 16 dwellings (10 market dwellings and 6 affordable dwellings). Whilst final details of the affordable and market housing mix will be agreed at reserved matters stage, the submitted indicative site plan demonstrates that the site is capable of accommodating a mix of dwellings. HDC's Affordable Housing Officer has not objected to the proposed provision. The mix and tenure will be secured by S106 planning agreement to ensure the proposals is acceptable in accordance with Policy LP24.
- 7.31 Furthermore, Policy LP25 requires new dwellings to meet the Building Regulations standards for accessible and adaptable dwellings and, in the case of affordable homes, that an appropriate proportion meet the Building Regulation standards for wheelchair adaptable dwellings.
- 7.32 In respect of this application, the HDC Housing Strategy team have discussed this on a number of occasions with the applicant (Cross Keys Homes). Cross Keys Homes being one of several partner Registered Providers that the LPA works with.
- 7.33 Subject to conditions and a s106 agreement, it is considered that the number of affordable units (a minimum of 40%) is acceptable in the context of Policies LP24 and LP25. The development of the site for the mix and type of housing proposed meets the requirements of the Local Plan and the NPPF and is supported subject to all other material planning considerations.

Impact upon Residential Amenity

- 7.34 Policy LP14 of the Local Plan states that 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. Paragraph 130 (f) of the NPPF (2021) also seeks to secure a high standard of amenity for existing and future users of developments.
- 7.35 The majority of the site is open land; the majority of the changes are unlikely to have an impact upon adjacent neighbouring amenity other than the loss of openness. However, the indicative layout plan shows dwellings backing onto the rear garden areas of dwellings along Fox Covert and Rectory Way. Any subsequent Reserved matters should seek to limit the potential impacts on these residents through design and layout considerations including back to back distances between the existing dwellings and the proposed new dwellings.
- 7.36 Whilst the levels within the site appear relatively flat, details of finished land levels and proposed finished floor levels would need to be agreed at reserved matters stage to ensure the proposals integrate with the existing land levels, boundary treatments, street scene protecting the character of the area. A condition is therefore required to be attached to the decision notice in accordance with Policies LP11, LP12 and LP14.
- 7.37 The proposals have also been assessed in consultation with HDC's Environmental Health Officer (EHO) in regard to, any potential land contamination and amenity impacts, the EHO had no objections subject to conditions requiring the submission of a Construction Environmental Management Plan (CEMP) and an updated noise assessment being submitted as part of any REM application. These conditions are considered to be appropriate and necessary to protect the amenity in regards to construction noise and potential noise impacts from the A1(M) for the adjoining neighbours and future occupiers meeting the requirement of Policy LP14 of the Local Plan and the NPPF.
- 7.38 Given the outline nature of the application, the final layout and scale and appearance of the development within the site has yet to be determined and any amenity impacts would be assessed in detailed at reserved matters stage. Considering the indicative layout submitted, Officers are satisfied that a suitable design and layout of dwellings could be achieved without causing any significant detrimental impacts on the amenity of the adjoining neighbours and that any future occupiers of the proposed development would enjoy a high standard of residential amenity.
- 7.39 Notwithstanding the required conditions, overall, it is considered that the proposal would ensure 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. It is therefore considered that the proposed development complies with Policy LP14 of the Local Plan and Huntingdonshire's Design Guide SPD (2017) and paragraph 130(f) of the NPPF (2021).

Flood Risk and Drainage

- 7.40 The overall approach to the consideration of flooding in the planning process is given in paragraphs 148-169 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1).
- 7.41 The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of Sustainable Drainage Systems (SuDs). Further the accepted principles are that surface water arising from a developed area should, as far as practicable, be managed in a sustainable manner to minimise the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.
- 7.42 The application site is situated in Flood Zone one based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). The site is therefore not subject to the Sequential or the Exceptions Test.
- 7.43 A Flood Risk Assessment/Drainage Strategy Addendum Report has been prepared by Rossi Long Consulting with its latest revision dated March 2022.
- 7.44 The Proposals have been assessed in consultation with Cambridgeshire County Council as Lead Local Flood Authority (LLFA) have not objected to the proposals subject to certain conditions and are satisfied that the proposals can be managed through the use of an attenuation basin restricting surface water discharge to QBar. The LLFA noted that drainage details for an area of the access route haven't been provided, these drainage details were provided as part of the reserved matters and discharge of condition application reference 21/80269/COND. The LLFA recommends that to ensure continuity between the multiple applications and separate development areas, any

- subsequent reserved matters application must include relevant drainage information for all areas to ensure the proposals align.
- 7.45 In the event that Members are minded to approve the application, it is considered appropriate to add conditions to the decision notice ensuring the effective drainage of surface and foul water is managed within the site and prevents flooding elsewhere.
- 7.46 In terms of foul water drainage Anglian Water Authority (AWA) have confirmed that the sewerage system has available capacity for the proposed flows from the development.
- 7.47 The consultations undertaken with these statutory consultees (LLFA and AWA) form the basis of the assessment of the proposals in regards to flooding and drainage matters. Whilst it is acknowledged that there are several objections in regards to these issues, Officers are satisfied that adequate provision will be made for surface water drainage and wastewater management.
- 7.48 Subject to conditions, the proposed development is considered to accord with Policy LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) and the Huntingdonshire's District Council's SFRA 2017 in this regard.

Biodiversity and Trees

- 7.49 Paragraph 174 d) of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment.
- 7.50 Policy LP30 of the Local Plan 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.
- 7.51 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.
- 7.52 The application is supported by a Preliminary Ecological Appraisal, Ecological Enhancement Report and an Arboricultural Implications Assessment and Plan which demonstrates that suitable avoidance and mitigation measures will be employed

throughout the construction and development phases of the development such as; protection/retention of existing hedges and trees within the site, Great Crested Newt friendly drainage design. The proposals will also provide onsite soft landscaping, provision of bird and bat boxes, hedgehog friendly boundaries and long term management.

- 7.53 The proposals have also been assessed in consultation with The Cambridgeshire Wildlife Trust and HDC's Trees and Landscapes Officers who have raised no objections to the proposals subject to the Ecological enhancement, protection and mitigation measures being secured by condition. On balance, subject to the imposition of conditions, it is considered that the harmful impacts on biodiversity resulting from the proposals with the loss of the small orchard and existing scrub habitats would be minimised and offset by the proposed enhancement measures within the site, and by the ongoing commitment to establish and manage an off-site nature reserve to the west of the site (to be secured by s106 agreement), for the specific benefit of great crested newts and other biodiversity. These enhancement measures will result in positive biodiversity benefits at a local level and result in an overall net biodiversity net gain.
- 7.54 A condition will be added to the decision notice requiring details of the final landscaping to be submitted at reserved matters stage which would identify any landscape features that were to be retained and enhanced as well as the introduction of new planting, officers are satisfied that a net gain in biodiversity would be achieved as a result of the development and that existing important trees will be protected and a retained.
- 7.55 Subject to conditions and a completed S106 planning agreement, overall, the proposals are considered to meet the aims and objectives of paragraph 174 d) of the NPPF and Policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Highway Safety, Footpath, Parking Provision and Access

- 7.56 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.
- 7.57 Cambridgeshire County Council as the Local Highways Authority have also reviewed the proposals and advised that suitable access for the wider site has already been approved as part of application 18/02192/OUT and is acceptable. They commented that the additional 16 dwellings would not be considered significant when assessed alone and does not meet the requirements of a further Transport Assessment. This

consultation forms the basis of the assessment in regards to access and highway safety.

- 7.58 Details of cycle parking on the basis of 1 space per bedroom, would be considered and secured via condition at reserved matters stage.

Footpath

- 7.59 The red line boundary includes elements of the infrastructure that also form part of the proposals for the recent Reserved Matters application these include access roads, open space and the re-routed public footpath. As these elements have been included in the proposed plans and are deliverable as part of this standalone scheme should the scheme for 70 dwellings not be delivered. This will ensure there is suitable access, drainage and the existing footpath connection throughout the site will be retained.
- 7.60 On balance, given the quantum of development proposed and subject to the recommended conditions, the proposed development is considered to accord with Policies LP16 and LP17 of the Local Plan to 2036 and the NPPF (2021) and Huntingdonshire's Design Guide SPD (2017) in regard to vehicle and cycle parking and paragraphs 110 and 111 of the NPPF (2021).

Impacts on Heritage Assets/Archaeology

- 7.61 The National Planning Policy Framework 2021 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Para 199) and that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (Para 200). The NPPF 2021 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para 196).
- 7.62 Policy LP34 of the Local Plan to 2036 outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so."
- 7.63 The site is located outside of, but forms part of the setting of the Stilton Conservation Area which is approximately 180m to the north of the site. The site is also undeveloped land where there is potential for archaeology.

- 7.64 The site is separated from the historic core of the village; the development will clearly been seen as an addition to the village and will clearly define the old from the new. The whole site has also been assessed in consultation with HDC's Conservation Officer. The Conservation officer did not identify any harmful impacts to the setting of the heritage assets. Officers are therefore satisfied that the development is acceptable in this regard and would not cause harm.
- 7.65 The proposals have also been assessed in consultation with Cambridgeshire County Council Archaeologist who has identified that the site lies in an area of high archaeological potential. Whilst the Archaeology Team have not objected to the development proceeding in this location but recommend that the site should be subject to a programme of archaeological investigation. Officers are satisfied that a condition in this regard is necessary to ensure that any archaeological remains are preserved and recorded. Should members recommend approval of the scheme, a condition would be attached to the decision notice in this regard.
- 7.66 Subject to the recommended condition, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Water Efficiency

- 7.67 Policy LP12(j) of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.68 A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Infrastructure Requirements and Planning Obligations

- 7.69 The Infrastructure Business Plan 2013/2014 was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from development proposed to 2036 through the Core Strategy. Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be ;
- * necessary to make the development acceptable in planning terms;
 - * directly related to the development; and
 - * fairly and reasonable related in scale and kind to the development.

S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

Affordable Housing:

- 7.70 Given the proposal is for 16 Market dwellings (10 market and 6 Affordable), the proposals are in accordance with Policy LP24 of the Local Plan, which requires the provision of at least 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace or more are proposed as in this case. The affordable housing and details of the mix shall be secured by way of a S106 Agreement.

Green / Open Space:

- 7.71 In accordance with Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals for residential development are required to provide specific land for informal and formal green space.
- 7.72 The Developer Contributions SPD states at paragraph B1 that open spaces are an essential element in the delivery of sustainable communities. They not only contribute to the health and well-being of the area, but they are also essential to biodiversity and the delivery of a high-quality designed development.
- 7.73 In accordance with Policy LP3 of the Local Plan and the requirements of the Developer Contributions SPD 2011, the Indicative plans incorporate an area of informal green space. Based on the methodology set out in the Developer Contributions SPD, the scheme is required to provide circa of 763 square metres informal space of which 392 square metres would be amenity green space. Whilst the site forms part of the wider scheme approved under reference 21/01808/REM which includes 2127square metres of central area of amenity green space and LAP (Local Area of Play) and does provide an over provision of 410sqm based on the 70 dwellings proposed. As such the 392sqm of amenity green space required by this application would be provided on the adjacent 21/01808/REM application. Whilst this aspect of the proposals has been assessed in accordance with HDC's Open Spaces Officer who has accepted the provision can be provided and combined by the two sites, any reserved matters application would need to demonstrate how the open space can be achieved should the adjacent site not come forward. Details of the final greenspace provision would be secured via a Section 106 planning agreement.
- 7.74 The submitted indicative layout demonstrates that the full quantum of development could be accommodated as well as levels of green space in excess of the Developer Contributions

SPD requirement on the adjacent site. Sufficient green space could therefore be provided as part of the proposed development, such to accord with Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD.

Formal Green Space:

7.75 Off-site contributions of £9,939 have been sought by HDC's Sports Development Manager towards open space sports provision. This contribution would be put towards the main sports facilities in Stilton at the playing fields that host Stilton Football Club. The offsite contribution would be used to support the improvement of the grass pitches. This contribution requested is considered to accord with the statutory tests in the Community Infrastructure Levy Regulations and paragraph 57 of the NPPF (2021); i.e., it is considered that this contribution is necessary to make the development acceptable in planning terms, it is directly related to the development, and it is fairly and reasonably related in scale and kind to the development.

Green Space Maintenance:

7.76 The Developer Contributions SPD sets out maintenance rates for green space that will cover a fifteen-year period. Developer contributions in line with the final agreed provision of green space would be secured via a Section 106 Agreement. In accordance with the requirements of the Developer Contributions SPD, this would comprise either a commuted sum following the transfer of the Green Space to the Parish Council or the District Council, or the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents of the site (as per the cascade mechanism within the Developer Contributions SPD).

Residential Wheeled Bins:

7.77 Each dwelling will require the provision of one black, blue and green wheeled bin. The current cost of such provision is £150 per dwelling. As such a formula-based approach is suggested with the scheme and details to be secured through the S106 Agreement.

Community Infrastructure Levy (CIL):

7.78 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

7.79 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

- 7.80 This proposal seeks permission for up to 16 dwellings with at least 40% affordable housing to help meet the specific needs of the district.
- 7.81 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise must be undertaken to weigh the benefits of the scheme against its disadvantages.
- 7.82 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will also be Council Tax receipts arising from the development.
- 7.83 Regarding the social dimension, the site appears to have no physical constraints and is deliverable. There is a local and district wide identified need for both private and affordable housing.
- 7.84 In terms of the environmental dimension of sustainable development, the proposal delivers, through the biodiversity enhancements, is a development that is acceptable from a biodiversity perspective and will provide additional landscaping (at Reserved Matters Stage).
- 7.85 The application site is considered on balance to constitute a sustainable location given the scale and nature of the development proposed in respect of access to the existing local services and facilities within Stilton and further afield in Yaxley and Peterborough.
- 7.86 Having fully assessed all three dimensions of sustainable development; economic, social and environmental within this report it is concluded that the development of this site will:
- provide a supply of market and affordable housing to help meet current and future generations;
 - have an acceptable impact on residential amenity;
 - have an acceptable impact upon highway safety;
 - promote healthy, active lifestyle through informal green space provision and off-site contributions to improve existing sports facilities;
 - maximise the available opportunities for use of public transport, walking and cycling to local facilities;
 - minimise pollution;
 - manage flood risk and drainage effectively;
 - have no harm on archaeological interests;
 - have no significant adverse impacts on features of landscape or ecological value and will provide a small net gain in biodiversity;

- provide infrastructure to meet the needs generated by the development.

7.87 Having regard to all relevant material considerations, it is concluded that the proposal would contribute to the economic, social and environmental dimensions of sustainability. The harm identified is limited and is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the Local Plan and NPPF taken as a whole. Therefore, it is recommended that outline planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to the prior completion of a S106 Agreement relating to the following issues and to conditions to include those set out below:

- * Affordable Housing
- * Green Space
- * Green Space Maintenance
- * Ongoing commitment to establish and manage an off-site nature reserve to the west of the site
- * Outdoor Sports Contribution
- * Bin Provision

OR

REFUSE in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Subject to conditions to include the following:

- Time limits
- Reserved matters (Appearance, Landscaping, Layout and Scale)
- Approved plans
- Maximum number of up to 16 dwellings with a minimum of 40% for affordable housing
- In accordance with the design principles of the illustrative masterplan
- Biodiversity enhancement plan
- Surface Water drainage
- Foul Water drainage
- Landscaping
- Maintenance
- Hours of construction work
- Construction and Environmental Management Plan
- Archaeology
- Noise Assessment

- Access width
- Access construction and drainage measures
- Temporary parking facilities during construction
- Visibility splays
- Footpath
- Unexpected Contamination
- Accessible and adaptable homes
- Housing mix
- Water efficiency

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CONTACT OFFICER:

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Stilton Parish Council objects to 21/01810/OUT

This application is an underhand attempt to circumvent a condition (4) already in place on a Consented Planning Application for a maximum of 70-dwelling mixed housing development on the same site.

The Covid-19 pandemic has taught the whole country that space, and particularly outside space is essential to control infection and so dwellings should not all be squashed together with little or no outside space to free up land to add an additional 16 houses as is proposed here.

The two applications 21/01810/OUT (extra 16 houses) and 21/01808/REM are inextricably linked through the common road system, suds and access point. Therefore this outline application should be rejected together with 21/01808/REM and a completely new application should be made for the whole site. This is especially important because the Reserved Matters portion is totally different from that which was given Outline Consent.

Flood risk

In the Planning Statement (2.6) it says that the site does not lie within an area of flood risk. However, it does flood. NPPF requires that the development does not increase flood risk elsewhere. The Report by Drainage Consultants recognises a surface water run off strategy is not viable for the site. This concern really needs to be addressed before any decision is made on either, or both, applications.

Parking

Parking provision across the whole site is inadequate and can only add to the already massive parking problem in Stilton.

Traffic

The traffic survey is out of date. A new one is needed. The accompanying documents describe Church (Road??) Street as a quiet residential road. This it certainly is not. It is very busy and is a bus route. The proposed development is at the southern end of the village. The only way out to the A1(M) and most destinations is at the northern end. The proposed development will undoubtedly create more road safety issues such as crossing the road without zebra crossings and parked cars on either side, particularly around the only shop in the village.

Sustainable travel

The Planning Statement (5.5.16) says "excellent public transport opportunities" The bus service is a rural not urban service. It is infrequent and slow. No bus service in late evening. No service at all on Sunday. If you were a shift worker using public transport would be impossible.

Cycle to work? There are not many jobs available within cycling distance.

Carbon Footprint

The Country is committed to reducing carbon. Therefore, it is essential that EV charging points, Air-source heat pumps, Solar panels, Mechanical heat recovery systems, are installed, and the space allowed for these items.

Stilton Parish Council – comments on Planning Application: 21/01810/OUT – Land West of 26 to 34 High Street, Stilton

Stilton Parish Council has previously submitted its objections to this planning application and to the related 21/01808/REM. The additional information now supplied does not change that view. The land now seeking planning approval is part of an original consented outline application with a Condition for a **maximum** 70 dwellings. This 21/01810/OUT seeks to breach this condition and cover the land with 86 houses. More concrete will make environmental conditions even worse.

Residents in Stilton have first hand knowledge of the land in their village and amongst these residents are experts in flooding, drainage and mitigation measures, many of whom have detailed their concerns on HDC's public access system.

The Parish Council would like to highlight that whereas the overall strategy in this application is in theory workable, the analysis does not address summer rainfall conditions. The Parish Council attach actual data for rainfall in Stilton which details ...

A daily maximum rainfall:

June 2019 – 140mm

June 2020 – 116mm

May 2021 – 106mm

There is no need to use assumptions when actual data is available.

This data shows that in Stilton we are having more rain and more importantly larger peak flows. This is reinforced in Huntingdonshire's Local Plan to 2036 where in point 4.69 (p.46) it specifically details how the 'district is projected to have increased susceptibility to future climate impacts beyond the plan period' and during 'the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.'

It is also an assumption that the Anglian Water infrastructure is in 100% good condition but from surveys through the village, we are aware this is not the case. This is in direct conflict with aim in The Flood and Water Management Act 2010, Schedule 3, s.2 (a)(c)(e).

In addition, the analysis provided in the application shows substantial surcharge during winter storm conditions and does not address the fact that by building up the levels to the Eastern end of the site the natural flow of water across the land will be blocked. Another detrimental aspect of building up the levels as proposed is that should there be a flood (this can easily be caused by a minor blockage in the 450mm outfall pipe) it will be the properties along High Street and the Eastern end of Church Street that will be affected. This works in direct opposition to the aim of Huntingdonshire's Local Plan to 2036, LP5 and point 4.66 in particular which details where the NPPF sets strict tests to protect people and property from flooding and where these tests are not met, national policy is clear that new development should not be allowed.

Concerns on the design strategy calculations:

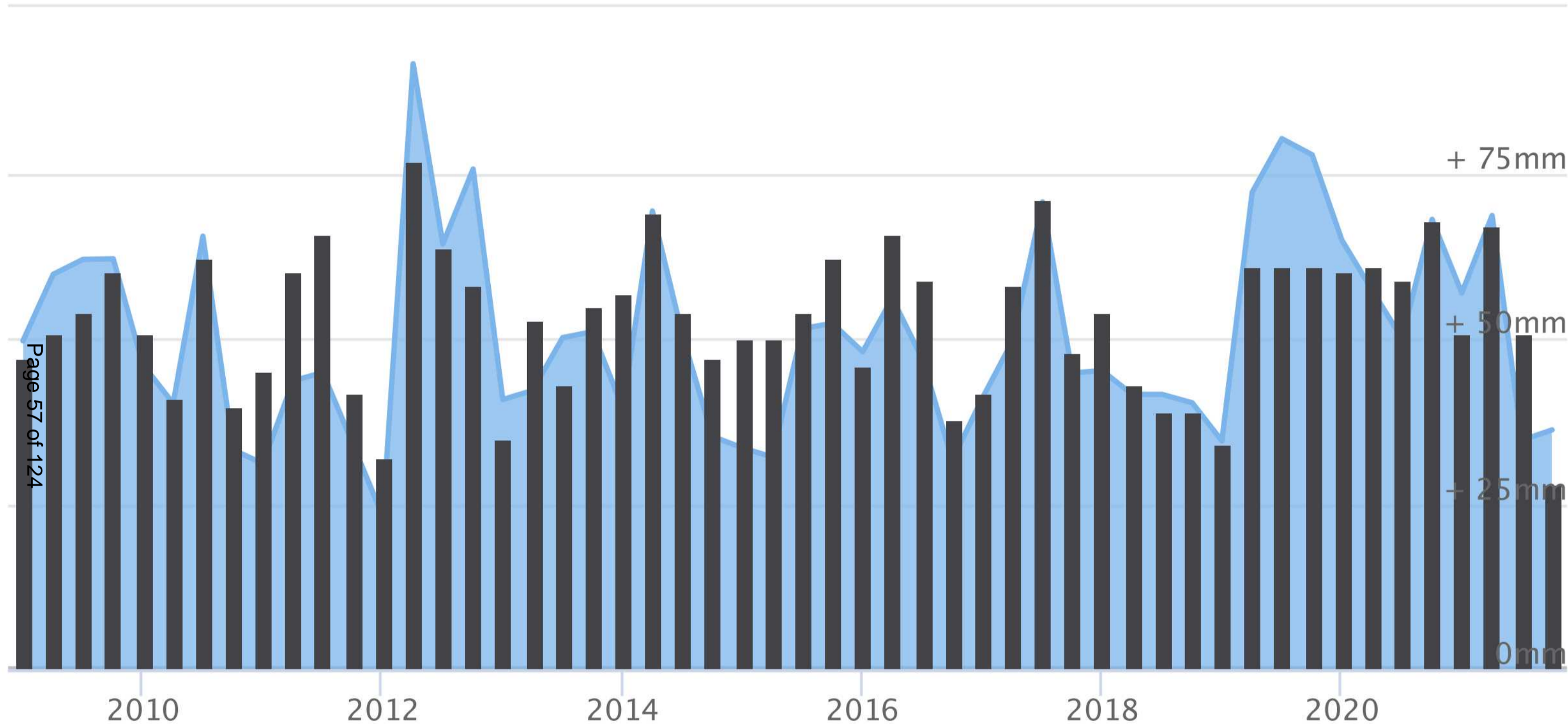
1. Summer storm design criteria have used a return period of only two years, storm duration of 30 mins and a maximum rainfall of 20mm/hr. A minimum return period of 100 years would be expected with rainfall in excess of 100mm/hr. Looking at the results of the winter storm condition one would expect correctly applied summer storm conditions to overload the system.
2. Winter storm design criteria have used a return period of 100 years, storm duration of 720 mins with no maximum rainfall defined. Under these conditions more than 50% of the drain runs are become surcharged which is, in the view of Stilton Parish Council, not acceptable. A concern here would be that backing up of water could force water to escape overland and/or via uncontrolled routes thereby causing flooding.
3. The proposed storage basins seem to have been sized to accommodate the winter storm conditions, which they appear to do, there is no analysis of summer storm conditions for a 100-year return period.

Given the forgoing, Stilton Parish Council **object** to the proposals as currently presented and indeed urges you to **dismiss** this outline application and revert to the original consented plans for 70 houses but with improved flood mitigation measures to safeguard flooding in the village. The proposed scheme has not been upgraded for the addition of 16 houses, which gives an expansion of the construction by 23%. Covering more land with hard surfaces will serve to compound the issue of flooding. Stilton Parish Council therefore recommends RUFUSAL to this application.

Stilton

Average Rainfall Amount (mm) and Rainy Days

Zoom 1m 3m 6m YTD 1y **All**



● Rain (mm) ● Days

Stilton Parish Council – comments on Planning Application: 21/01810/OUT – Land West of 26 to 34 High Street, Stilton

Stilton Parish Council has previously submitted its objections to this planning application and to the related 21/01808/REM. The additional information now supplied does not change that view. The land now seeking planning approval is part of an original consented outline application with a Condition for a **maximum** 70 dwellings. This 21/01810/OUT seeks to breach this condition and cover the land with 86 houses. More concrete will make environmental conditions even worse.

Residents in Stilton have first hand knowledge of the land in their village and amongst these residents are experts in flooding, drainage and mitigation measures, many of whom have detailed their concerns on HDC's public access system.

The Parish Council would like to highlight that whereas the overall strategy in this application is in theory workable, the analysis does not address summer rainfall conditions. The Parish Council attach actual data for rainfall in Stilton which details ...

A daily maximum rainfall:

June 2019 – 140mm

June 2020 – 116mm

May 2021 – 106mm

There is no need to use assumptions when actual data is available.

This data shows that in Stilton we are having more rain and more importantly larger peak flows. This is reinforced in Huntingdonshire's Local Plan to 2036 where in point 4.69 (p.46) it specifically details how the 'district is projected to have increased susceptibility to future climate impacts beyond the plan period' and during 'the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.'

It is also an assumption that the Anglian Water infrastructure is in 100% good condition but from surveys through the village, we are aware this is not the case. This is in direct conflict with aim in The Flood and Water Management Act 2010, Schedule 3, s.2 (a)(c)(e).

In addition, the analysis provided in the application shows substantial surcharge during winter storm conditions and does not address the fact that by building up the levels to the Eastern end of the site the natural flow of water across the land will be blocked. Another detrimental aspect of building up the levels as proposed is that should there be a flood (this can easily be caused by a minor blockage in the 450mm outfall pipe) it will be the properties along High Street and the Eastern end of Church Street that will be affected. This works in direct opposition to the aim of Huntingdonshire's Local Plan to 2036, LP5 and point 4.66 in particular which details where the NPPF sets strict tests to protect people and property from flooding and where these tests are not met, national policy is clear that new development should not be allowed.

Concerns on the design strategy calculations:

1. Summer storm design criteria have used a return period of only two years, storm duration of 30 mins and a maximum rainfall of 20mm/hr. A minimum return period of 100 years would be expected with rainfall in excess of 100mm/hr. Looking at the results of the winter storm condition one would expect correctly applied summer storm conditions to overload the system.
2. Winter storm design criteria have used a return period of 100 years, storm duration of 720 mins with no maximum rainfall defined. Under these conditions more than 50% of the drain runs are become surcharged which is, in the view of Stilton Parish Council, not acceptable. A concern here would be that backing up of water could force water to escape overland and/or via uncontrolled routes thereby causing flooding.
3. The proposed storage basins seem to have been sized to accommodate the winter storm conditions, which they appear to do, there is no analysis of summer storm conditions for a 100-year return period.

Given the forgoing, Stilton Parish Council **object** to the proposals as currently presented and indeed urges you to **dismiss** this outline application and revert to the original consented plans for 70 houses but with improved flood mitigation measures to safeguard flooding in the village. The proposed scheme has not been upgraded for the addition of 16 houses, which gives an expansion of the construction by 23%. Covering more land with hard surfaces will serve to compound the issue of flooding. Stilton Parish Council therefore recommends RUFUSAL to this application.

From: developmentcontrol@huntingdonshire.gov.uk
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 21/01810/OUT
Date: 03 October 2021 16:33:11

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/10/2021 4:33 PM from Mr Tim Alban.

Application Summary

Address:	Land West Of 26 To 34 High Street Stilton
Proposal:	Application for Outline Planning Permission for the Erection of up to 16 Dwellings and Associated Infrastructure Works and Access (Appearance, Landscaping, Layout and Scale to be considered at reserved matters stage)
Case Officer:	Debra Bell

[Click for further information](#)

Customer Details

Name:	Mr Tim Alban
Email:	tim.alban@huntingdonshire.gov.uk
Address:	36 Worthington Close, Stilton, Peterborough PE7 3XF

Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Debra,

Building up to 16 dwellings on only part of the site is a departure from the outline permission granted for up to 70 dwellings on the whole site, which was granted in respect of 18/02192/OUT and is an over intensification of site.

Rather than cram up to 86 dwellings on a site which has planning permission for up to 70, I believe the developers would be better using the permission already granted to create homes with more green/community space; my comments on 21/01808/REM show my objections to the proposals for the construction of up to 70 dwellings on part of this site.

Kind regards,

Councillor Tim Alban
Stilton, Folksworth & Washingley Ward
Huntingdonshire District Council

Kind regards

Development Management Committee



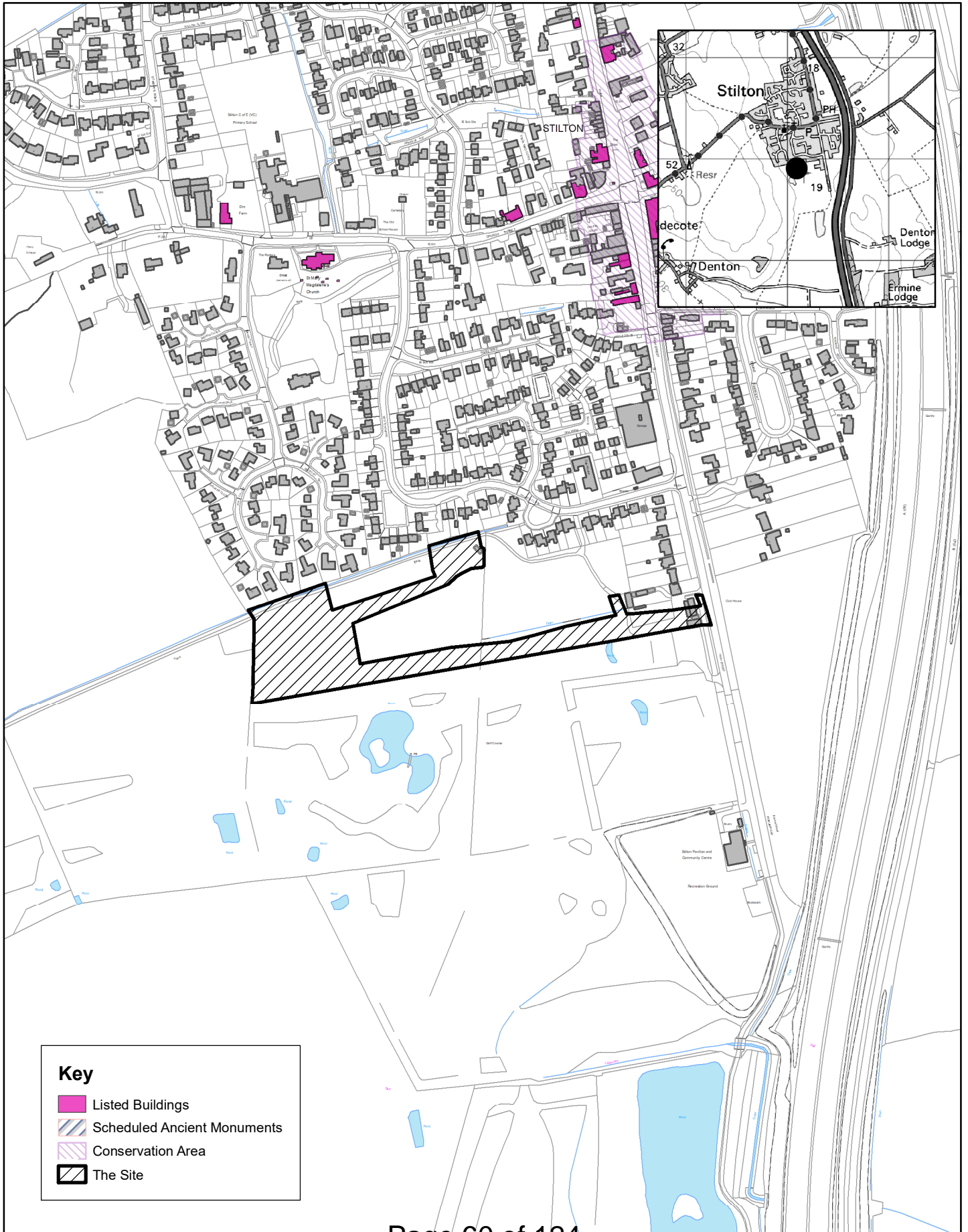
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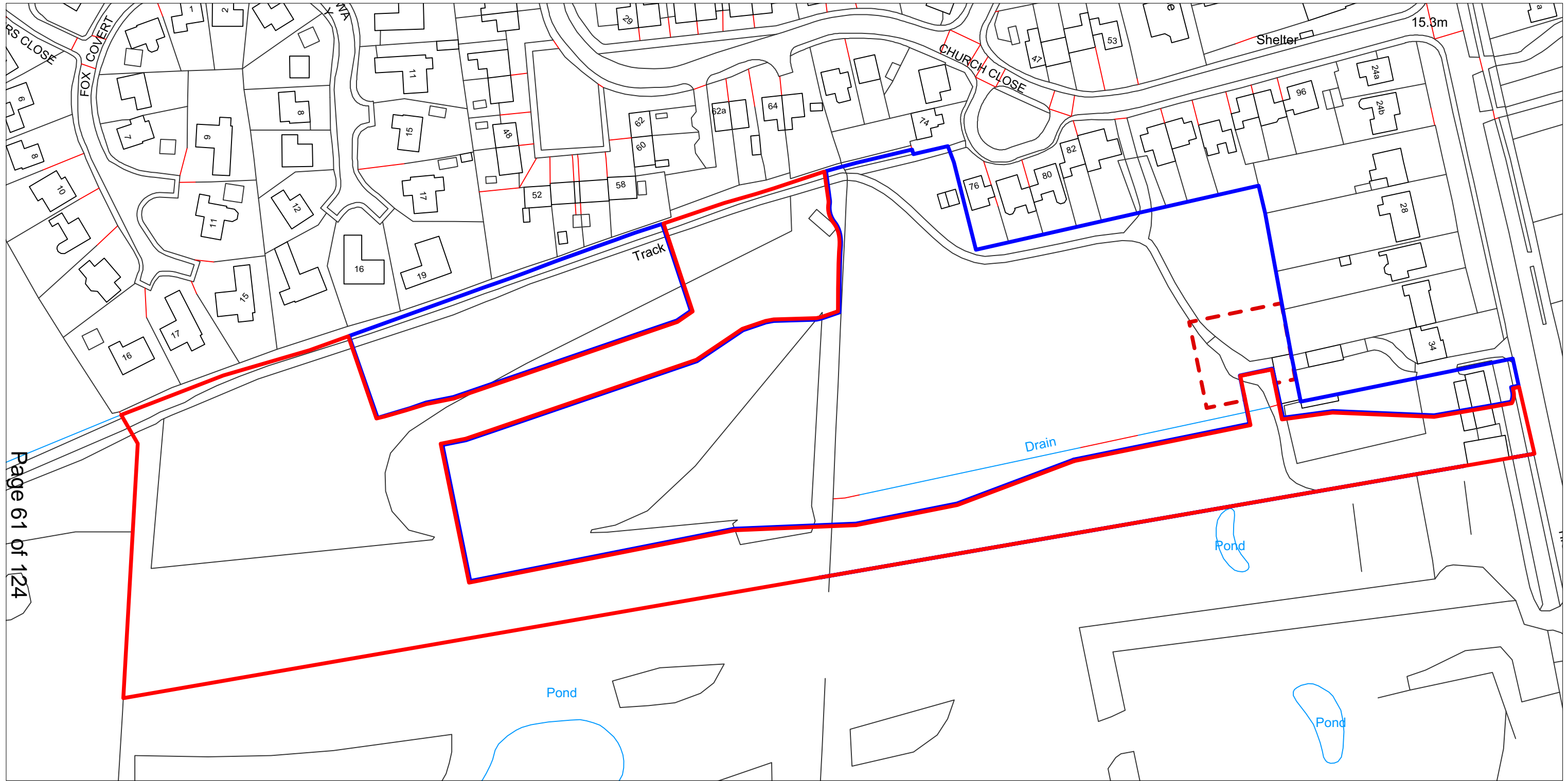
Application Ref:21/01810/OUT

Date Created: 04/11/2022

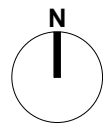
Location:Stilton

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Ordnance Survey HDC 100022322





Page 61 of 124



0 10 20 30 40 50 M
Scale 1:1250

- Outline Application Boundary
- Other Land owned by the Applicant and subject to a separate Reserved Matters Application
- Land for Consultation
Clinic to be subject to separate application

Stilton - High Street

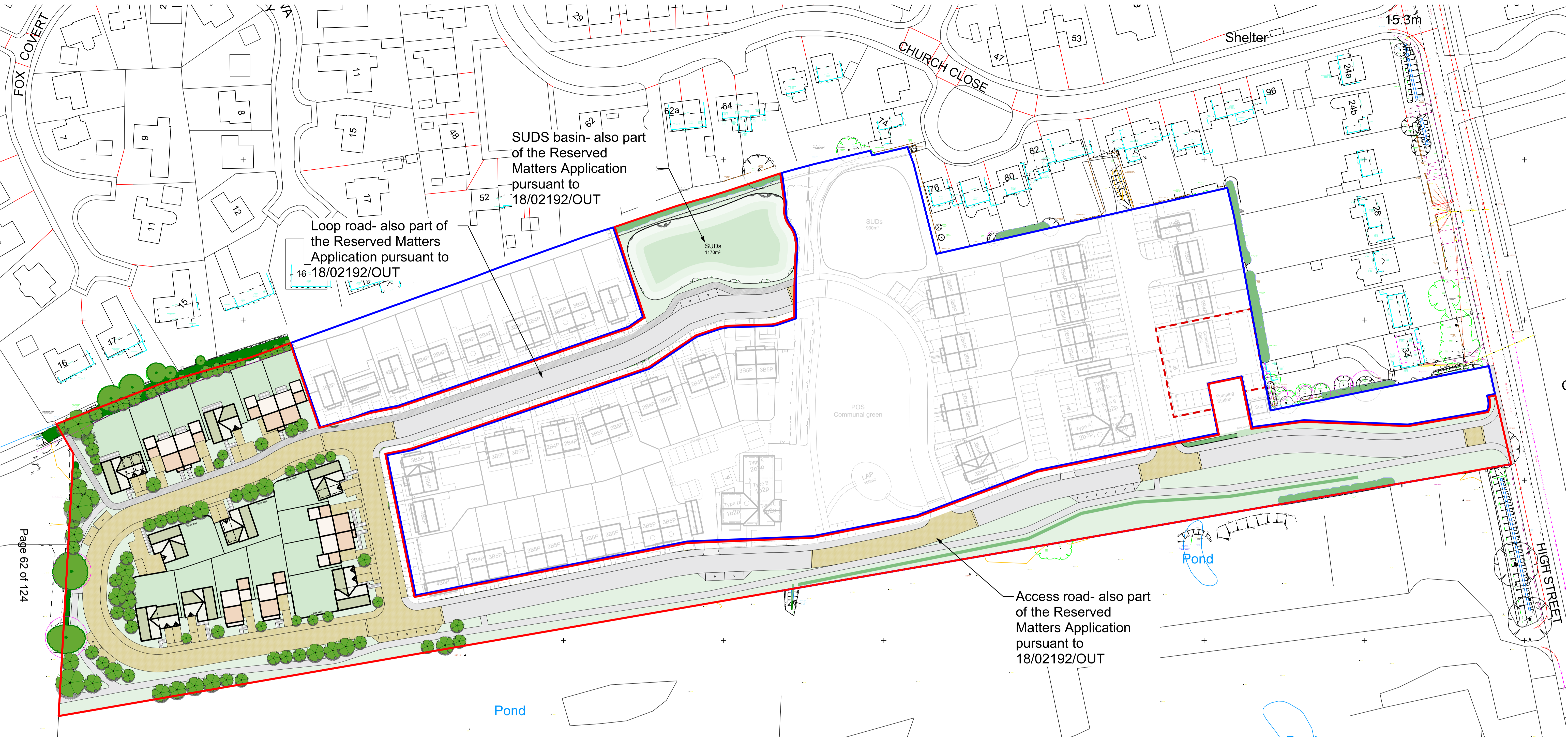
- D 17/05/21 Boundary Change.
- C 24/03/21 Application boundary adjusted for pumping station

Planning

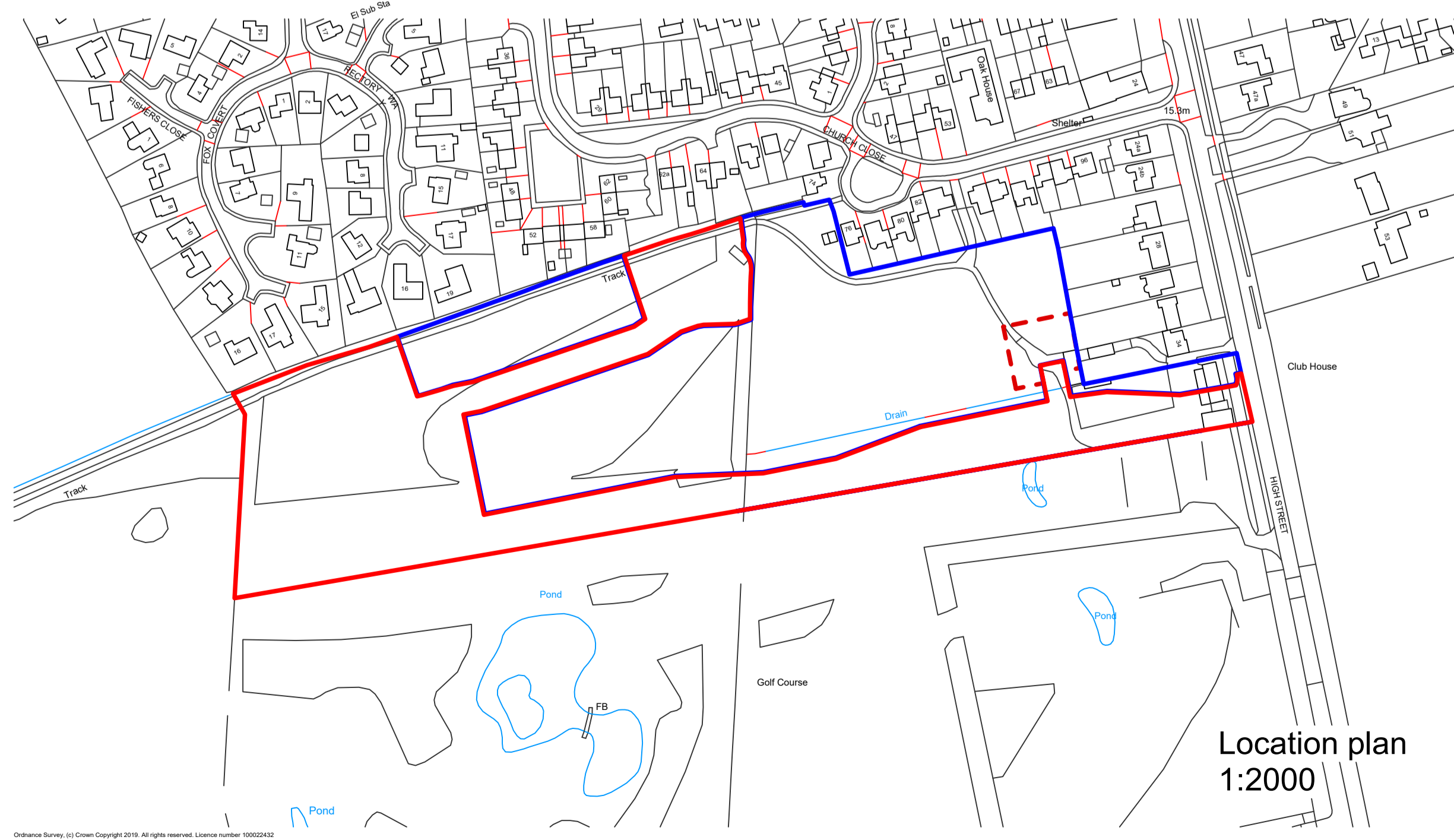


Project title		Cross Keys Homes Stilton - High Street	
Drawing title		Site Location Plan - Outline Planning	
Drawing no.	19080su1.03	Rev	D
Scale	1:1250@A3	Date	Mar-20
Drawn by	MC	Checked by	CW

Kyle Smart Associates
The Barn, Sewell, Dunstable
Bedfordshire LU6 1RP
Telephone 01582 600222
www.kylesmartassociates.co.uk
Chartered Architects



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Location plan
1:2000

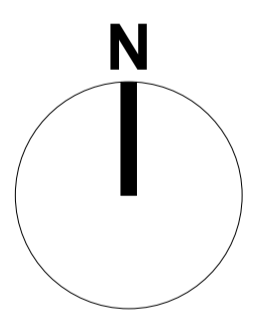
Accommodation:

Red Line - Outline
Total: 16no. units
 2no. parking spaces/ 2&3b house (allocated)
 3no. spaces/4b house (allocated)
 4no. Visitors spaces 0.25/house

Blue Line - Reserved Matters
Total: 70no. units

- Outline Application Boundary
- Other Land owned by the Applicant and subject to a separate Reserved Matters Application
- Land for Consultation Clinic to be subject to separate application


0 10 20 30 40 50 M
Scale 1:600



- I 27/05/21 Remove tenure markings.
- H 17/05/21 Boundary Change.

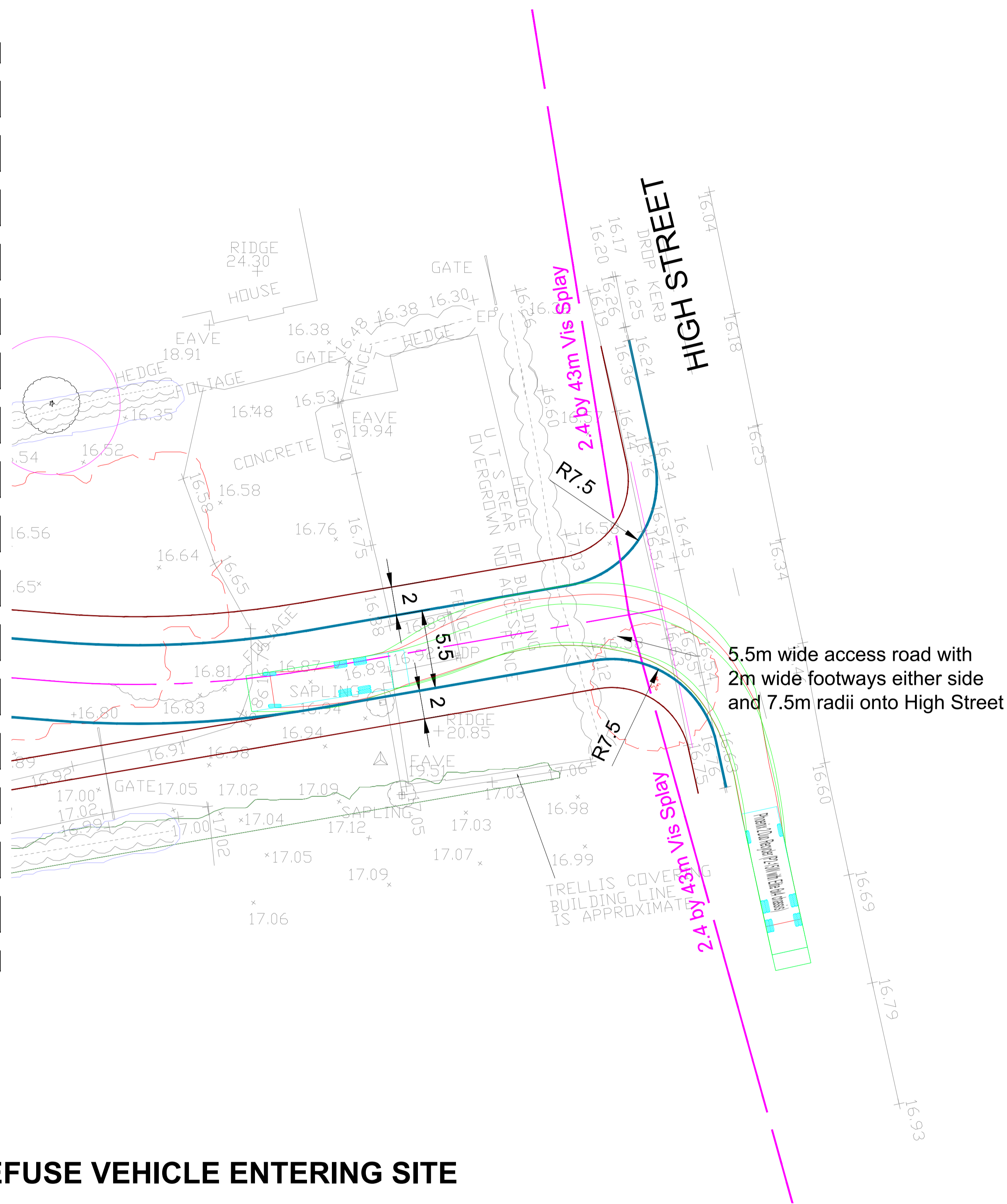
Planning



Project title Cross Keys Homes Stilton - High Street		 Kyle Smart Associates <small>The Barn, Sewell, Dunstable Bedfordshire LU5 5BP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects</small>
Drawing title Illustrative Site Layout Plan - Outline Site		
Drawing no. 19080wd2.02	Rev I	
Scale 1:600@A1	Date Feb-21	Drawn by CH
		Checked by CW

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SITE ACCESS CONTINUED ON DRAWING 2179-07 FOR OUTLINE APPLICATION SITE. FOR FULL PLANNING SITE SEE DRAWING 2179-08 FOR DIMENSIONED LAYOUT WITH VIS SPLAYS AND TRACKING

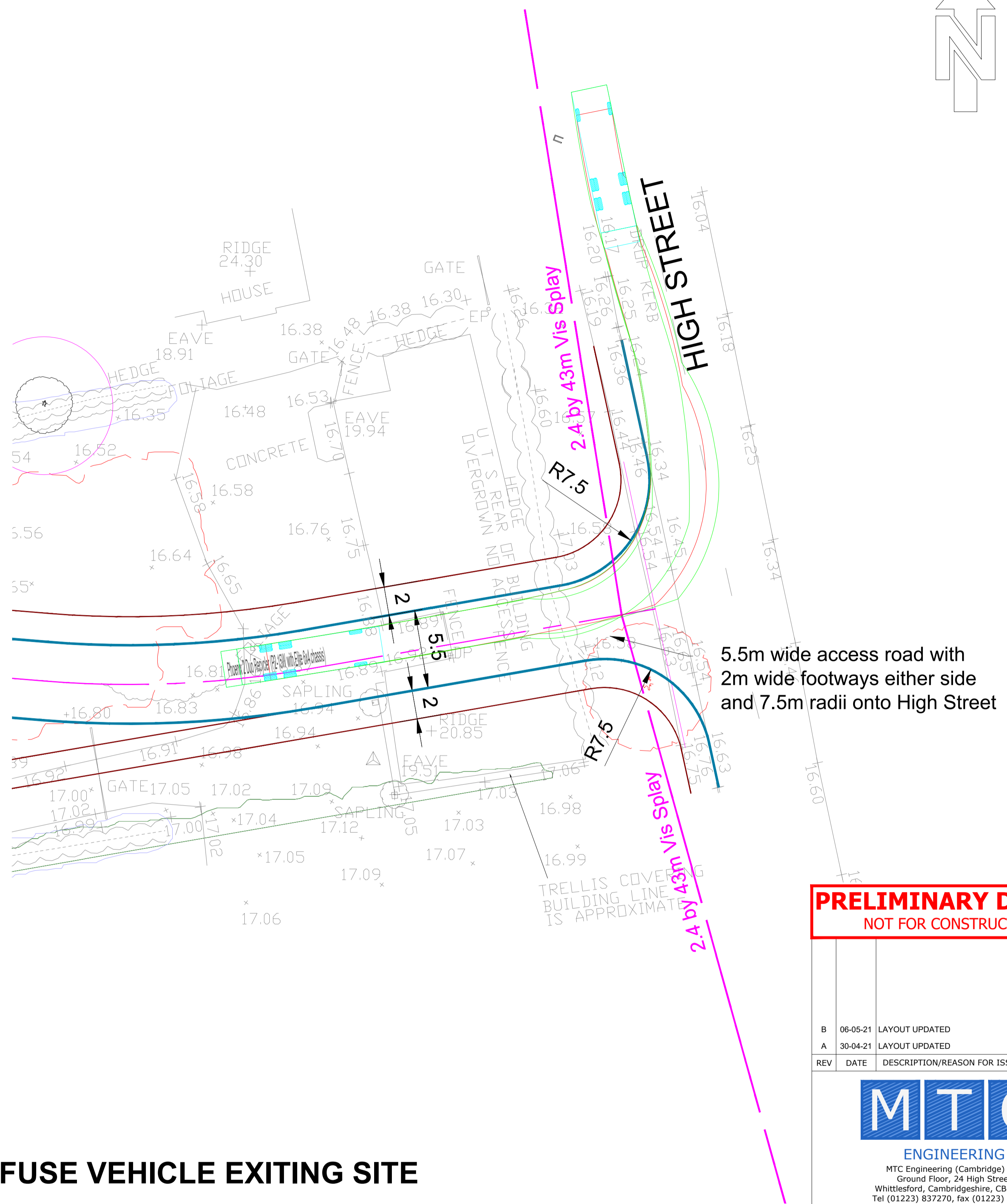


5.5m wide access road with 2m wide footways either side and 7.5m radii onto High Street

REFUSE VEHICLE ENTERING SITE

- GENERAL NOTES**
1. THIS DRAWING IS COPYRIGHT ©
 2. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
 4. ALL WORK SHALL COMPLY WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY, CURRENT CODES OF PRACTICE AND BRITISH STANDARDS.
 5. ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS DRAWING AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY, AND SHALL HAVE THEIR POSITIONS AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 6. THE INVERT LEVELS OF ALL EXISTING SEWERS, DRAINS, DITCHES, TANKS OR OTHER FEATURES AND APPARATUS WHERE A NEW CONNECTION IS TO BE MADE SHALL HAVE THEIR PRECISE POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. THE RESULTS OF THE INVESTIGATIONS SHALL BE CONFIRMED TO MTC ENGINEERING (CAMBRIDGE) LTD SO THAT THE DESIGN CAN BE VERIFIED.

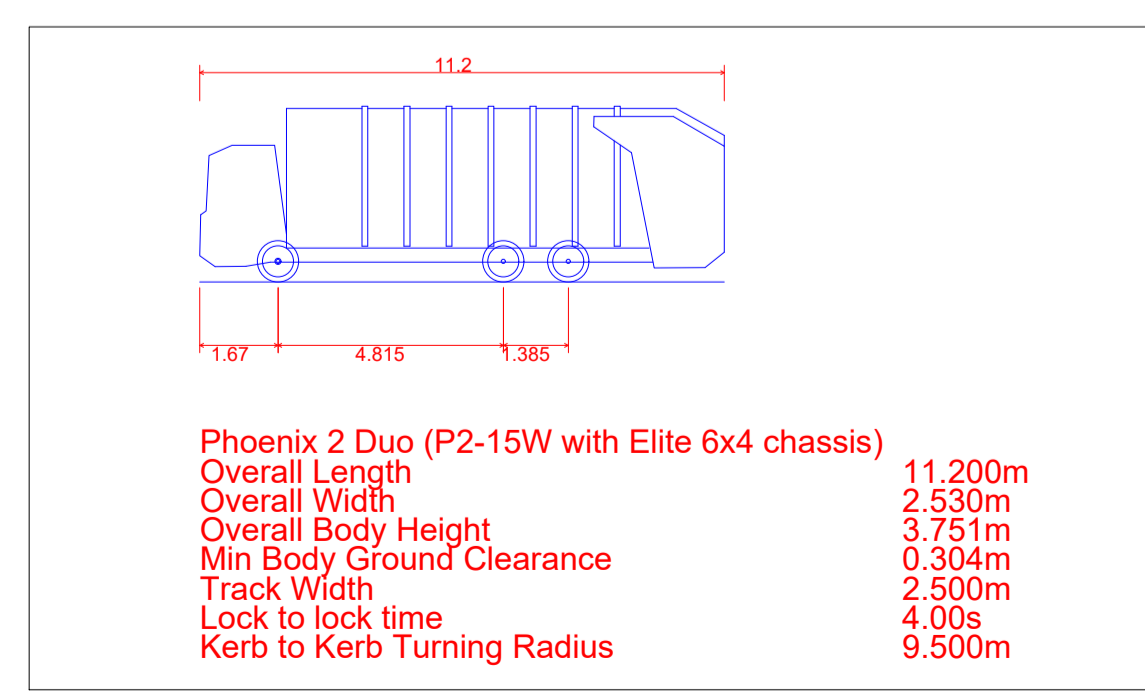
SITE ACCESS CONTINUED ON DRAWING 2179-07 FOR OUTLINE APPLICATION SITE. FOR FULL PLANNING SITE SEE DRAWING 2179-08 FOR DIMENSIONED LAYOUT WITH VIS SPLAYS AND TRACKING



5.5m wide access road with 2m wide footways either side and 7.5m radii onto High Street

REFUSE VEHICLE EXITING SITE

- KEY**
- VEHICLE VISIBILITY SPLAYS
 - OUTLINE APPLICATION SITE BOUNDARY
 - RESERVED MATTERS APPLICATION SITE BOUNDARY



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

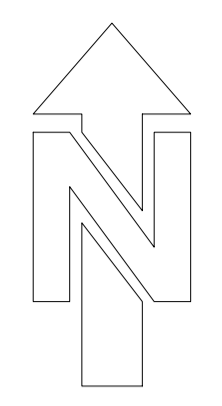
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
B	06-05-21	LAYOUT UPDATED	MRF
A	30-04-21	LAYOUT UPDATED	MJB

MTC ENGINEERING
MTC Engineering (Cambridge) Ltd.
Ground Floor, 24 High Street
Whittlesford, Cambridgeshire, CB22 4LT
Tel (01223) 837270, fax (01223) 835648
E-mail office@mtcengineering.co.uk

TITLE PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT STILTON OAKS GOLF COURSE, VISIBILITY SPLAYS & TRACKING (SITE ACCESS)

ORIG	A.O	DATE	MARCH 2021
CHKD		SCALE	1:200 @ A1
APPR		DRAWING NO	2179-06
		REV	B

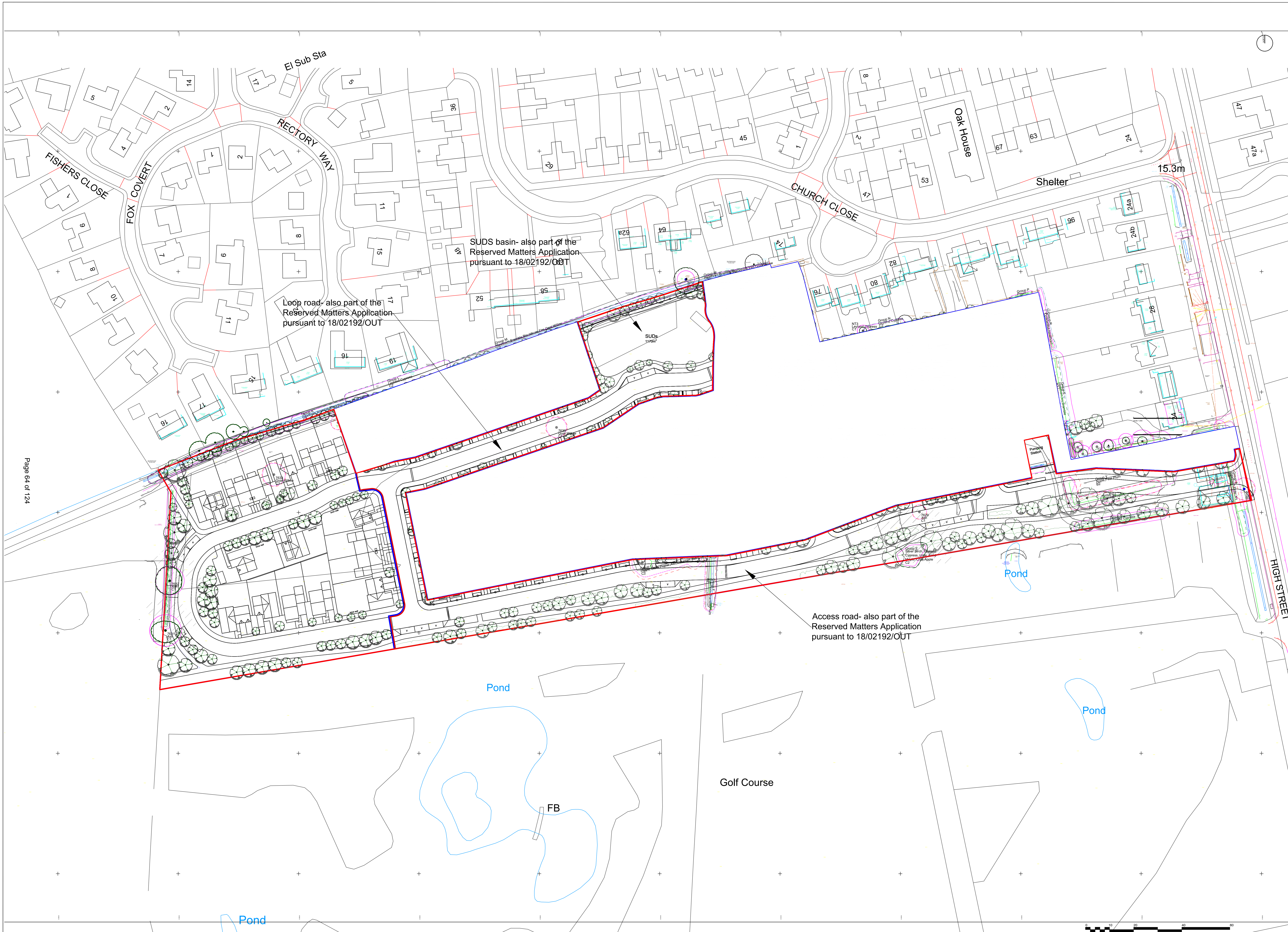
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NOTES: Based on survey drawing STL7H200 PLAN and proposed outline site plan 18/02192/OUT. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- KEY
- GRADE A TREES
 - GRADE B TREES
 - GRADE C TREES
 - GRADE U TREES
 - ROOT PROTECTION AREA
 - CANOPY OUTLINE - INDIVIDUAL TREE
 - CANOPY OUTLINE - GROUPS
 - TREES TO BE REMOVED
 - INDICATIVE SHADE AREA



Page 64 of 124

B	Layout revision 1	07/06/2021
A	Drainage amendments	25/03/2021
O	Planning	16/03/2021
Rev	Description	Date
Purpose of Issue		
Planning		

Andrew Belson
 Arboricultural Consultant
 The Tree House, 1a First End
 Station Road, Uppingham
 Leicestershire
 LE15 5TX
 t: 01572 820907
 e: info@belsonsurvey.co.uk

Client
Cross Keys Homes
 Project
**Land West of 26 to 34 High Street
 Stilton - OUTLINE SITE**

Drawing Title ARBORICULTURAL IMPLICATIONS PLAN			
Drawn AMB	Checked -	Reviewed -	Date 07/06/2021
Job No 4242	Scale 1:500	Sheet Size A0	Revision
Drawing Number 4242 Stilton Outline KS AP			B

**The DEVELOPMENT MANAGEMENT
COMMITTEE 19th DECEMBER 2022**

Case No: 21/02139/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF 28 DWELLINGS AND ASSOCIATED
INFRASTRUCTURE AND WORKS INCLUDING NEW
PICK-UP AND DROP-OFF SPACES AND FOOTPATH
PROVISION

Location: INFORMAL OPEN SPACE EAST OF 47 FARM CLOSE
UPWOOD

Applicant: BPHA LTD

Grid Ref: 526591 283060

Date of Registration: 19.09.2021

Parish: UPWOOD AND THE RAVELEYS

RECOMMENDATION - APPROVE

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space and maintenance contribution and Upwood Meadows SSSI mitigation and management contribution, wheeled bins and subject to conditions to include those listed below.

OR

RECOMMENDATION - REFUSAL in the event that the s106 obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms.

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located to the northeast of Upwood and to the west of Bury and south of the old airfield of RAF Upwood.
- 1.2 The site comprises the informal open space to the north of Farm Close and west of Upwood Primary School Academy. Farm

Close forms a small estate of 51 pre and post war semi-detached dwellings. The development site measures approximately 1.6 hectares and is currently open, laid to grass with Birch trees lining the eastern side of Farm Close and mature trees along the northern boundary to the old Upwood RAF base and eastern boundary to the primary school.

- 1.3 The site is served by a single access from Ramsey Road with separate access serving the primary school.
- 1.4 The site lies within Flood Zone 1 on the Environment Agency Flood Maps and the Huntingdonshire Strategic Flood Risk Assessment 2017 and is considered to be at low risk of flooding by any other means. Upwood Meadow National Nature Reserve and Site of Special Scientific Interest (SSSI) lies approximately 1260m to the west of the site.
- 1.5 This application seeks full planning permission for the erection of 28 dwellings with 40% affordable dwellings equating to 17 market dwellings and 11 social, affordable or intermediate rent as well as associated infrastructure and works, including new pick-up and drop-off spaces and footpath provision.
- 1.6 The proposals have been amended several times since first submission in response to Cambridgeshire County Council's Lead Local Flood Authority's initial objections regarding surface water drainage, objections from The Cambridgeshire Wildlife Trust in regards to the impacts on the SSSI, Cambridgeshire County Council in regards to offsite works and layout concerns raised by HDC's Urban Design and Landscapes Officers. Full consultations with statutory consultees and neighbours were undertaken on 13.10.2021, with re-consultations undertaken on amendments 26.09.2022. A site notice was displayed adjacent to the site on 14.02.2022 and the application was advertised in the Hunts Post on 20.10.2021.
- 1.7 The application is supported by the following information, plans and reports:
 - Flood Risk and Drainage Strategy
 - Tree Survey and Arboricultural Implications Assessment
 - Ecology Report
 - Geo-Environmental Report
 - Transport Statement
 - Design and Access Statement
 - Planning Statement

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 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 2021 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, National Design Guide and the Noise Policy Statement for England 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
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP24: Affordable Housing Provision
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP39: Ground Contamination and Groundwater Pollution
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017), including:
 - 1 Introduction:
 - 1.6 Design principles
 - 2.1 Context and local distinctiveness
 - 2.5 Landscape character areas
 - 2.7 Architectural character
 - 3.5 Parking/ servicing
 - 3.6 Landscape and Public Realm
 - 3.7 Building Form

- 3.8 Building Detailing
- 4.1 Implementation
- Huntingdonshire Townscape and Landscape Assessment SPD 2022
- Developer Contributions SPD 2011
- Cambridgeshire Flood and Water SPD 2017
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- Noise Policy Statement for England (NPSE) 2010
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report, regarding housing land supply.

No Neighbourhood Plans are relevant to this site.

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

4. PLANNING HISTORY

The key planning applications relevant to this application are:

- 4.1 18/70263/PENQ – Erection of 28 affordable dwellings together with associated external works and parking - Officers were supportive of the proposals subject to an appropriate design and layout.
- 4.2 0702204FUL – Erection of eleven affordable homes, alterations to road and provision of play area – Approved 26.03.2008.

5. CONSULTATIONS

- 5.1 Upwood & Raveleys Parish Council recommends refusal with objections (full copies attached) summarised below:

- the erosion of green spaces and the impact on wildlife, loss of recreation space;
- Impact on flooding;
- increased traffic congestion, highway safety, poor access, no transport assessment, increased parking issues, lack of parking;
- insufficient supporting infrastructure, school places, healthcare;
- little justification for affordable housing in this location;
- Overdevelopment

Officer response:

Officers are satisfied that the development will retain sufficient recreation, the development site is considered to be low in biodiversity, existing biodiversity has been assessed and as result the proposals will provide onsite net gains in biodiversity and provide off-site mitigation measures/contributions to the management of the nearby Upwood meadows SSSI.

In regards to flooding - The application has also been assessed in consultation with statutory consultees Cambridgeshire County Council Lead Local Flood Authority, Anglian Water Authority and the Environment Agency who have raised no objections subject to conditions. These consultee comments form the assessment of the proposals in regard to surface water and foul water drainage the LPA is satisfied that the details submitted are acceptable and that mitigation measures can be secured by condition.

Parking, highway safety and access have been assessed by officers and considered in consultation with Cambridgeshire County Council as the Local Highway Authority (LHA) and no objections have been received. The LHA have confirmed that a new transport assessment is not required in this instance given the limited scale of the proposals. The proposals also provide additional pick up and drop off spaces for the school which will help with congestion.

The site is considered to be in a sustainable location where there is good access to local services to meet the day to day needs of the occupiers and opportunities to travel by sustainable means are available. As the proposals are for a small scale major development (under 200 dwellings) the development will be CIL liable, CIL payments could cover infrastructure relating to footpaths and access, health, community facilities, libraries and lifelong learning and education.

The application has been assessed on its own merits; in this instance the affordable housing provision is considered to contribute to the identified district wide needs as a whole for affordable housing meeting policies LP24 and LP25.

The proposals are considered to provide a suitable density of housing fitting in with the existing residential development without causing significant harm to the character of the area or residential amenity.

- 5.2 Cambridgeshire County Council, Local Highways Authority (LHA) raised no objections to the revised submission subject to conditions securing on site parking and turning areas, drainage and retention of the parking areas.
- 5.3 Cambridgeshire County Council, Lead Local Flood Authority (LLFA) – No objections to the revised submission, subject to conditions securing detailed surface water drainage designs, details of measures of surface water run-off during construction, details confirming the surface water drainage has been constructed in accordance with the details approved.

- 5.4 Environment Agency – Confirmed there are no Agency related issues and made no comment.
- 5.5 Anglian Water – No objections, confirmed that foul drainage from this development is in the catchment of Ramsey Water Recycling Centre that will have available capacity for these flows and the sewerage system at present has available capacity. Identified that the site is within 15m of a sewage pumping station and advised that dwellings located within 15m would be at risk of nuisance in the form of noise, odour and general disruption from maintenance work.

Officer response: The nearest proposed residential dwelling will be approximately 40m away from the pumping station and therefore there will be no risk to amenity of the occupiers.

- 5.6 Water & Planning Manager (Community Fire Safety Group) – No objections, subject to a condition securing the provision of fire hydrants.
- 5.7 Cambridgeshire County Council Archaeology – No objections and no requirements for further archaeological investigations.
- 5.8 The Cambridgeshire Wildlife Trust – Are satisfied that the submitted ecological assessment has confirmed that further surveys are not required, and the submitted biodiversity enhancements result in the development creating a biodiversity net gain. However, there are concerns about indirect impacts off site at Upwood Meadow SSSI and therefore a mitigation package has been prepared that will maintain the site as a strategic natural greenspace. A Contribution of £6,548.15 is required to be secured via a s106 planning agreement to contribute towards site management costs of Upwood Meadows SSSI. The contribution which will be made prior to the first occupation of the first dwelling.

Officer response: To be secured via a condition and s106 planning agreement.

- 5.9 HDC, Environmental Health Officer (EHO) – No objections, recommends that prior to any construction work commencing onsite, a Construction and Environmental Management Plan (CEMP) shall be submitted and agreed in writing by the LPA, in regards to, mitigation measures for the control of pollution (noise, dust and lighting etc).
- 5.10 HDC, Environmental Protection Officer (Contamination) – No objections and confirmed no further work is required in relation to land contamination.

- 5.11 HDC, Landscaping – No objections to the latest revised scheme subject to conditions securing final hard and soft landscaping details.
- 5.12 HDC, Urban Design – No objections, subject to conditions securing further details of the proposed boundary treatments of plots 12, 13 – 18 and 19 to improve the interface with the countryside edge, Plot 28 to improve surveillance and relationship with the second parking space, as well as details of the ‘maintenance access gates to the Amenity Open Space, and details of proposed external materials, architectural details, cycle store age, street lighting, finished floor levels, hard and soft landscaping including treatment of private roads, driveways and paths.
- 5.13 HDC, Policy and Enabling Officer (Affordable Housing) – No objections.
- 5.14 HDC’s Sports Development Manager – No objections, commented: “A site with 28 dwellings would result in seeking £15,104.36 as a contribution to offsite formal sports provision. A key community club is Upwood Cricket Club who have a number of teams and are looking to expand further to include women and girls cricket. The ancillary facilities at the club are of a poor standard so my recommendation would be to use these funds to support improving the ancillary facilities at Upwood Cricket Club.”
- 5.15 Caden Gas – No objections, Identified the site as being in close proximity to their medium and low pressure assets, recommended informatives in this regard attached to any decision notice.

6. REPRESENTATIONS

- 6.1 A total of 58 adjoining neighbours were consulted on 13.10.2021 and 26.09.2022 of which 7 letters of objections were received raising the following summarised concerns (full comments available on public access):
- Loss of green space;
 - unnecessary of justified;
 - poor access to services, facilities and lack of infrastructure;
 - Highway safety issues;
 - Drainage and flooding;
 - existing issues with poor maintenance of private roads and footpaths;
 - Amenity issues, loss of privacy, overlooking to residents and school children; noise
 - Large scale housing development already in this area, no justification for more;
 - impacts on wildlife / biodiversity;
 - Over development

Officer response: The above representations are a summary of the comments that have been received and are addressed within the proceeding sections of this report. Full details of the representations can be inspected via the comments section on the public access application file.

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 (2021). 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 and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan (2022)
- 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 assessing this application are whether there is any conflict with Development Plan Policies and if there is any conflict, whether the application can be considered

to be in accordance with the Development Plan when taken as a whole.

- 7.6 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.7 With this in mind, this report addresses the principal, important issues which are in this case:
- The Principle of the Development
 - Design, Visual Amenity and the Impact upon the Character and Appearance of the Area
 - Housing Mix and Accessible and Adaptable Homes
 - Impact upon Residential Amenity
 - Flood Risk and Drainage
 - Highway safety, Parking Provision and Access
 - Biodiversity and Trees
 - Trees
 - Water Efficiency – Energy Efficiency
 - Developer Contributions

The Principle of the Development

- 7.8 In terms of national planning policy, the NPPF seeks to significantly boost and deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 7.9 Policy LP9 of the Huntingdonshire Local Plan to 2036 identifies Upwood as a Small Settlement. Small Settlements are defined as having limited or no services or facilities available and are therefore less sustainable than settlements in Spatial Planning Areas and Key Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such, the Local Plan makes no allocations for development in Small Settlements.
- 7.10 However, the strategy for development within the Local Plan does set out a role for a limited amount of sustainable development, in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.
- 7.11 Policy LP9 states that “Development proposals within the built up area of a small settlement will be supported where the amount

and location of development proposed is sustainable in relation to the:

- a. level of service and infrastructure provision within the settlement;
- b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
- c. effect on the character of the immediate locality and the settlement as a whole.

7.12 Policy LP9 states, amongst other things, that residential development of any scale may be acceptable where it can successfully be integrated within the built up area of the existing settlement, where suitable vacant plots or opportunities to redevelop land to maximise the potential for development in locations where people may be able to access shops, services and employment locally reducing the need to travel.

7.13 Pages 53–55 of the Local Plan sets out the definition of built-up areas and provides guidance on interpretation of frequently arising situations, three guiding principles have been determined:

- The built-up area does not need to be a single contiguous area; distinct areas of development may exist within a parish that are separated by areas of countryside;
- To be considered as a built-up area there must be a distinct group of 30 dwellings or more; land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area; and
- The built-up area may extend across more than one Parish.

7.14 These definitions now provide a more permissive approach to residential development whereas, previously and prior to the adoption of the Local Plan, development was only permitted in this location as rural exception housing (100% affordable housing schemes). As demonstrated with the previous expansion of Farm Close with the addition of 11 affordable homes at Barley Way in 2008 under planning reference 07/02204/FUL.

7.15 In this instance and taking the Local Plan guidance into account, the site is considered to be within the built-up area as it forms part of the informal green space within the existing development of 55 dwellings. The site is also considered to be physically and visually connected within this built-up area as it has buildings on at least two sides and is vacant land between Barley Way, Farm Close and Upwood Primary School.

7.16 With regard to part a. and b. of Policy LP9, it is accepted that Upwood has limited services and facilities, these comprise of a village hall, recreation ground, a church, public house and a

primary school which can be accessed via sustainable transport modes including walking and cycling. The proposals seek some family homes which are ideally placed next to the primary school which is a clear benefit in sustainability terms. Whilst there is no shop in Upwood, occupiers would also be able to access the other nearby facilities and services in Bury by sustainable transport means (cycling and by bus albeit a limited service). With the nearest shop being Bury stores is approximately a 7 minute cycle ride from the site and would meet day to day needs of the occupiers.

- 7.17 The Local Plan recognises that residents of small settlements will need to travel to access services and facilities elsewhere on a regular basis - an inevitability in a rural district. It is also recognised that there is a role for a limited amount of sustainable development in contributing to the social and economic sustainability of small settlements and in supporting a thriving rural economy. The potential benefits of promoting some growth within Small Settlements including helping to create a more balanced and diverse local population; enabling young people to stay in the communities they grew up in; and providing opportunities for older people looking to move into more accessible housing within the community. It can also help sustain the available services and facilities by maintaining population numbers helping to address the particular challenge of declining rural populations relating to falling household sizes. Growth can also help support a living, working countryside capable of adapting to changing needs.
- 7.18 The proposals include a mix of smaller sized dwellings as well as larger family homes and bungalows with 11 affordable dwellings providing a range of dwellings to meet different needs.
- 7.19 Taking the above into account, it is considered, on balance given the scale of the development proposed and its location (within the built-up area and next to a primary school) the development is sustainable in terms of the availability of services, existing infrastructure and the opportunities for users of the proposed development to travel by sustainable modes of transport. The proposals would also integrate well with the characteristics of the immediate setting and settlement as a whole.
- 7.20 Therefore, the development is considered to be acceptable in principle, meeting the overall aims and objectives of the NPPF, and Policy LP9 of Huntingdonshire's Local Plan to 2036, subject to the material planning considerations discussed below in the following paragraphs.

Design, Visual Amenity and the Impact on the Character and Appearance of the Area

- 7.21 Policy LP2 of the Local Plan to 2036 sets out the Development Strategy for Huntingdonshire. Amongst other points, the development strategy for Huntingdonshire is to protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside.
- 7.22 Policies LP11 and LP12 of the adopted Local Plan to 2036 states that new developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. These aims are also reinforced by paragraphs 124 and 130 of the NPPF 2021.
- 7.23 The area is characterised by a small estate of pre and post war white, and buff/yellow coloured rendered semi-detached dwellings with hipped roofs. The site is currently open, laid to grass with birch trees lining the eastern side of Farm Close and mature trees along the northern boundary to the old Upwood RAF base and eastern boundary to the primary school. Parking for Farm Close is generally in front of the dwellings in tarmacked parking courts. Parking for the dwellings along Barley Way is generally arranged to the side of the dwellings.
- 7.24 The proposals seek to infill the informal open space between Barley Way, Farm Close and Upwood Primary School with 2 bungalows, 4 semi-detached one and a half storey dwellings, 2 storey detached dwellings and 20 two storey semi-detached dwellings. The proposed external materials comprise a mixture of white/off-white rendered, pale buff brick with some units incorporate weatherboarding. All units have hipped roofs with the exception of the 1.5 storey dwellings. The majority of the existing trees will be retained and additional planting will be introduced to the north and eastern boundaries.
- 7.25 The dwellings are designed to front the streets with parking either to the front, within parking areas or to the side of the dwellings. Predominantly two storey units which follow the existing building lines and are of a scale and design appropriate for this location.
- 7.26 The proposals have been revised several times throughout the course of the application. The revised arrangements of dwellings now create a view through the site towards the open countryside aligned with Farm Close and helps to create a more fragmented, loose grain of development along the northern edge. The relocated units to the eastern edge form an improved vista stop through the site.
- 7.27 The proposals have been carefully considered from pre-application stage through to the final scheme to achieve a positive relationship with the existing built form of Farm Close whilst still maintaining existing trees and a good level of open

space. With regards to the proposed dwellings themselves they are all designed to meet the internal National Space Standards and each have useable private gardens.

- 7.28 Final details of the hard and soft landscaping, external materials and architectural details will be secured by a condition should permission be granted.
- 7.29 Overall, subject to conditions, the proposal is considered to respond positively to its context within the surrounding built form and contributes positively to the areas character and identity in general. The proposal is therefore considered to accord with Policies LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

Housing Mix and Accessible and Adaptable Homes

- 7.30 Policy LP24 of the Local Plan to 2036 requires a proposal which includes housing development to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources.
- 7.31 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. The policy also seeks to ensure new dwellings meet Building Regulations standards for accessible and adaptable dwellings and, in the case of affordable homes, that an appropriate proportion meet the Building Regulation standards for wheelchair adaptable dwellings.
- 7.32 The application proposes 28 dwellings (17 market dwellings and 11 affordable dwellings). The submitted plans show a mix of 4 one bedroomed houses, 14 two bedroom houses, 7 three bedroom houses, 1 four bedroom house and 2 two-bedroom bungalows meeting M4(3) adaptable standards. The HDC Affordable Housing Officer has indicated that there is no objection to the proposed provision. The mix and tenure will be secured by S106 planning agreement to ensure the proposal is acceptable in accordance with Policy LP24.
- 7.33 Subject to conditions and a s106 agreement, Officers consider that the number of affordable units (a minimum of 40%) and housing mix is acceptable in the context of Policies LP24 and LP25. The development of the site for the mix and type of housing proposed meets the requirements of the Local Plan and

the NPPF and is supported subject to all other material planning considerations.

Impact upon Residential Amenity

- 7.34 Policy LP14 of the Local Plan states that 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. Paragraph 130 (f) of the NPPF (2021) also seeks to secure a high standard of amenity for existing and future users of developments.
- 7.35 The majority of the site is open land; most of the changes are unlikely to have an impact upon adjacent neighbouring amenity other than the loss of openness. However, where the proposed new dwellings are located backing onto existing garden areas of the dwellings of Barley Way (numbers 1,3, 5,7,9 &11) by plots 19 to 24, and backing onto the rear gardens of numbers 50 and 51 Farm Close by plots 25, 26 and 27, the proposals seek to limit the potential impacts through design and layout considerations.
- 7.36 The submitted layout plan shows that the proposed houses would be orientated to avoid issues of significant overlooking and loss of privacy for the neighbouring residents. This has been achieved by providing back to back distances of approximately 21m between the rear elevations of plot 24 and No. 11 Barley Way and widening out to 23m between plots 21, 22 & 23 and Nos. 5-7 Barley Way. Back to back distance between plots 19 & 20 and Nos. 1-3 Barley Way will be approximately 17.4m but these plots are single storey bungalows so there will be no overlooking. Likewise, the back to back distances between Plots 25-28 and 50-51 Farm close is approximately 24.5m and exceeds the minimum distances (21 metres) as indicated by the Huntingdonshire Design Guide 2017.
- 7.37 Furthermore, the separation distances, orientation and scale of the houses would ensure that the proposed dwellings would not be unduly overbearing on the existing properties. Also plots 24 and 25 have a side relationship with the existing properties and front onto the open space providing additional surveillance of this public space.
- 7.38 Whilst the levels within the site appear relatively flat, levels do rise from Ramsey Road through the site to the north. Details of the existing and proposed finished land levels and proposed finished floor levels have not been submitted to support the application. To ensure the proposals integrate with the existing land levels, boundary treatments, street scene and to protect the visual character of the area, a pre-commencement condition is required to be attached to the decision notice requiring these

further details to ensure the proposed levels are acceptable, in accordance with Policies LP11, LP12 and LP14 of the Local Plan to 2036.

- 7.39 The proposals have also been assessed in consultation with HDC's Environmental Health Officer (EHO) in regard to any potential land contamination and amenity impacts, the EHO had no objections subject to a condition requiring the submission of a Construction Environmental Management Plan (CEMP) to be secured by condition. This condition is considered to be appropriate and necessary given the proximity to the existing properties in order to protect the amenity of adjoining neighbours (in regards to mud, dust, noise and pollution) during the construction phases of the development.
- 7.40 Overall and subject to conditions, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours given the existing levels of overlooking experienced by the existing occupiers. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon the existing residential amenity enjoyed by the occupiers. The proposal is therefore considered to be in accordance with Policies LP11, LP12 and LP14 of the Local Plan and Huntingdonshire's Design Guide SPD (2017) and paragraph 130(f) of the NPPF (2021).

Flooding Risk and Drainage

- 7.41 The overall approach to the consideration of flooding in the planning process is given in paragraphs 148-169 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1).
- 7.42 The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of Sustainable Drainage Systems (SuDs). Further the accepted principles are that surface water arising from a developed area should, as far as practicable, be managed in a sustainable manner to minimise the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

- 7.43 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). The site is therefore not subject to the Sequential or the Exceptions Test. Although it is noted there that is local concern regarding existing surface water flooding and drainage issues.
- 7.44 A Flood Risk Assessment and Drainage Strategy report has been prepared by Rossi Long Consulting with its latest revision dated September 2022.
- 7.45 The proposals have been assessed in consultation with Cambridgeshire County Council as Lead Local Flood Authority (LLFA) who have not objected to the current proposals subject to certain conditions being attached to any decision notice. The LLFA are satisfied that the proposals can be managed through the use of permeable paving and geocellular storage tanks, restricting surface water discharge to the Qbar rate of 2.61l/s. The LLFA recommends several conditions requesting the submission of detailed designs of the surface water drainage systems proposed prior to commencement of any development, details of surface water run-off measures during construction works and submission of a survey and report demonstrating the systems have been constructed in accordance with the approved details. In the event that Members are minded approve the application, it is considered appropriate and necessary to secure the above details by condition attached to the decision notice to ensure the effective drainage of surface water is managed within the site, preventing flooding elsewhere.
- 7.46 In terms of foul water drainage Anglian Water Authority (AWA) have confirmed the development is in the catchment of Ramsey Water Recycling Centre and there is available capacity for the expected flows.
- 7.47 The consultations undertaken with these statutory consultees (LLFA and AWA) form the basis of the assessment of the proposals in regards to flooding and drainage matters. Whilst it is acknowledged that there are several objections relating to these issues, officers are satisfied that adequate provision will be made for surface water drainage and wastewater management within the application site.
- 7.48 Subject to conditions, the proposed development is considered to accord with Policy LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) and the Huntingdonshire's District Council's SFRA 2017 in this regard.

Highway Safety, Parking Provision and Access

- 7.49 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 for each dwelling.
- 7.50 Access to the site will be provided off the existing accesses serving the privately owned non adopted estate. The proposals have been amended several times since first submission. The proposals have been designed taking into account public consultations undertaken prior to the submission of the application. The main concerns relate to existing parking issues within the estate and close to the school during school drop off and pick up times. This application proposes certain measures to improve the existing parking and drop off areas for vehicles and pedestrians. These measures include:
- A new french drain on the north boundary of the site to intercept run-off surface water from the adjacent field;
 - Re-surfacing Farm Close with permeable paving to improve surface water drainage generally;
 - 8 additional parking bays, re-surfacing, and access improvements adjacent to the school to help alleviate congestion at peak times;
 - Improvements to footpath links across Farm Close
 - Junction improvements to prevent buses over-running verges;
 - Parking and access improvements to existing dwellings;
 - Repairs to existing culvert and clearance of existing road ditches to improve surface water drainage to alleviate localised ponding issues.
- 7.51 These improvement measures are welcomed and supported and will help to alleviate some of the existing identified parking and highway safety issues at the site. The footpath improvements will also increase opportunities for people to travel by sustainable means (walk/cycling) to the Primary School and into the main village of Upwood. These measures will be secured by a condition to ensure they are implemented prior to the occupation of the dwellings, to improve highway safety given the increase in vehicles and pedestrians.
- 7.52 The proposals also provide adequate parking and turning areas for the dwellings, with two parking spaces per dwelling and 4 visitor parking bays are proposed. The level of parking is considered to be acceptable for the number of dwellings in this location, the parking spaces will be secured by a condition to ensure they are provided prior to the occupation of the dwellings.
- 7.53 As part of the assessment of the application, Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and raised no objections subject to a condition securing the on-site parking and turning areas prior to the occupation of the dwellings. A condition will be added in this

regard. This consultation forms the basis of the assessment in regards to highway access and highway safety.

- 7.54 Details of cycle parking on the basis of 1 space per bedroom, would be considered and secured via a condition attached to the decision notice should members be minded to recommend approval.
- 7.55 Bin lorry Tracking details have also been provided to show the roadway to be suitable for bin collections, details of collection points will be secured by condition to ensure drag distances for bins are acceptable.
- 7.56 On balance, given the scale of the development and the additional highway and footpath improvements proposed and subject to the recommended conditions, the proposed development is considered to accord with Policies LP16 and LP17 of the Local Plan to 2036 and the NPPF (2021) and Huntingdonshire's Design Guide SPD (2017) in regard to vehicle and cycle parking and paragraphs 110 and 111 of the NPPF (2021).

Biodiversity

- 7.57 Paragraph 174 d) of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan 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 covered by any statutory wildlife site designation and does not support any ancient woodland but does have several well established trees. The closest statutory designated site is Upwood Meadows National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI). The application is supported by a Preliminary Ecological Appraisal, Biodiversity Metric and Ecology Note which indicate that no further surveys are required in regards to protected species. The supporting documentation indicates that the site is of low biodiversity and ecological importance and is of limited value to most protected species. Nonetheless, the supporting assessments identify that the trees within the site add to the biodiversity and ecological importance of the site and that these trees will largely be retained. This combined with the proposed habitat creation and enhancement measures demonstrate that the development is able to deliver an overall net biodiversity gain with a score of 4.43%.

- 7.59 The proposals have also been assessed in consultation with The Cambridgeshire Wildlife Trust (CWT) who have confirmed the proposed development appears to represent a low risk on ecological impacts. However, they have advised that the supporting ecology report has not addressed the indirect impacts on nearby Upwood Meadow SSSI from the increase in local population that will result from the development as Upwood Parish does not have any significant public open space. The only accessible “natural Greenspace” is the nature reserve at Upwood Meadows and Woodwalton Fen, both sites are SSSI. The trust noted that Upwood Meadows is already receiving more visitors than it can reasonably take, and any new homes built in the vicinity of the site could be expected to result in cumulative impacts at Upwood Meadows, they advise that an access mitigation and enhancement plan is required.
- 7.60 Detailed access enhancement and mitigation project costs have been prepared by the Wildlife Trust which include a range of facilities which will enhance and support the managed use of the Wood. These project costs amount to £12,000 annually for the implementation of the current management plan, over the next 15 years the Wildlife Trust will invest in the region of £185,500 in maintaining and enhancing the SSSI as an accessible strategic natural greenspace for the local population.
- 7.61 The Wildlife Trust has identified that a contribution of £6,548.15 (based on the resultant 3.53% increase in dwellings stock) is required towards the site management costs associated with the increase in local population resulting from the development. These have been calculated on undertaking a number of projects in year 1 which include upgrades to the on-site interpretation panels, preparing information for circulation to the wider population via a range of digital and print means, explaining the importance of Upwood Meadows and the acceptable and unacceptable behaviours within the nature reserve. It is considered that this contribution is considered to accord with the statutory tests in the Community Infrastructure Levy Regulations 2010 and paragraph 56 of the NPPF. This payment is to be secured through the S106 Agreement.
- 7.62 A condition is also required to secure the ecological enhancement and mitigation measures are undertaken as proposed within the accompanying ecological reports to secure the mitigation measures and to ensure a biodiversity net gain is achieved within the site.
- 7.63 Subject to conditions and a completed s106 planning agreement, overall, it is considered the proposed development accords with Policy LP30 of the Local Plan and paragraph 174 d) of the NPPF 2021.

Trees and Landscaping

- 7.64 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.
- 7.65 The site is located within an area that backs onto open countryside and has a semi-rural feel. There is a lack of screening of the existing dwellings along the northern boundary which results in a highly visible existing development from the north.
- 7.66 The proposals are supported by a tree survey, arboricultural implications assessment and method statement by Indigo Surveys dated September 2021. These documents and supporting plans demonstrate that the majority of the existing trees are being retained with additional tree and hedge planting in front gardens, parking areas and within the landscape buffers. These proposed landscape buffers will range from 2 – 4m in depth to the north and eastern boundaries of the site. The additional landscaping will reinforce the existing boundary planting. This boundary planting will help to minimise the visual impacts of the development and is considered to be broadly acceptable.
- 7.67 The mitigation and enhancements, tree protection and final hard and soft landscaping details are to be secured via a condition. In general, the soft landscaping is considered to be acceptable and the impacts on existing trees are limited.
- 7.68 Overall, and subject to conditions to ensure the proposals are carried out in accordance with the submitted details, the development is considered to be in accordance with Policy LP31 of the Local Plan and paragraph 174 b) of the NPPF 2021.

Water Efficiency – Energy Efficiency

- 7.69 Policy LP12(j) of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.70 The applicant has confirmed that the development will be finished to a high standard of energy efficiency having regard to current building regulations.
- 7.71 A condition will be imposed upon any consent to ensure that the development is built in accordance with the Policy LP12

standards and that these are maintained for the life of the development.

Infrastructure Requirements and Planning Obligations

- 7.72 The Infrastructure Business Plan 2013/2014 was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from development proposed to 2036 through the Core Strategy. Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be;
- * necessary to make the development acceptable in planning terms;
 - * directly related to the development; and
 - * fairly and reasonable related in scale and kind to the development.
- S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

Affordable Housing:

- 7.73 Given the proposal is for 28 dwellings with 17 market dwellings and 11 affordable dwellings, the proposals meet the requirements of Policy LP24 of the Local Plan, which requires the provision of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace or more are proposed as in this case. The affordable housing and details of the mix shall be secured by way of a S106 Agreement.

Green / Open Space:

- 7.74 In accordance with Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals for residential development are required to provide specific land for informal and formal green space.
- 7.75 The Developer Contributions SPD states at paragraph B1 that open spaces are an essential element in the delivery of sustainable communities. They not only contribute to the health and well-being of the area, but they are also essential to biodiversity and the delivery of a high-quality designed development.
- 7.76 The existing open green space is informal space and left over land from the earlier developments at this location. The applicant has confirmed that the whole site was originally planned for housing but was not formalised. Whilst the proposals will result in the loss of a large amount of open grassland, the proposals will create 1100 square metres of green

space in addition to original green space area measuring approximately 1066 square metres as shown on the proposed block plan. The remaining green space will total 2166 square metres, this will be useable green space located within the central area of the Farm Close estate. In addition, a small area of 203 metres of open space will be created next to plot 13, these figures do not include the informal grass verges proposed within the development.

7.77 In accordance With Policy LP3 of the Local Plan and the requirements of the Developer Contributions SPD 2011, the scheme would incorporate an area of informal green space. Based on the methodology set out in the Developer Contributions SPD, the scheme is required to provide circa 1300 square metres (0.130 hectares) of informal green space on the site. The application proposes the provision of approximately 1303 (1100 + 203 = 1303) square metres of open space (not including grass verges) meeting the requirements of the SPD. Maintenance and adoption of the proposed green space/play area will be covered in the section 106 Agreement for the development.

7.78 The location of the green space has been designed to provide well-observed area by the occupiers of the development to help to create a safe space for children to play. Suitable boundary treatments will also be used to create a well-defined green space. Final details of the boundary treatments including gates and fencing will be agreed via a landscaping condition. The green spaces will be directly accessed from the footway on the northern side of the spine road, and to the south of the private road between plots 24 and 25, and the existing access points will be retained between at Barley Way and between No's 49 and 50 Farm Close. The space will be easily accessible for all residents. Therefore, it is considered that the proposed open space is well designed, will function well and will be safe to use in accordance with Policy LP12 of the Local Plan.

7.79 Overall, it is considered that the proposal would provide an adequate amount of useable open space within the site. The proposals are therefore considered to be acceptable in accordance with the aims and objectives of the adopted Developer Contributions SPD (2011) and Policy LP3, LP4 and LP12 of the Local Plan.

Formal Green Space:

7.80 Off-site contributions of £15,104.36. have been sought by HDC's Sports Development Manager towards offsite formal sports provision. This contribution would be put towards improving the ancillary facilities at Upwood Cricket Club which is a key community club with a number of teams who are looking to expand further to include women and girls cricket. The

contribution requested is considered to accord with the statutory tests in the Community Infrastructure Levy Regulations and paragraph 57 of the NPPF (2021); i.e., it is considered that this contribution is necessary to make the development acceptable in planning terms, it is directly related to the development and it is fairly and reasonably related in scale and kind to the development.

Green Space Maintenance:

7.81 The Developer Contributions SPD sets out maintenance rates for green space that will cover a fifteen-year period. Developer contributions in line with the final agreed provision of green space would be secured via a Section 106 Agreement. In accordance with the requirements of the Developer Contributions SPD, this would comprise either a commuted sum following the transfer of the Green Space to the Parish Council or the District Council, or details of how the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents/landowners of the site (as per the cascade mechanism within the Developer Contributions SPD).

Residential Wheeled Bins:

7.82 Each dwelling will require the provision of one black, blue and green wheeled bin. The current cost of such provision is £150 per dwelling. As such a formula-based approach is suggested with the scheme and details to be secured through the S106 Agreement.

Community Infrastructure Levy (CIL):

7.83 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

7.84 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

7.85 This proposal seeks permission for up to 28 dwellings with at least 40% affordable housing to help meet the specific needs of the district.

7.86 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise must be undertaken to weigh the benefits of the scheme against its disadvantages.

- 7.87 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will also be Council Tax receipts arising from the development.
- 7.88 Regarding the social dimension, the site appears to have no physical constraints and is deliverable. There is a local and district wide identified need for both private market and affordable housing.
- 7.89 In terms of the environmental dimension of sustainable development, the proposal delivers, through the biodiversity mitigation and enhancements, is a development that is acceptable from a biodiversity perspective and provides additional landscaping.
- 7.90 The application site is considered on balance to constitute a sustainable location given the scale and nature of the development proposed in respect of access to the acknowledged limited local services and facilities within Upwood.
- 7.91 Having fully assessed all three dimensions of sustainable development; economic, social and environmental within this report it is concluded that the development of this site will:
- provide a supply of Affordable Housing to help meet the district's needs;
 - provide a supply of market housing to go towards meeting the district wide need for housing and providing a choice above and beyond the 5 year supply of housing land;
 - have an acceptable impact on residential amenity;
 - have an acceptable impact upon highway safety;
 - promote healthy, active lifestyle through informal green space provision and off-site contributions to improve existing sports facilities;
 - maximise the available opportunities for use of public transport, walking and cycling to local facilities;
 - minimise pollution;
 - manage flood risk and drainage effectively;
 - have no significant adverse impacts on features of landscape or ecological value and will provide a net gain in biodiversity;
 - provide infrastructure to meet the needs generated by the development.
- 7.92 Having regard to all relevant material considerations, it is concluded that the proposal would contribute to the economic, social and environmental dimensions of sustainability. The harm identified is limited and is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the Local Plan and NPPF taken as a

whole. Therefore, it is recommended that planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to the prior completion of a S106 Agreement relating to the following issues and to conditions to include those set out below:

- * Affordable Housing
- * Open Space
- * Open Space Maintenance
- * Outdoor Sports Contribution
- * Upwood Meadows SSSI mitigation and management scheme
- * Upwood Meadows SSSI Management Contribution
- * Bin Provision

OR

RECOMMENDATION - REFUSAL in the event that the s106 obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms.

Subject to conditions to include the following:

- Time limit
- Approved plans
- Materials and Architectural details
- Biodiversity enhancement plan
- Hard and soft landscaping
- Surface Water drainage
- Foul Water drainage
- Construction and Environmental Management Plan
- Parking provision retention
- Cycle parking, bin storage and bin collection points
- Footpaths and parking improvements
- Fire Hydrants
- Tree protection plan
- Accessible and adaptable homes
- Housing mix
- Water efficiency

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 **Debra Bell, Senior Development Management Officer. Email Debra.bell@huntingdonshire.gov.uk**

From: parishclerk@upwood.org
To: [Debra Bell; Control, Development \(Planning\)](#)
Subject: 21/02139/FUL | Objection
Date: 04 November 2021 09:34:12
Attachments: [image001.jpg](#)

Good Morning Debra,

Reference: 21/02139/FUL | Erection of 28 dwellings and associated infrastructure and works including new pick-up and drop-off spaces and footpath provision | Informal open space east of 47 Farm Close Upwood.

Please see below for the response from Upwood and the Raveleys Parish Council. The planning portal only allows for 2,000 characters so I wonder if you could upload this on our behalf please.

Kind regards,

Carol

Bedford Pilgrims Housing Association (BPHA) Ltd. had previously advised of its intention to develop this land and initial plans were reviewed by the parish council in February 2021 (minute reference: 128-02/21.1).

At the time of the initial consultation, the parish council received 17 letters of objection representing the concerns of 15 households. Two particularly poignant letters had been received from children.

In summary the correspondence outlined concerns for:

- the erosion of green spaces and the impact on wildlife;
- the loss of a safe open area for children's play and community recreation;
- an inevitable exacerbation of serious flooding which had recently impacted several homes;
- increased traffic congestion and the inherent issues of road safety in relation to the school and with regard to access to Huntingdon Road;
- insufficient supporting infrastructure in the local community which is already struggling with ever increasing volume of traffic;
- a lack of school places and compromised access to healthcare.

Councillors agreed unanimously with the concerns of the residents and noted that with 250 of the 750 homes already designated as affordable and scheduled to be built as part of the RAF Upwood, Tunkers Lane and Valiant Square developments; plus four already allocated as part of the Church Lane development, there appears little justification for further provision at Farm Close.

It was noted that the aggregated impact of individual developments is not considered by planners and is therefore deceptive. The volume of traffic arising from 1600 new homes (with no supporting improvements to the road network) in Ramsey and Bury will already impact hugely on Upwood and the Raveleys and the surrounding villages and these concerns have been well documented.

Councillors also agreed that BPHA Ltd. has historically been less than cooperative with the parish council's attempts to work in partnership for the benefit of the community, and general maintenance and aesthetic issues such as its responsibility for the boundary fence and ditch have long been neglected.

Despite some revisions prior to submission of this planning application; and the commissioning of a drainage strategy and a transport assessment, the above

concerns remain valid.

Councillors expressed frustration with national and local planning policy whereby significant development sites (including two in Bury) which are not identified in the Local Plan to 2036 are being approved. The planning statement refers to the National Planning Policy Framework regarding the delivery of sustainable development: Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account a number of factors including: (c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use and; (d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change This application doesn’t appear to have consideration for either point.

Under the “wider benefits of the development proposals” and in the “conclusion”, the author has invited significant weight to be attached to the provision of affordable and market housing to meet existing significant need (yet as noted above there is no shortage of either affordable or market housing in this area); that it will deliver new infrastructure with wider benefits to the existing community including an additional 13 parking spaces to assist with local concerns of overspill or nuisance parking arising at school drop off and pick up times. This is unlikely to address the “mayhem” described by parents at school pick up time “with cars, children and parents going in all directions and parking in any available space including on the grassed area” (which is now the site of this proposed development).

It was agreed in February that the parish council would make representation to strenuously oppose the proposed planning application should it be submitted. Given the continuing strength of opposition from residents; the lack of supporting infrastructure; fears for the over-development of an already congested area around the village school; the proposed loss of green space; the ongoing risk of flooding; and the significant developments already underway in Bury and Ramsey (which are already having a detrimental impact on this parish), the parish council resolved to formally register its objection to this proposed development.

Carol Silverstone
Parish Clerk/RFO
Upwood & the Raveleys Parish Council
Kilimanjaro
9 Meadow Road
Upwood
Huntingdon
Cambridgeshire
PE26 2QJ

07835 939547
parishclerk@upwood.org
www.upwood.org



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Development Management Committee



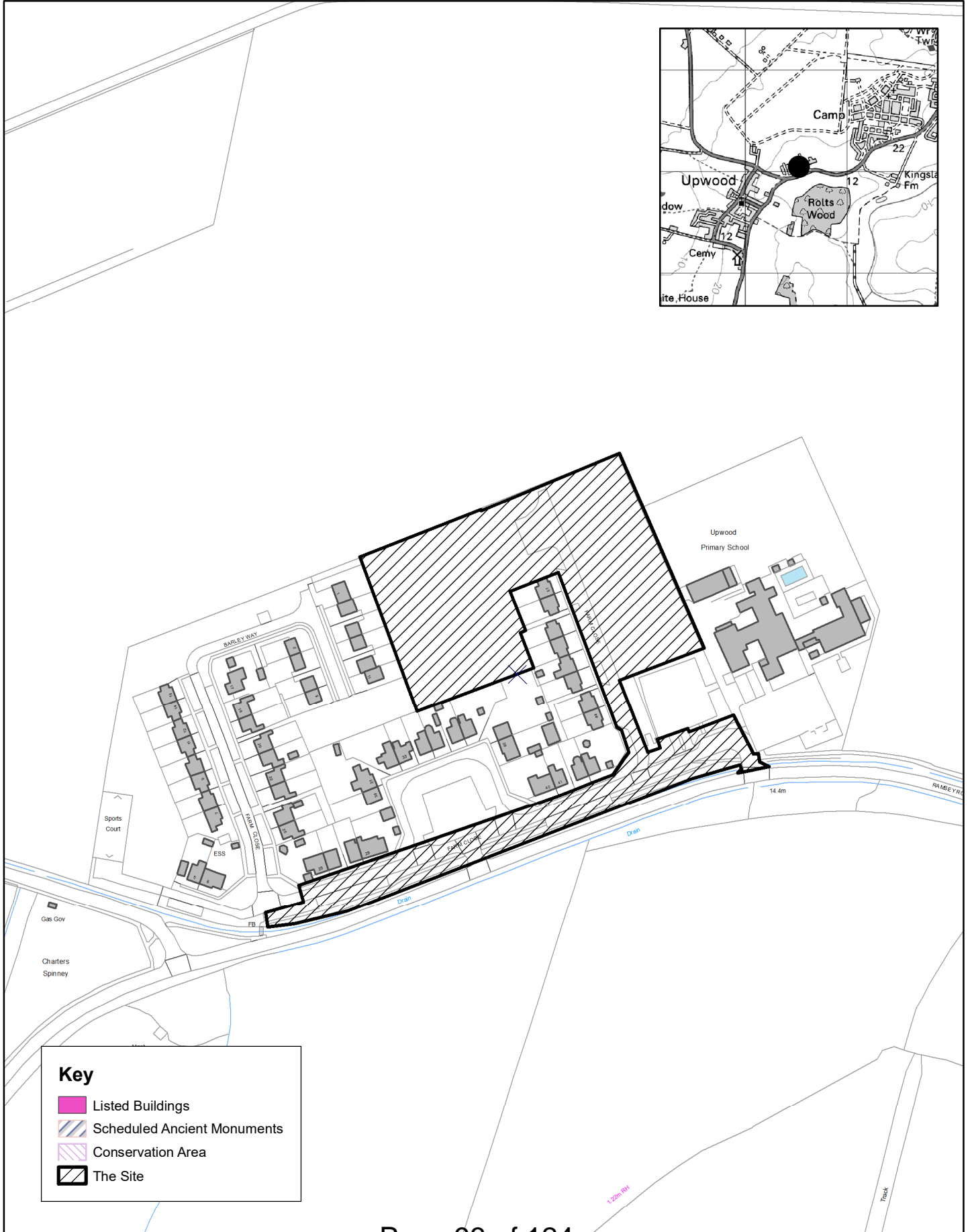
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Application Ref:21/02139/FUL

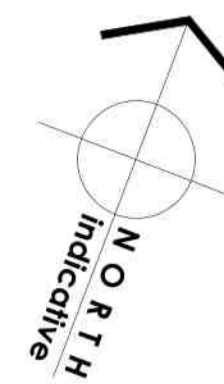
Date Created: 07/11/2022

Location:Upwood

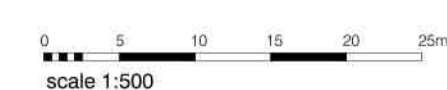
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Ordnance Survey HDC 100022322



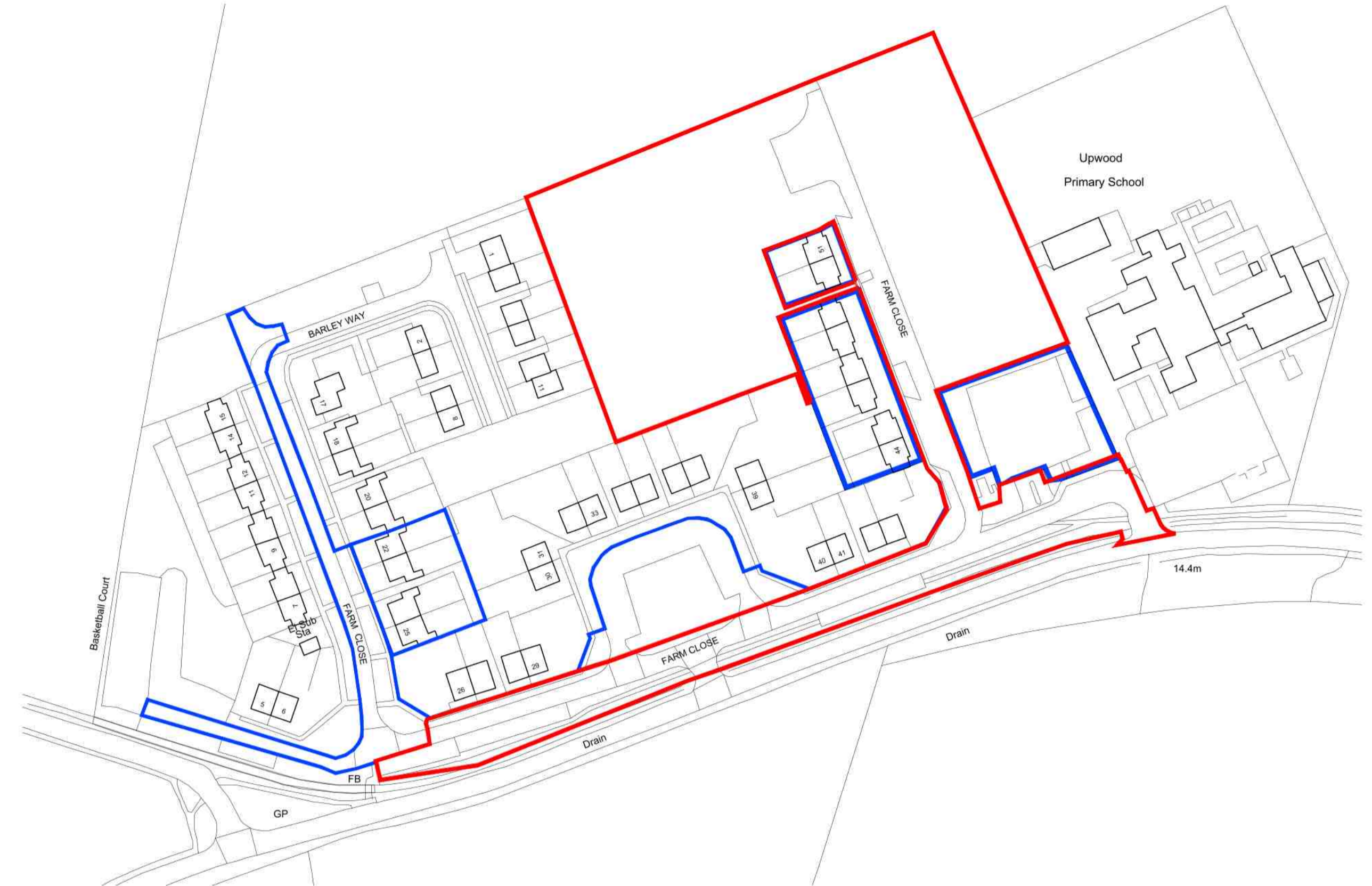
DO NOT SCALE FROM THIS DRAWING
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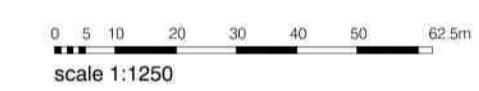
Key Plan



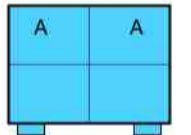
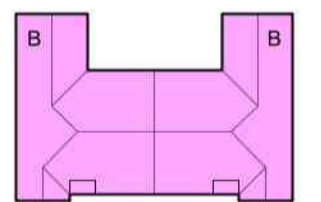
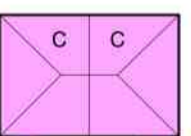
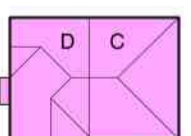
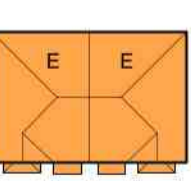
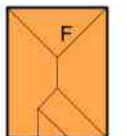
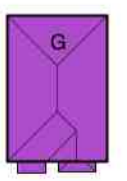

Page 94 of 124

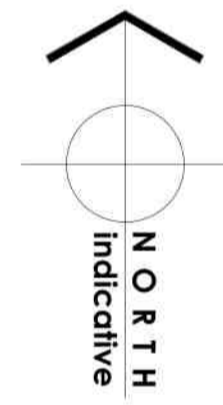


Location Plan



Key:

-  TYPE A
1 Bed (2 person) semi-detached
-  TYPE B
2 Bed Bungalow (4 person) semi-detached
M4(3) - Wheelchair
-  TYPE C
2 Bed (4 person) semi-detached
-  TYPE C/D
2 Bed (4 person) semi-detached
-  TYPE E
3 Bed (5 person) semi-detached
-  TYPE F
3 Bed (5 person) detached
-  TYPE G
4 Bed (6 person) detached
-  Affordable dwellings



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Revisions		
Suffix	Date	Amendments
A	6-8-21	Red line updated
B	24-08-22	Additional POS added / Layout updated.
C	30-11-22	Tenure Plot 26

Status

PLANNING SUBMISSION



The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of 28 Dwellings
 Land off Farm Close Upwood
 for BPHA

Drawing Title
 PLANNING SUBMISSION
 Location Plan & Development Mix

Date	Scale	Dwn	Dwg No	Rev
26.03.2020	1:250@A1	PD	BPHA.838.P01	C

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- New Access Road (non-adoptable)**
New private road constructed with permeable block paving. Refer to Drainage Strategy.
 - Private Drives**
Private drives surfaced with permeable block paving to approval of Local Authority. Refer to Drainage Strategy.
 - Tarmac Footpaths (non-adoptable)**
 - Private Paths**
Private footpaths formed with 450 x 450mm slabs to approval of Local Authority.
- SOFT LANDSCAPING:**
- Rear Gardens**
 - Front Gardens**
Front gardens to be turf/shrub borders, refer to landscape drawings.
 - Open Space**
Area of open space to be grassed. See landscape drawings.
 - Verge**
Grass verge retained and managed by applicant.
 - Wild Flower Grassland**
Area of existing off site open space upgraded to wild flower grassland.
 - Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
 - Existing Trees**
Existing trees retained. See tree report.

- BOUNDARY TREATMENTS:**
- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
 - 1.2m Four Bar Timber Rail Fence**
1200mm high four bar horizontal timber rail fence.
 - 1m Metal Rail Fence**
1000mm high four bar horizontal metal rail fence.
 - 0.6m Knee Rail Fence**
600mm high single rail fence.
 - 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
- OTHER:**
- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
 - Visitor Parking Locations**
7m² spaces
 - Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
 - Lighting - to SBD requirements**
Street lighting columns to be designed to BS 5489-1:2020 (non-adopted).
House security lights to be LED bulkhead type with dusk to dawn control / sensors.

Suffix	Date	Amendments
A	6-8-21	Note added - Remove old footpaths Existing open space hatched
B	9-9-21	Planting added between parking bays Visibility splays added
C	28-9-21	Validation Update - Street name corrected 'Farm Close'
D	20-01-22	Hatch added to show wild flower grassland
E	15-02-22	Hatch updated wild flower grassland
F	24-08-22	Additional POS added / Layout updated.

Status

PLANNING SUBMISSION



The Design Partnership
 The Design Partnership (Ely) Ltd
 Clarendon House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of 28 Dwellings
 Land off Farm Close Upwood
 for BPHA

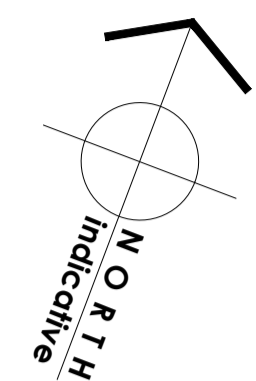
Drawing Title
 PLANNING SUBMISSION
 Proposed Site Plan

Date	Scale	Dwn	Dwg. No.	Rev.
26.03.2020	1:250@A1	PD	BPHA.838.P03	F



Site Plan
 scale 1:250

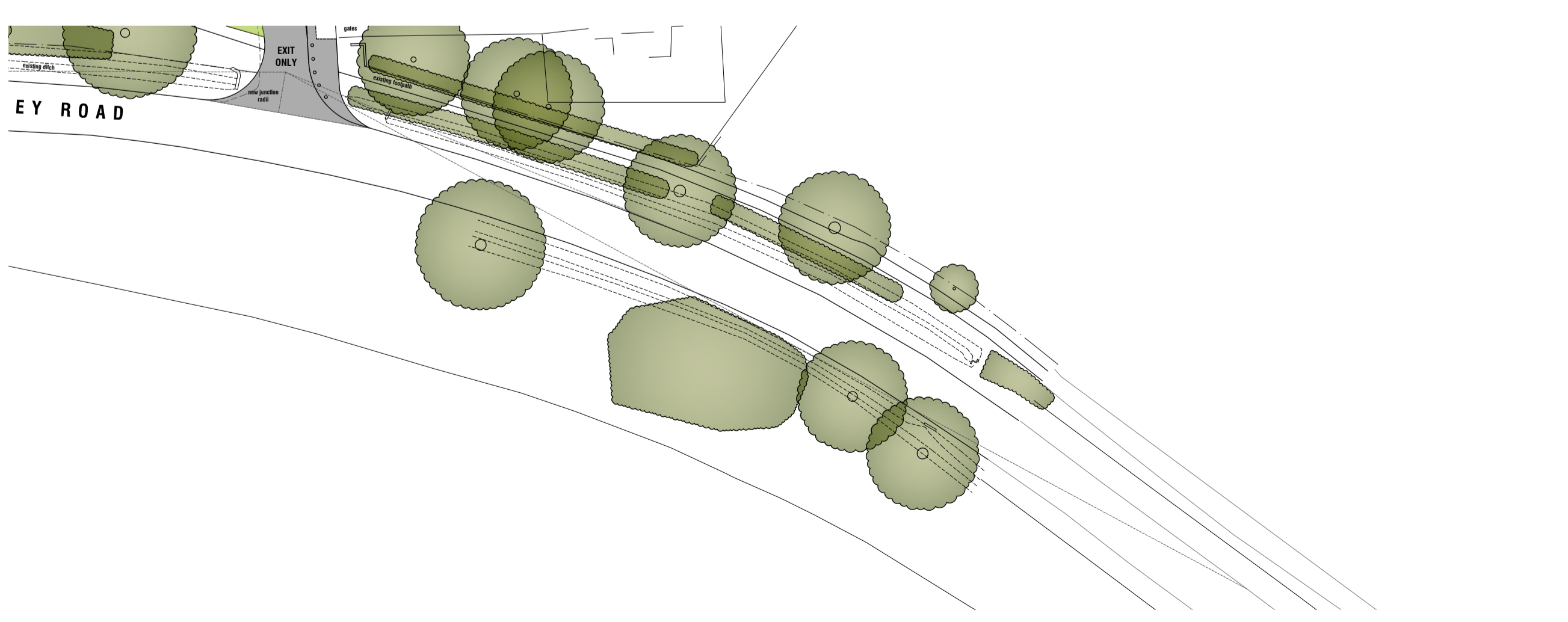
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Block Plan
 scale 1:500



Visibility Splay - East

Revisions		
Suffix	Date	Amendments
A	6-8-21	Note added - Remove old footpaths Existing open space hatched
B	9-9-21	Planting added between parking bays Visibility splays added
C	28-9-21	Validation Update - Street name corrected 'Farm Close'
D	20-01-22	New parking bays changed to layby design from chevron Hatch added to show wild flower grassland
E	15-02-22	Hatch updated to show wild flower grassland
F	24-08-22	Additional POS added / Layout updated.

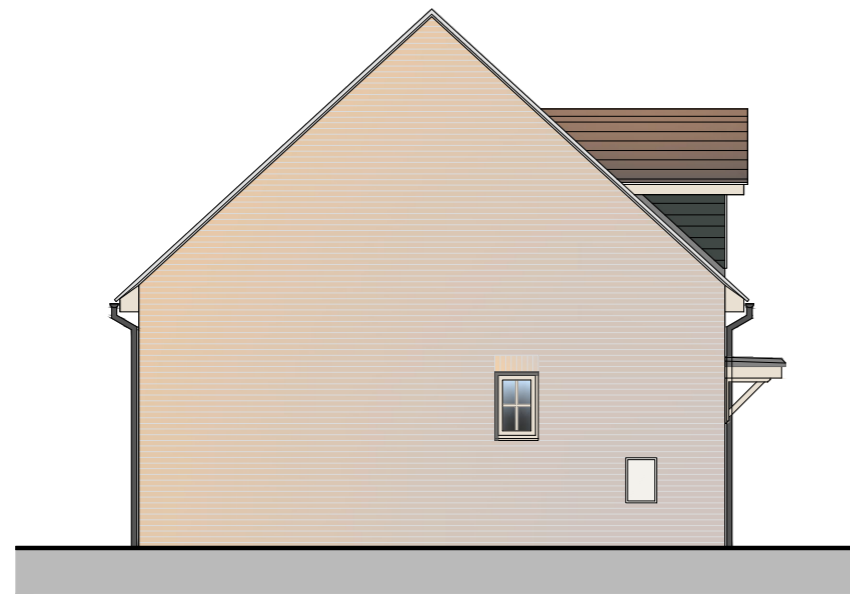
Status
PLANNING SUBMISSION

The Design Partnership
 The Design Partnership (Ely) Ltd
 Clarendon House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of 28 Dwellings
 Land off Farm Close Upwood
 for BPHA

Drawing Title
 PLANNING SUBMISSION
 Block Plan

Date	Scale	Dwn	Dwg No	Rev
26.03.2020	1:250@A1	PD	BPHA.838.P02	F



Side Elevation



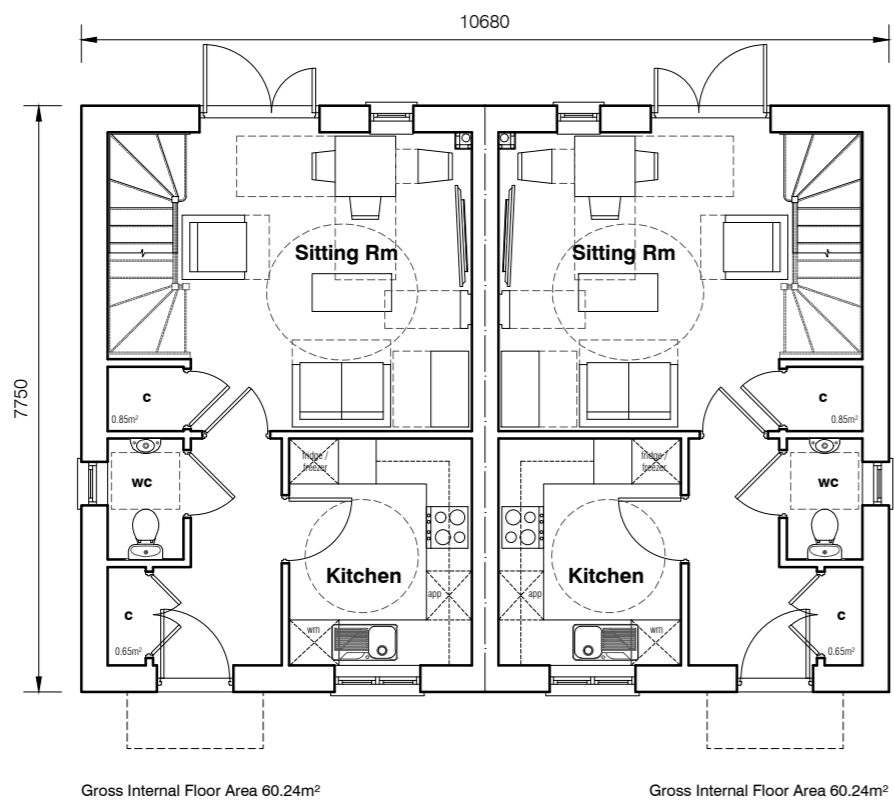
Front Elevation



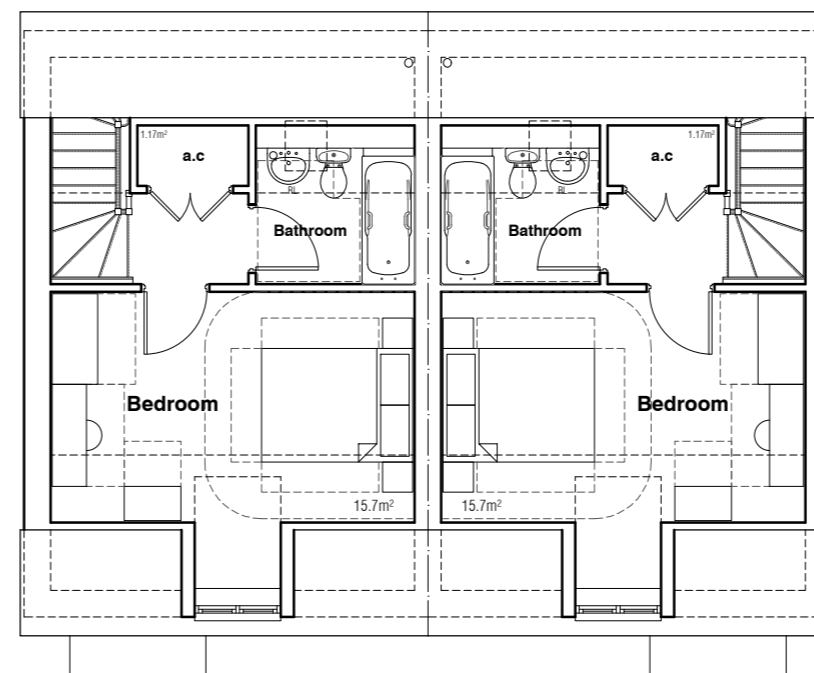
Side Elevation



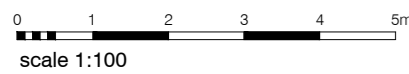
Side Elevation



Ground Floor Plan



First Floor Plan



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TYPE A ~ 1B(2P)
GIFA: 60.24m² - M4(2)

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added

Status
PLANNING SUBMISSION

The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of 28 Dwellings
 Land Off Farm Close Upwood
 for BPHA

Drawing Title
 PLANNING SUBMISSION
 1B2P House M4(2) - TYPE A
 Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P05	A

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TYPE A ~ 2B(3P)
GIFA: 78.7m² - M4(3)



Side Elevation



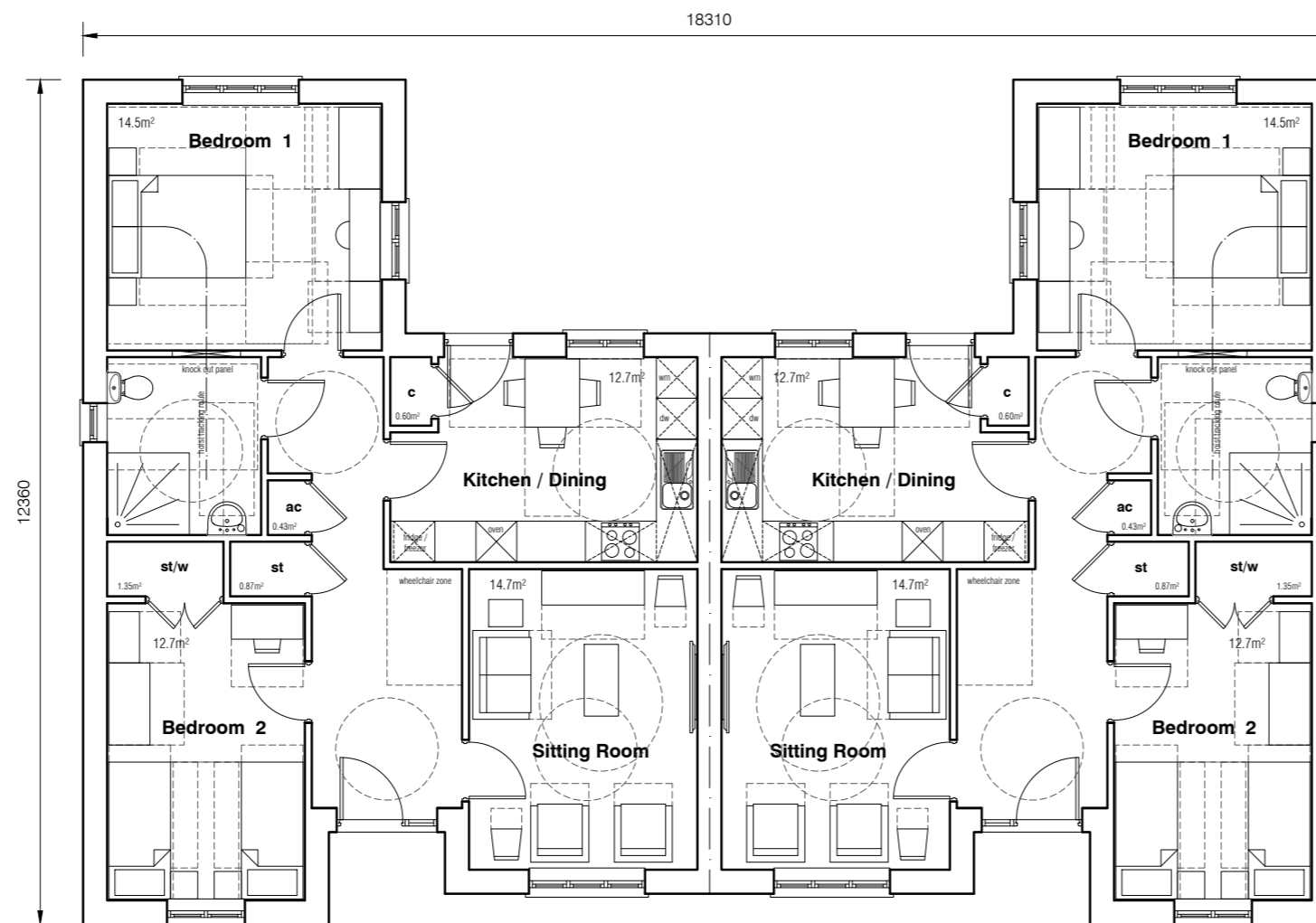
Front Elevation



Side Elevation



Rear Elevation



Gross Internal Floor Area 78.7m²

Gross Internal Floor Area 78.7m²

Ground Floor Plan

Page 98 of 124

0 1 2 3 4 5m
 scale 1:100

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Window added Bed1

Status
PLANNING SUBMISSION



The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of 28 Dwellings
 Land Off Farm Close Upwood
 for BPHA

Drawing Title
 PLANNING SUBMISSION
 2B3P Bungalow M4(3) - TYPE B
 Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P06	B

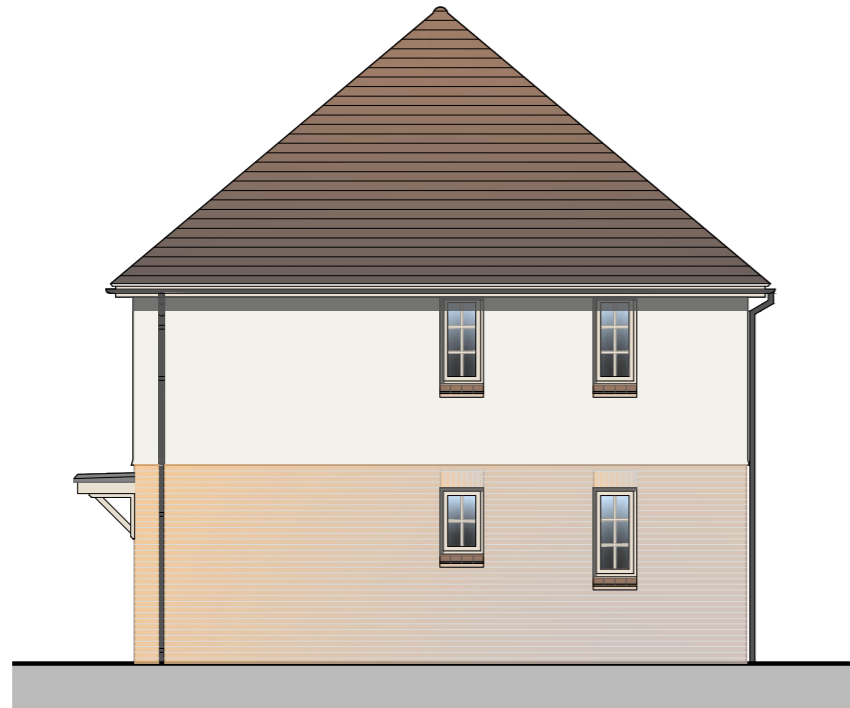
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scale 1:100



Side Elevation



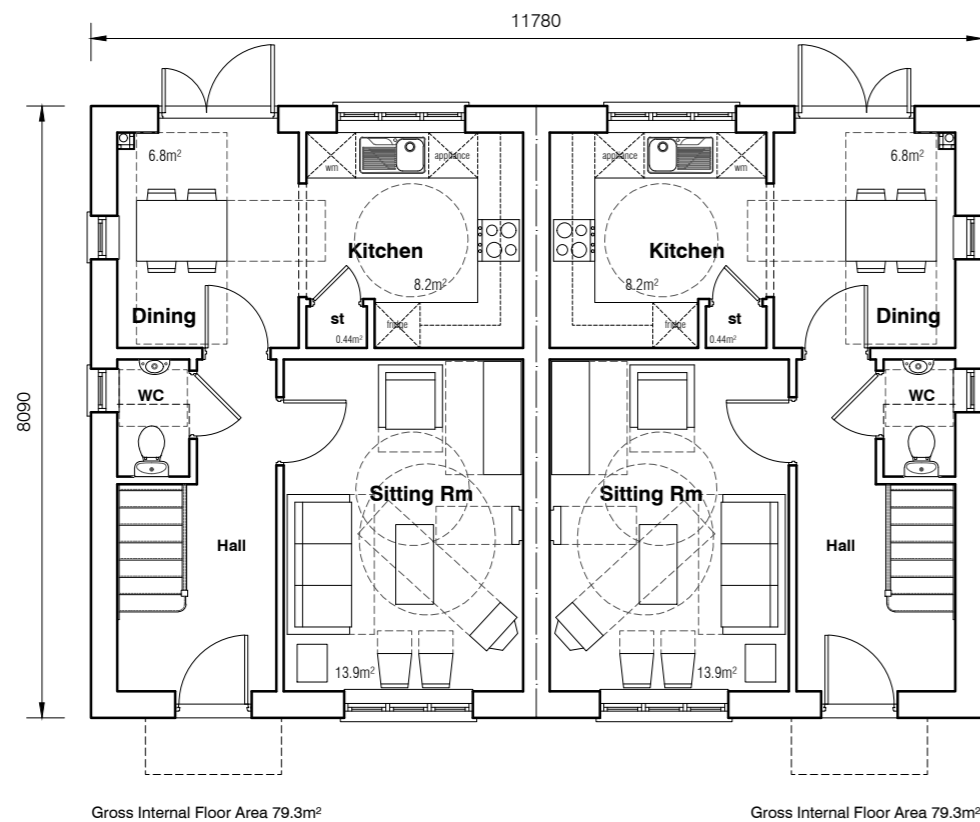
Front Elevation



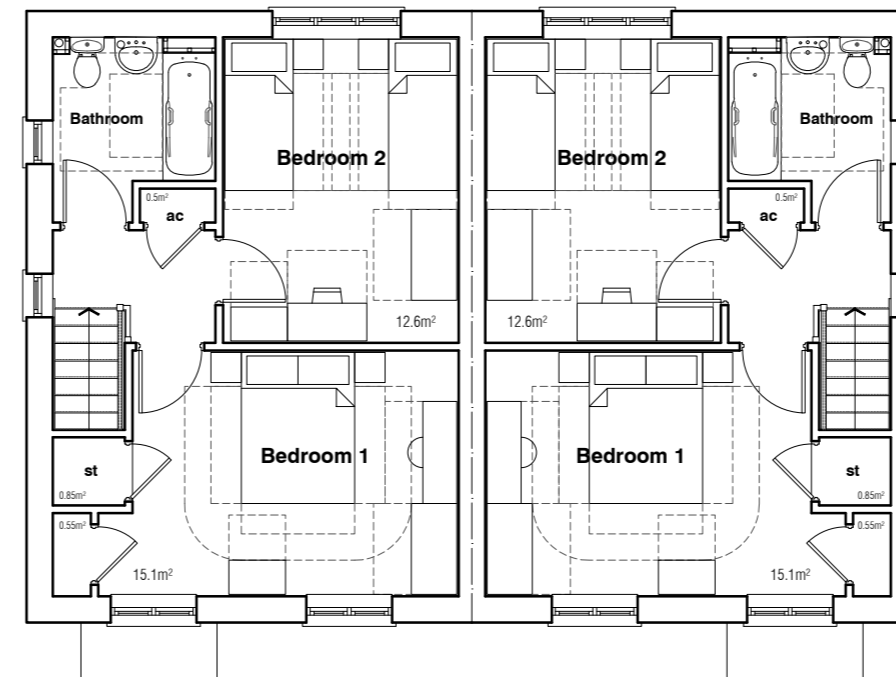
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

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TYPE C ~ 2B(4P)
GIFA: 79.3m² - M4(2)

Page 99 of 124

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Height of WC window reduced

Status
PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of 28 Dwellings
Land Off Farm Close Upwood
for BPHA

Drawing Title
PLANNING SUBMISSION
2B4P House M4(2) - TYPE C
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P07	B

0 1 2 3 4 5m
scale 1:100



Side Elevation



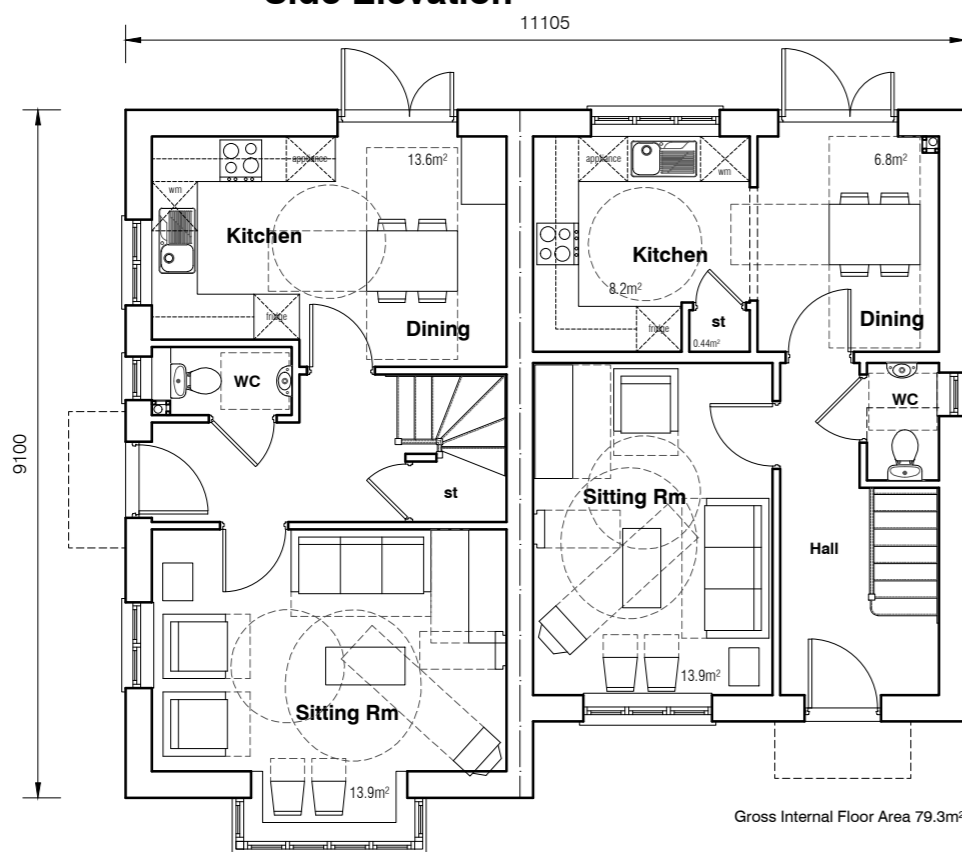
Front Elevation



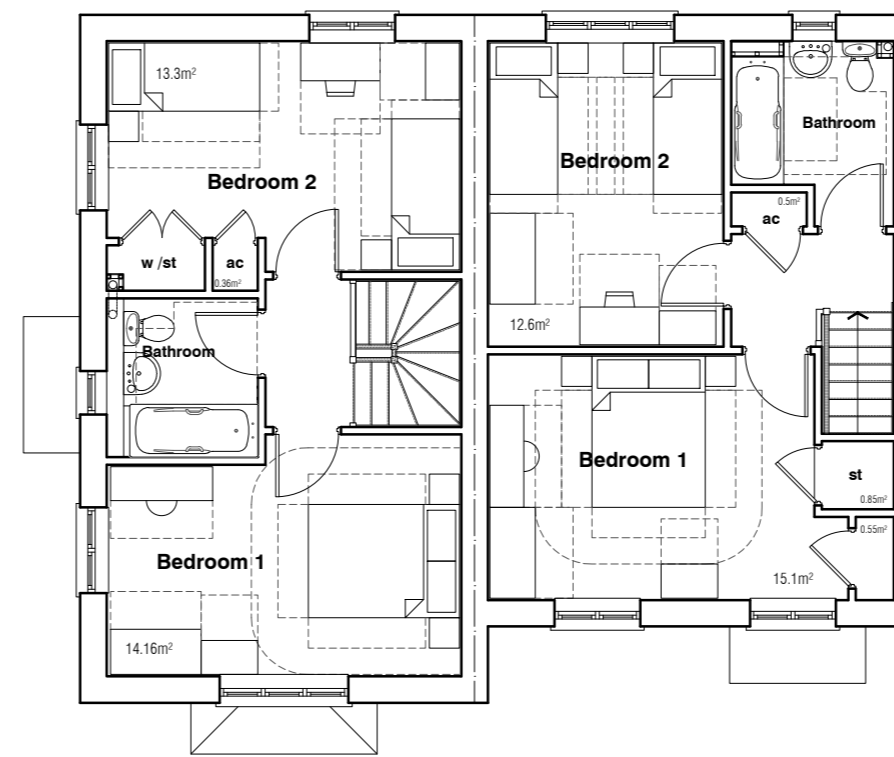
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

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TYPE C/D ~ 2B(4P)
GIFA: 79.3/79.9m² - M4(2)

Page 100 of 124

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Window removed Dining Room Bathroom window moved

Status
PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of 28 Dwellings
Land Off Farm Close Upwood
for BPHA

Drawing Title
PLANNING SUBMISSION
2B4P House M4(2) - TYPE C/D
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P08	B

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scale 1:100



Side Elevation



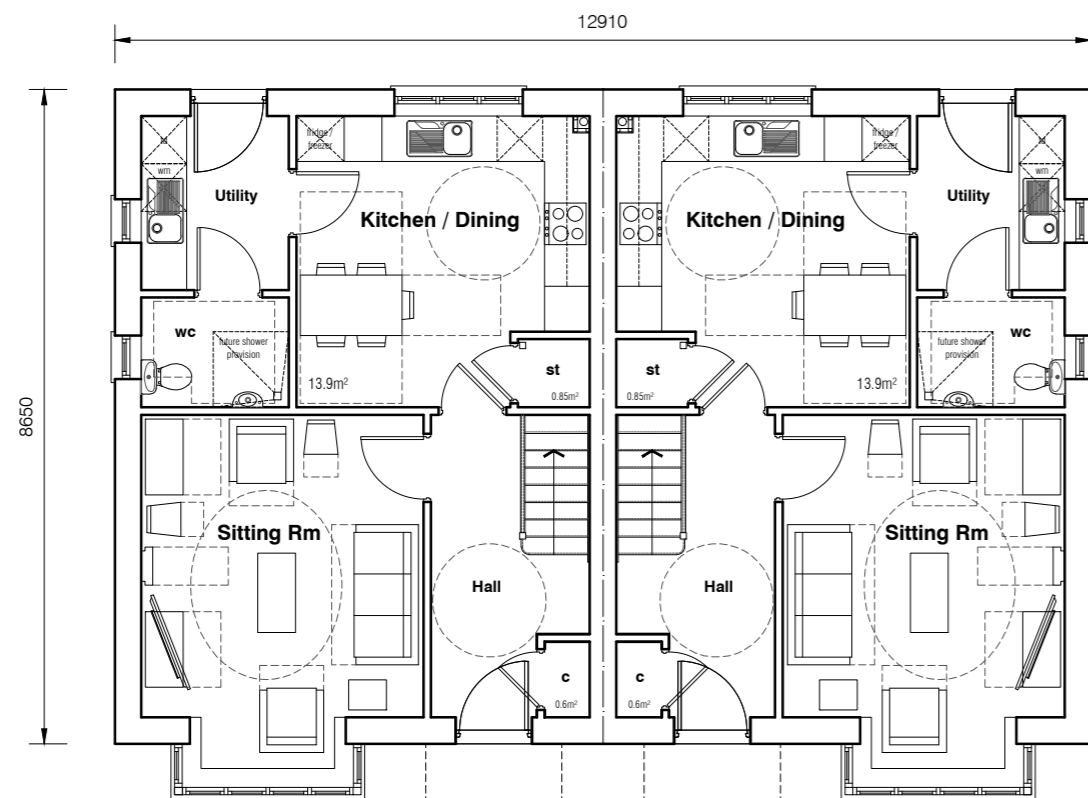
Front Elevation



Side Elevation



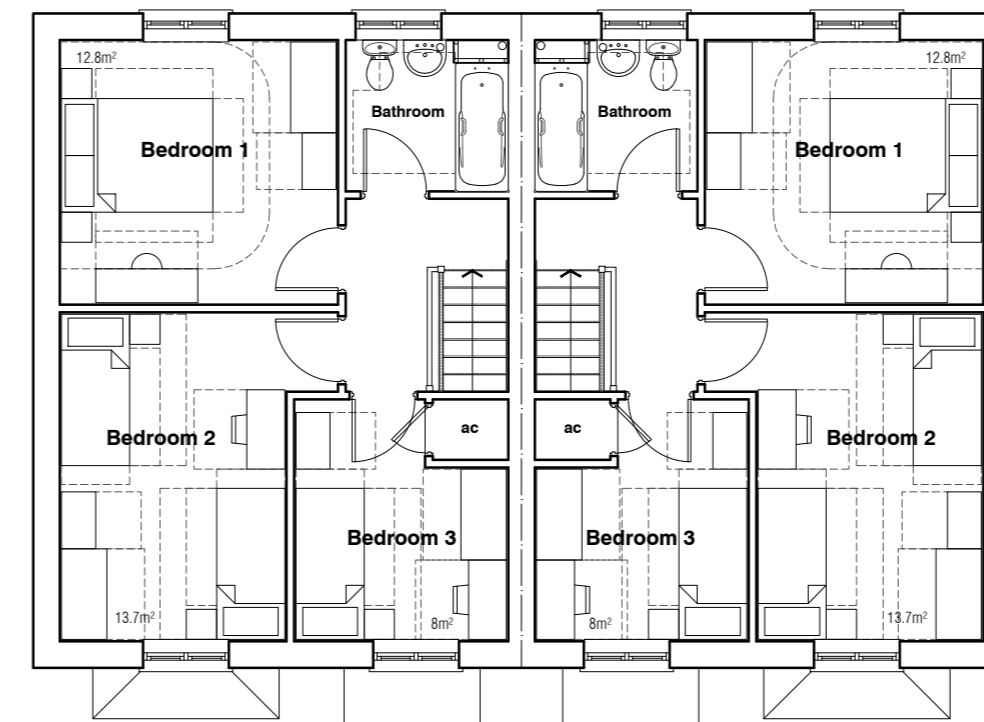
Rear Elevation



Gross Internal Floor Area 95.4m²

Gross Internal Floor Area 95.4m²

Ground Floor Plan



First Floor Plan

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Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	First Floor partitions amended Cills added to side windows

Status
PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of 28 Dwellings
Land Off Farm Close Upwood
for BPHA

Drawing Title
PLANNING SUBMISSION
3B5P Semi-Detached House M4(2) - TYPE E
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P09	B

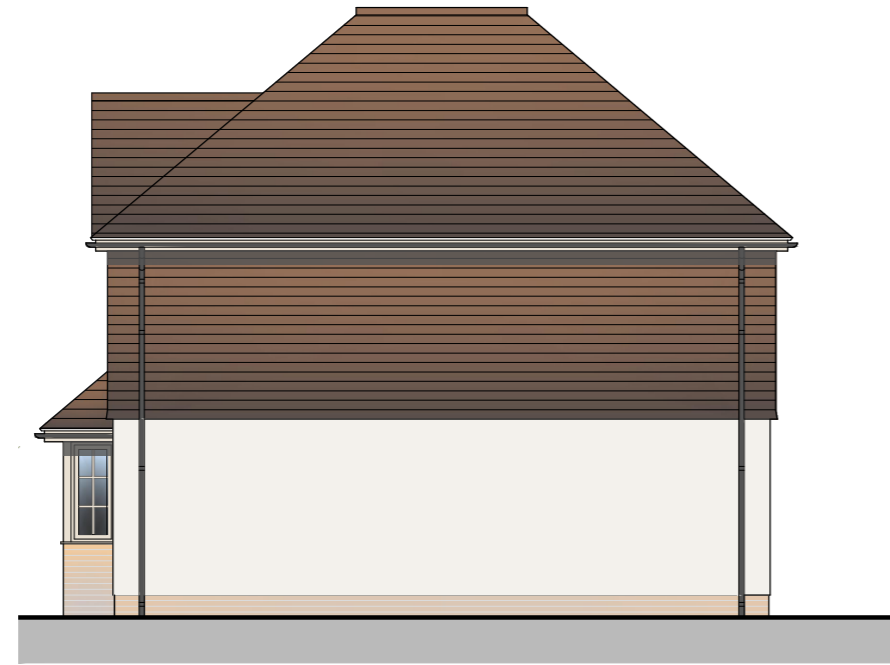
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Side Elevation



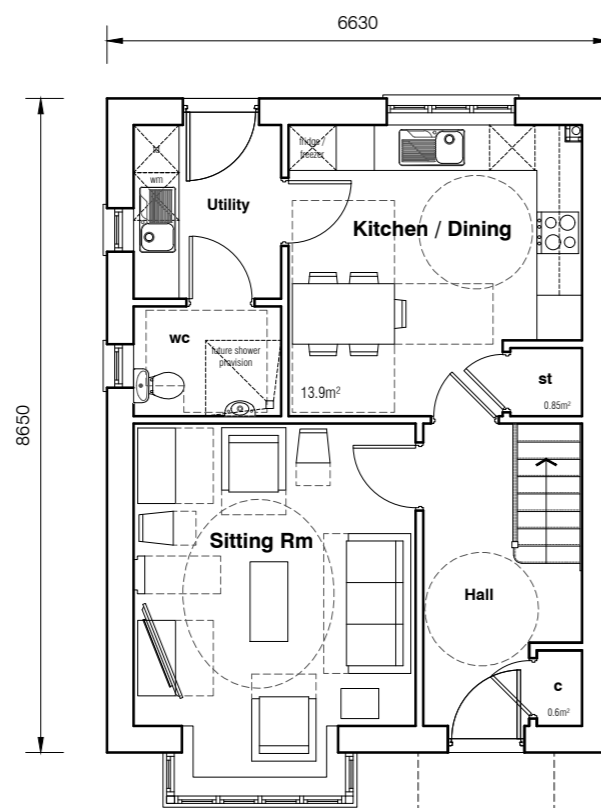
Front Elevation



Side Elevation

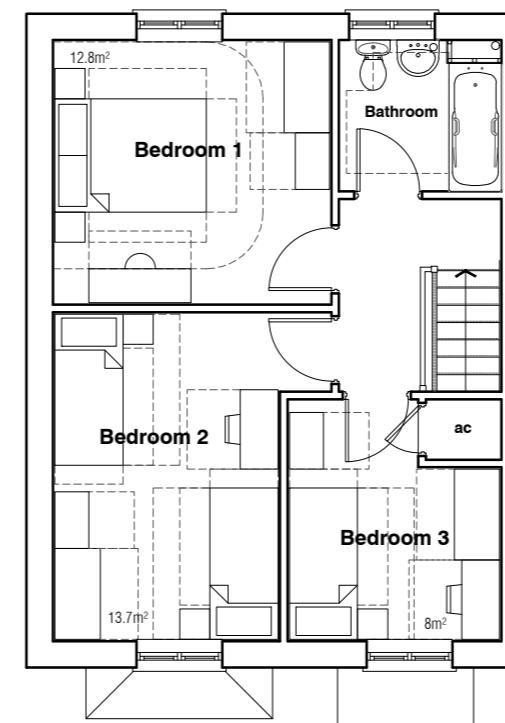


Rear Elevation



Gross Internal Floor Area 95.4m²

Ground Floor Plan



First Floor Plan

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ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

TYPE F ~ 3B(5P)
GIFA: 95.4*m² - M4(2)
[*includes bay window]

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Hall and landing window removed. First Floor partitions amended

Status
PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of 28 Dwellings
Land Off Farm Close Upwood
for BPHA

Drawing Title
PLANNING SUBMISSION
3B5P Detached House M4(2) - TYPE F
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P10	B



Side Elevation



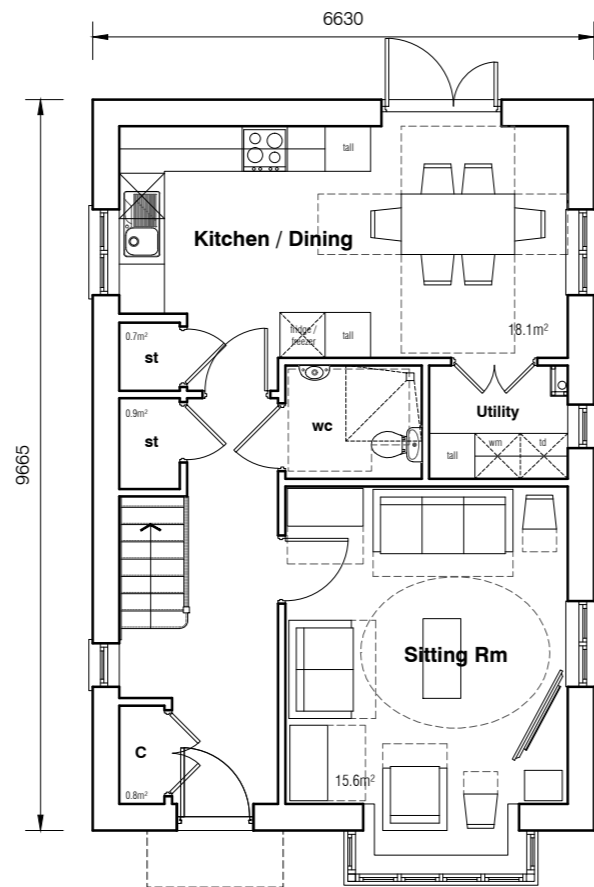
Front Elevation



Side Elevation

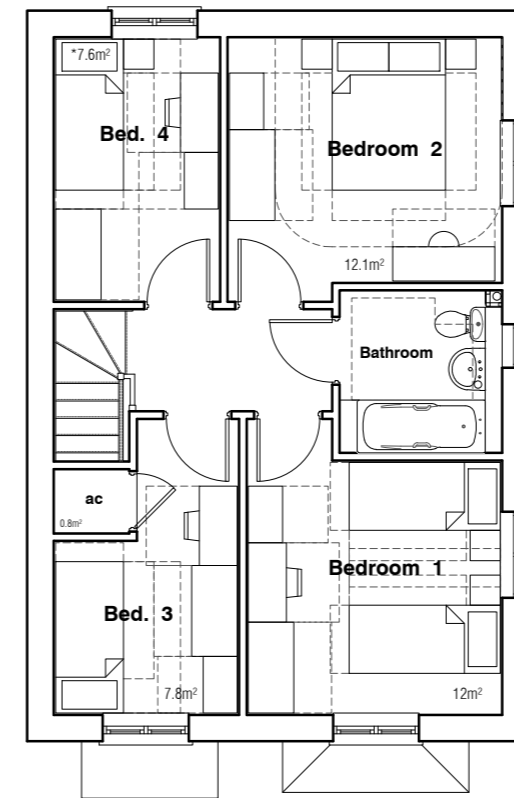


Rear Elevation



Gross Internal Floor Area 107.5m²

Ground Floor Plan



First Floor Plan

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TYPE G ~ 4B(6P)
GIFA: 107.5*m² - M4(2)
[*includes bay window]

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Layout amended to include side windows

Status
PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of 28 Dwellings
Land Off Farm Close Upwood
for BPHA

Drawing Title
PLANNING SUBMISSION
4B6P Detached House M4(2) - TYPE G
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P11	B

DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



STREET ELEVATION 1 ~ Plots 1 to 12 (looking east)



STREET ELEVATION 2 ~ Plots 9 to 18 (looking north)



STREET ELEVATION 3 ~ Plots 19 to 24 (looking west)



STREET ELEVATION 4 ~ Plots 24 to 25 (looking north from open space)

Page 105 of 124

Revisions		
Suffix	Date	Amendments
A	24-08-22	All updated to match changes to site layout

Status **PLANNING SUBMISSION**

The Design Partnership
 The Design Partnership (Ely) Ltd
 Clarendon House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Housing Development
 Land Off Farm Close Upwood
 for BPHA

Drawing Title
 PLANNING SUBMISSION
 Street Elevations 1 - 4

Date	Scale	Dwn	Dwg No.	Rev.
June 2021	1:125@A1	PD	BPHA-838-P12	A

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The DEVELOPMENT MANAGEMENT COMMITTEE 19th DECEMBER 2022

Case No: 20/00274/FUL (FULL PLANNING APPLICATION)

Proposal: RETENTION OF PORTABLE BUILDING FOR B1 (TAXI BUSINESS) AND SUI GENERIS USE (CAR SALES) FOR A TEMPORARY PERIOD OF 5 YEARS

Location: PORTAKABIN AT STATION BRIDGE BROADWAY
YAXLEY

Applicant: MR RAJA RIZWAN ULLAH (ARTSU PROPERTIES LTD)

Grid Ref: 519477 293434

Date of Registration: 06.02.2020

Parish: YAXLEY

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as Yaxley Parish Council's recommendation of refusal is contrary to the Officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises approximately 0.13 hectare of land located within a predominantly commercial area of Broadway Business Park, Yaxley and to the east of the mainline railway.
- 1.2 The site comprises two portacabins (Taxi Business and Car Sales), portable toilet and valeting building set within a large forecourt with hardstanding. Vehicular access is provided off of Broadway which is a shared access road, shared with the Haulage company to the rear and an adjacent warehouse building.
- 1.3 The site lies within Flood Zone 1 on the Environment Agency Flood Maps and the Huntingdonshire Strategic Flood Risk Assessment 2017 and is considered to be at low risk of flooding by any other means. There are no heritage assets in the vicinity.
- 1.4 This application seeks planning permission for a temporary period of 5 years, for the continued use of the site for car sales (sui generis use) B1 office use and taxi business (sui generis

use) and the retention of four portable buildings, including a taxi office, car sales office, valeting building and toilet block.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 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 2021 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, National Design Guide and the Noise Policy Statement for England 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)
- LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste Water Management
 - LP8: Key Service Centres
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP18: Established Employment Areas
 - LP30: Biodiversity and Geodiversity
 - LP37: Ground Contamination and Ground Water Pollution
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)
 - Huntingdonshire Townscape and Landscape Assessment 2022
 - Developer Contributions SPD 2011
 - Cambridgeshire Flood and Water SPD 2017

No Neighbourhood Plans are relevant to this site.

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

4. PLANNING HISTORY

The key planning applications relevant to this application are:

- 4.1 15/00121/FUL – Proposed erection of temporary building for B1 office use (Retrospective) or, use of building and land for car sales (Sui Generis) – Approved 22.04.2015
- 4.2 1401359FUL – Erection of temporary building for office use (B1a) or Taxi Office (sui generis) and erection of 15 metre high aerial – Approved 11.11.2014.
- 4.3 1301323FUL – Resubmission of withdrawn application 1300893FUL for B1/B2/B8 industrial/office unit – Approved 28.10.2013.
- 4.4 1300638FUL - Change of use of site to commercial vehicle depot (Sui Generis) with associated fencing, gates and mobile office – Approved 31.07.2013.

5. CONSULTATIONS

- 5.1 Yaxley Parish Council recommends refusal and states that the original permission was supposed to be temporary for 5 years and there has been no planning application for a permanent building, full copy of the comments are attached.
- 5.2 Cambridgeshire County Council, Local Highways Authority (LHA) raised no objections.
- 5.3 HDC, Environmental Health Officer (EHO) – No objections subject to conditions and commented – “As the application is for a further temporary period I think we can be satisfied this is why they do not have a mains drainage connection, however, due to the nature of the toilet block proposed and the history of complaints I have had about the arrangements I recommend that a condition is used ensure it is maintained and operated properly and there is no adverse impact on the environment (pollution) or public health, in line with Policy LP14 and LP37.

Suggested wording for a condition:

The toilet block, WCs and associated storage tank must be maintained by a competent person and regularly emptied by a licensed waste carrier to ensure no harm to the environment and public health. Records of maintenance and emptying should be

kept throughout the 5 years and should be made available to the LPA on request.”

6. REPRESENTATIONS

6.1 None received.

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 (2021). 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 and Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan (2016)
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)
- Bury Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan (2022)

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 assessing this application are whether there is any conflict with Development Plan Policies and if there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole.
- 7.6 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.7 With this in mind, this report addresses the principal, important issues which are in this case:
- The Principle of the Development
 - Design, Visual Amenity and the Impact upon the Character and Appearance of the Area
 - Neighbour Amenity
 - Drainage
 - Highway safety, Parking Provision and Access
 - Biodiversity

The Principle of the Development

- 7.8 Policy LP8 of the Huntingdonshire Local Plan to 2036 identifies Yaxley as a Key Service Centre. LP8 states that “Development proposals within the built-up areas which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centres and acknowledges that opportunities for development within built-up areas will largely be limited to redevelopment opportunities, intensification of use and development of land which wholly relates to existing buildings rather than the surrounding countryside.
- 7.9 The site is located within the built-up area and Established Employment Area (EEA) of Yaxley. The area comprises a mixture of uses, industrial, warehouse, car sales, hand car wash and retail.
- 7.10 The introductory text to Policy LP18 states that the purpose of this policy is to safeguard and enhance existing areas of employment uses across Huntingdonshire to help maintain a thriving economy.
- 7.11 Policy LP18 states a proposal for business development (class ‘B’) will be supported on land within as EEA. Proposals for a use other than business (class ‘B’) within and EEA will only be supported where it demonstrates that:
- a. It will be compatible with surrounding employment uses taking account of amenity and public safety issues;

- b. It will not adversely affect the role and continuing viability of the EEA as an attractive and suitable location for employment uses;
- c. It will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre; and
- d. The sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed of the proposals includes main town centre uses.

- 7.12 In this instance the proposal is for the continued use of the site for the Taxi business and Car sales business uses and buildings which fall under a sui generis use. The proposals are considered to be compatible with the surrounding employment uses and would not adversely affect the continued viability of the EEA as a suitable location for employment uses and are considered to meet criteria a – d of Policy LP18. The proposals are therefore considered to be acceptable in principle meeting the aims and objectives of the NPPF and Policies LP8 and LP18 of the Local Plan.
- 7.13 Under section 72 of the Town and Country Planning Act 1990 the Local Planning Authority may grant planning permission for a specified temporary period only. In accordance with S72, the continued approval of temporary consents is generally not acceptable. The second temporary consent is usually only justified in instances where the permanent redevelopment proposals of the site have been postponed. In the supporting information of the original proposal on site, it was the intention of applicant that these proposals were only a temporary solution, until more permanent buildings could be proposed, and, in this instance, the applicant has confirmed, that a further temporary permission is required due to the uncertainty in the market and the general economic conditions. By the submission of this secondary temporary application, it is clear that the permanent redevelopment proposals of the site must have stalled. Therefore, in this instance Officers are of the view that a further temporary consent could be supported to allow a more permanent redevelopment of the site to be sought and for the existing businesses to continue which provides employment for 3 full time and 2 part time employees and, whilst a permanent solution for their business needs be found. If Members were to consider a further temporary consent acceptable, it would be advisable for the applicant to use this addition time to find a permanent solution, as it is unlikely that further temporary consents could be supported. In accordance with the s72 there is no presumption that a temporary grant of planning permission will then be granted permanently.

Design, Visual Amenity and the Impact on the Character and Appearance of the Area

- 7.14 Policy LP2 of the Local Plan to 2036 sets out the Development Strategy for Huntingdonshire. Amongst other points, the development strategy for Huntingdonshire is to protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside.
- 7.15 Policies LP11 and LP12 of the adopted Local Plan to 2036 states that new developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. These aims are also reinforced by paragraphs 124 and 130 of the NPPF 2021.
- 7.16 The area is characterised by a mixture of light industrial and retail buildings of different scales and mix of materials all set within large areas of hardstanding. There are other portable buildings in the area in this busy urban area.
- 7.17 The proposals seek to retain the existing buildings and uses within the site. Whilst the buildings are temporary in nature, they are relatively well maintained and in a good state of repair and are not considered to be harmful to the locality providing. The buildings and uses are of a design which is compatible with the existing surrounding buildings and prevailing character. As the buildings are of temporary construction it is considered appropriate and necessary to condition their removal within a period of 5 years, in order to protect the character and appearance of the locality.
- 7.18 Overall, the proposal is considered to respond positively to its context within the surrounding built form and contributes positively to the areas character and identity in general. The proposal is therefore considered to accord with Policies LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021).

Impact upon Residential Amenity

- 7.19 Policy LP14 of the Local Plan states that 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. Paragraph 130 (f) of the NPPF (2021) also seeks to secure a high standard of amenity for existing and future users of developments.

Policy LP37 seeks to ensure, amongst other things that there would be no adverse health impacts to surrounding occupiers or, on the environment as a result of contamination.

- 7.20 The proposals have been assessed in consultation with HDC's Environmental Health Officer (EHO) in regard to any potential issues regarding the cesspool for the toilet block and contamination. Whilst details of the cesspool have not been provided within the application the EHO has recommended a condition to ensure the toilet block, WCs and associated storage tank are maintained by a competent person and regularly emptied by a licensed waste carrier. The condition will also require the applicant to keep a record of the maintenance and emptying taking place for the purposes of inspection by the LPA. If members are minded to approve the application a condition will be attached to the decision in this regard.
- 7.21 Subject to the required condition, the proposed use is considered to be compatible with the existing uses and is not considered to be detrimental to the amenities of the occupants of neighbouring land and buildings.
- 7.22 Overall and subject to a condition, officers are satisfied that a high standard of amenity would be provided for all users of the development and maintained for neighbours and that there will be no risk of contamination. The proposal is therefore considered to be in accordance with Policies LP14 and LP34 of the Local Plan and paragraph 130(f) of the NPPF (2021).

Highway Safety, Parking Provision and Access

- 7.23 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 for each dwelling.
- 7.24 Access to the site is provided to the site via the existing access off of Broadway., no changes are proposed to the access.
- 7.25 As part of the assessment of the application, Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and raised no objections.
- 7.26 On balance, given the scale of the development the development is considered to accord with Policy LP17 of the Local Plan to 2036 and the NPPF (2021).

Biodiversity

- 7.27 Paragraph 174 d) of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan 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.
- 7.28 The site is considered to be of low ecological value within the site with only a grass verge outside of the site along the frontage. The application is not supported by a preliminary ecological survey. The development will not result in net loss in biodiversity and provides no opportunities for a net gain. Given the scale and type of development and temporary nature applied for it is not considered appropriate or necessary to require any enhancements in this instance.
- 7.29 Overall, it is considered the proposed retention of the temporary buildings and uses are considered acceptable in this instance.

Conclusion:

- 7.30 This development is considered to be compliant with the relevant national and locally policies as:
- * The principle of the development is acceptable in this location;
 - * it would not have an adverse impact upon the character and appearance of the area;
- It would not have a detrimental impact upon the amenity of the neighbours
- * it would not have a harmful impact upon highway safety.
- 7.31 The retention of the buildings and uses of the site is considered to acceptable for a temporary period of 5 years given the temporary nature of the buildings.
- 7.32 Having regard to all relevant material considerations, it is concluded that the proposal would contribute to the economic, social and environmental dimensions of sustainability. The harm identified is limited and is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the Local Plan and NPPF taken as a whole. Therefore, it is recommended that planning permission be granted.

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

- Time limited permission of 5 years
- In accordance with the approved plans
- Details of cesspool and its maintenance

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 **Debra Bell, Senior Development Management Officer. Email Debra.bell@huntingdonshire.gov.uk**

From: developmentcontrol@huntingdonshire.gov.uk
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 20/00274/FUL
Date: 06 January 2021 15:00:57

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/01/2021 3:00 PM from Mrs Helen Taylor.

Application Summary

Address:	Portakabin At Station Bridge Broadway Yaxley Peterborough PE7 3EL
Proposal:	Retention of building for B1 and Suis Generis use (Car Sales)
Case Officer:	Debra Bell

[Click for further information](#)

Customer Details

Name:	Mrs Helen Taylor
Email:	clerk@yaxleypc.org.uk
Address:	Yaxley Parish Council, The Amenity Centre, Main Street, Yaxley pe7 3lu

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Parish Council cannot support this application. The initial approval in 2015 was for a temporary building, to allow the construction of a permanent building, with the temporary building removed after a maximum of 5 years. This application, 8 months after the expiry of that 5 year period seeks another 5 years in which to not build a permanent building. Disappointingly there has been no planning application for a permanent building.

Kind regards

Development Management Committee



Scale = 1:2,500

Application Ref:20/00274/FUL

Date Created: 02/11/2022

Location: Yaxley

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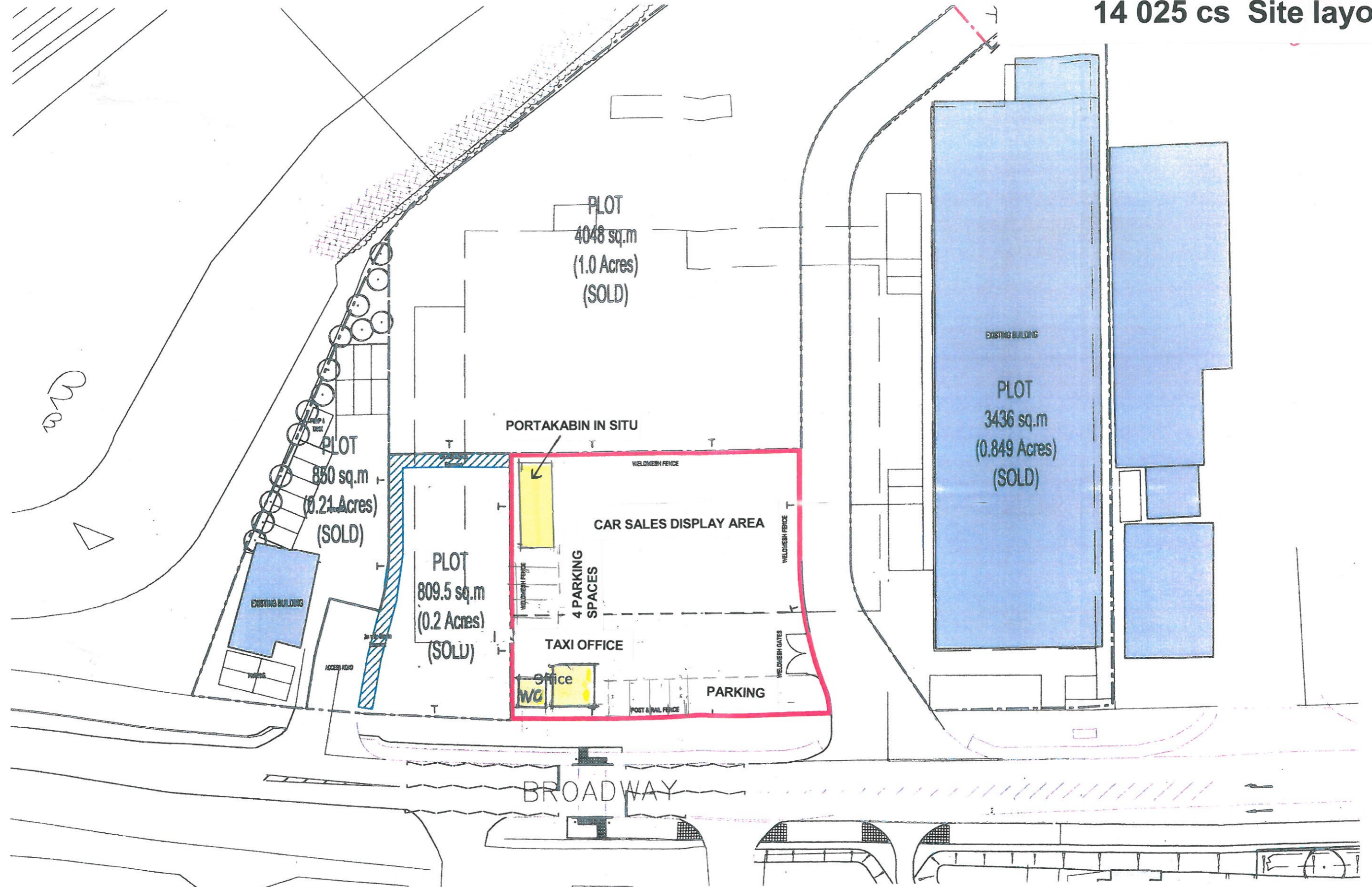




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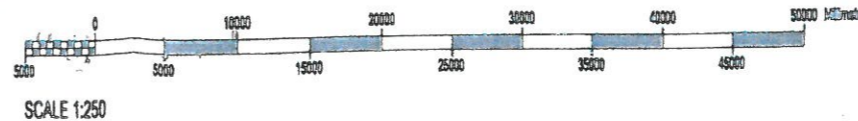


Barker Storey Matthews
37 Priestgate, Peterborough



STATION BRIDGE DEVELOPMENTS, STATION BRIDGE, YAXLEY
Easements and Boundary Responsibilities

PROJECT No: 1921 SCALE: 1:250@A1
 DRAWING No: AK0207_P01 DATE: August 2014



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12.22 VALETING BAY ADDED

Art 3200 001 a

Arts Properties Ltd
Car Mart
Broadway
Yaxley

existing/proposed
general arrangement

11.20 1/200
DR



rickett architects
168 parade
leamington spa
cv32 4ae

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Planning Appeal Decisions Since November 2022 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Date	Costs
21/014 66/ FUL	HW Unique Properties	Ellington	Demolition of steel-framed buildings and proposed erection of 7 dwelling houses	Land at College Farm, Thrapston Road, Ellington	Non-Determination	DMC	Dismissed	25/11/22	N/A
20/012 05/ LBC	David Bridgens	St Ives	Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking.	5 Crown Street, St Ives, PE27 5EB	Refusal	DMC	Allowed	01/12/22	N/A
20/012 09/ FUL	David Bridgens	St Ives	Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking.	5 Crown Street, St Ives, PE27 5EB	Refusal	DMC	Dismissed	01/12/22	N/A
20/010 68/ FUL	Mary, Helen & Catherine Burd, Palin & Gibbins	Abbotsley	Erection of three new family houses with associated landscaping and access.	Church Farm, Blacksmiths Lane, Abbotsley St Neots, PE19 6UG	Refusal	DMC	Dismissed	02/12/22	N/A

