



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, 20TH JANUARY 2025** 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 - 6)

To approve as a correct record the Minutes of the meeting held on 16th December 2024.

**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 - 23/01507/FUL (Pages 7 - 36)**

Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway - Land South of Abbotsley Country Homes, Drewels Lane, Abbotsley.

**(b) Huntingdon - 22/01460/OUT (Pages 37 - 72)**

Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings - Land North of 6 Old Houghton Road, Hartford.

**(c) The Stukeleys - 24/00433/FUL (Pages 73 - 110)**

Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL) - Agricultural Buildings, Washingley Farm, Green End, Great Stukeley.

**(d) St Neots - 24/01980/S73 (Pages 111 - 122)**

Variation of condition 21 (Opening Hours) of 1101319FUL to allow 24 hour use of units 2 and 3 as a gym - The Rowley Arts Centre, Huntingdon Street, St Neots, PE19 1BY.

**4. APPEAL DECISIONS (Pages 123 - 124)**

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

**LATE REPRESENTATIONS**

8th day of January 2025

***Michelle Sacks***

Chief Executive and 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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**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.**

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**

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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, 16 December 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, J Clarke, D B Dew, K P Gulson, S R McAdam, S Mokbul, J Neish, B M Pitt, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney and P A Jordan.

### 30 MINUTES

The Minutes of the meeting of the Committee held on 18th November 2024 were approved as a correct record and signed by the Chair.

### 31 MEMBERS' INTERESTS

Councillor S McAdam declared an Other Registrable Interest in Minute No 32 (a) by virtue of the fact that the application related to the Ward he represented and he was a Member of Huntingdon Town Council.

Councillor T Sanderson – declared an Other Registrable Interest in Minute No 32 (a) by virtue of the fact that the application relates to the Ward he represented and he was a Member of Huntingdon Town Council.

Councillor B Pitt declared an Other Registrable Interest in Minute No 32 (b) by virtue of the fact that he was a volunteer supporter of the St Neots Festival, which was sponsored by the applicant, he left the room and took no part in the discussion or voting on the item.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 32 (b) by virtue of the fact that he was Executive Councillor with responsibility for housing, but had not discussed the application with the applicant, he left the room and took no part in the discussion or voting on the item.

### 32 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) Discharge of condition 10 (Key Phase 3 Framework) for 1201158OUT - Alconbury Weald - 22/80374/COND**

See Minute No 31 for Members' interests.

that, subject to resolution of any outstanding consultee comments and to Officer support for parts (b) to (i) of condition 10 of the outline consent, the Chief Planning Officer be authorised to approve the Design Code appended to the report now submitted and its subsequent use as a material consideration in the determination of reserved matters applications.

**b) Variation of condition 2 (approved plans) of 20/00285/FUL to include an electrical substation with grasscrete access - F Vindis And Sons St Ives Ltd, Low Road, Fenstanton - 24/01014/S73**

*(Councillor J Kerr, St Ives Town Council, addressed the Committee on the application).*

See Minute No 31 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 as amended by the Late Representations.

At 7.59 pm Councillor Dew left the meeting.

**33 APPEAL DECISIONS**

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of five 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

## DEVELOPMENT MANAGEMENT COMMITTEE 20 January 2025

**Case No:** 23/01507/FUL

**Proposal:** Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway

**Location:** Land South of Abbotsley Country Homes  
Drewels Lane Abbotsley

**Applicant:** Mr S Dix – Low Carbon

**Grid Ref:** 520359 (E) 256354 (N)

**Date of Registration:** 5<sup>th</sup> Dec 2023

**Parish:** St Neots

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### RECOMMENDATION –

**Delegated powers to APPROVE subject to conditions.**

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site refers to the Land at Eaton Ford, St Neots, Cambridgeshire. The Site is approx. 75.7ha in size, with the main area where the solar farm would be sited accounting for 61 ha. The site occupies approximately 3 field parcels. The Site is situated directly south of Abbotsley Golf and Country Club and wraps around the southernmost part of the former Abbotsley Golf Hotel and Course together with the Abbotsley Country Homes community to the north, whilst to the east, south and west are open agricultural fields.
- 1.2 The Site is bordered to the west by Potton Road, which leads towards the B1046 and A428. The southern boundary is defined by Drewels Lane which leads directly from Potton Road from the west. The nearest settlements are Abbotsley Village 1.4km west and St Neots approx. 2km to the southeast of the site. Located

approximately 650m to the north of the site is Caldecott Manor Farm, an existing small scale solar farm.

- 1.3 There is one listed building located near the site, this being Hardwicke Farmhouse which is Grade II listed and is located 150m to the north of the site adjacent to a number of other buildings within its curtilage. The site is not within a Conservation Area, the closest is the Abbotsley Conservation Area some 1.2km to the east of the site and separated by a copse and agricultural fields.
- 1.4 There is also the St Neots Conservation Area approximately 2.5km to the west separated by fields and industrial development.
- 1.5 The intention would be to utilise the existing private access off Potton Road and create a new access point into the field. Which would serve both during the construction period and operational period of the scheme. The proposed new access into the application site, and the use of the existing private road, has been agreed with the owner of the road.
- 1.6 The Site itself has a flat topography throughout. The west boundary with Potton Road is comprised of sporadic tree and tall hedgerows. The southern boundary with Drewels Lane is comprised of low hedge planting and bordering drainage ditch. The fields themselves are used for arable agriculture and are classified as being within Flood Zone 1, which demonstrates the land is at the lowest risk of flooding.
- 1.7 Public footpath 1/10 crosses the site in a north-south direction from the golf course, connecting to Drewels Lane in the south, whilst public footpath 1/5 runs alongside the northern boundary and bridleway 1/1 runs along the western boundary of the site.
- 1.8 The application seeks planning permission for the construction of a solar farm and cable route with a capacity of approximately 49.9MW, for a temporary period of 40 years from the date of the first exportation of electricity from the site.
- 1.9 The proposed development consists of solar PV panels placed on metal arrays arranged in rows across the site in an east/west orientation to ensure the panels themselves face south at an angle of 29.5 degrees to maximise efficiency. The maximum height of the panels will be 3m. The arrays are spaced to avoid any shadowing effect from one panel to another with topography dictating exact row spacing that can range between 3.5-9m.
- 1.10 Plant and other equipment to support the generation of electricity would be located around the site, adjacent to internal tracks to ensure access can be achieved for maintenance purposes. The tracks would have a width of 3.5m and be constructed with crushed aggregate. The supporting equipment includes 21



inverters, 6MW of battery storage, 1 customer switchgear, a DNO substation and the cable route (although this will be underground).

- 1.11 The connection to the grid goes via a cable. The cable route extends north along Potton Road towards Eaton Ford and the connection point is proposed at the Little Barford power station, which is within the administrative boundary of Bedford Borough.

## **2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION**

- 2.1 The National Planning Policy Framework Dec 2024 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that ‘So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...’ (para. 10). The NPPF sets out the Government’s planning policies for, amongst other things:
- delivering a sufficient supply of homes;
  - achieving well-designed places;
  - conserving and enhancing the natural environment;
  - conserving and enhancing the historic environment.
- 2.2 The National Planning Practice Guidance (NPPG), the National Design Guide 2019 (NDG) and the Noise Policy Statement for England (NPSE) are also relevant and a material consideration.
- 2.3 Overarching National Policy Statement for Energy EN-1 (2023 – in force Jan 2024)
- 2.4 National Policy Statement for Renewable Energy Infrastructure (EN3) (2023 – in force Jan 2024)
- 2.5 Officer note – National Policy Statements: those relevant to this application are set out in paras 2.3 and 2.4 and are primarily produced to support the National Significant Infrastructure Project (NSIP) regime. However, both publications identify that they may be material planning considerations in standard planning applications, but it is for the decision maker to consider the level of weight that should be attributed to them in each circumstance. Noting the scale of development that they are specifically produced to support; officers consider, that in this instance, the adopted local plan policies should take primacy.
- 2.6 For full details visit the government website [National Guidance](#).
- 2.7 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
  - Town and Country Planning Act 1990 (as amended)
  - Planning (Listed Buildings and Conservation Areas) Act 1990
  - Ancient Monuments and Archaeological Areas Act 1979

## **3. LOCAL 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
- LP10 The Countryside
- LP11 Design Context
- LP12 Design Implementation
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP19 Rural Economy
- LP29 Health Impact Assessment
- 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
- LP37 Ground Contamination and Groundwater Pollution

### 3.2 Supplementary Planning Documents (SPD)

- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
- Developer Contributions – Adopted 2011 (Costs updated annually)

For full details visit the Council's website [Local policies](#).

## 4. PLANNING HISTORY

- 4.1 CF/23/70026/SCRE - Screening opinion in respect of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including inverters and transformers, fencing, CCTV and landscaping screening. Opinion Adopted 30<sup>th</sup> June 2023 and conclusion – EIA not required.

## 5. CONSULTATIONS – until Dec 2024

- 5.1 Abbotsley Parish Council (copy attached) – Refuse the application on the following grounds:

- The proposal would result in the loss of valuable agricultural land
- The proposal's impact on the countryside
- The proposal would have negative effects on wildlife
- The PC is concerned about the cumulative impact of solar farms in this area, this application being one of them
- The proposal would result in loss of countryside
- Other lower grade land could be used for this purpose.

- 5.2 St Neots Town Council (copy attached) – Approve subject to consultee comments being addressed by the applicant – St Neots Town Council supports the generation of low carbon electricity locally.
- 5.3 CCC Lead Local Flood Authority (LLFA) – No objection in principle and conditions are recommended requiring the submission of the full detailed design of the drainage scheme, requiring details for its long term maintenance and requiring details of how surface water runoff will be managed during construction.
- 5.4 CCC Definitive Maps Team – No objection. Conditions have been recommended on the following, details of a PRow scheme to include construction details, maintenance, confirmation of surfacing, temporary fencing and a dilapidation survey of the PRow No.5 and No.10 that will form part of the final details of the access.
- 5.5 CCC Historic Environment Team – No objections to development progressing in the location but recommend that the following be secured by planning conditions – submission of a further WSI to implement a programme of archaeological works and the submission of an Archaeological Management Plan.
- 5.6 CCC Local Highway Authority (LHA) - No objections. Recommend conditions restricting the provision of fences and gates, requiring provision and retention of visibility splays, that the width, depth, material, and form of accesses and their construction accords with specific requirements and County specification, that internal parking and manoeuvring areas are retained, that details of any temporary construction facilities to be submitted and that a Construction Traffic Management Plan is submitted.
- 5.7 HDC Landscape Officer – Following the discussion and submission of revised plan Ref: LV-6 Rev C – recommends determination as all previous concerns have been addressed.
- 5.8 HDC Conservation Officer – Given the likely minor impact of the solar farm to the significance of Hardwick Farmhouse, no objections to the scheme on heritage grounds.
- 5.9 HDC Environmental Health Officer (EHO) – No objection in principle subject to the imposition of a number of planning conditions relating to Construction Noise and the submission of a CEMP.
- 5.10 HDC Tree Officer – No objection in principle subject to a conditions relating to the submission of a Tree Protection Plan and a schedule of monitoring and reporting of the related protection areas.
- 5.11 Bedford Borough Council – Make a number of observations and comments. Recommend planning conditions relating to CEMP and East West Rail.
- 5.12 Natural England – Raise no objection as it is considered that the proposed development will not have a significant impact on any statutorily protected nature conservation sites or landscapes.
- 5.13 British Horse Society (BHS) – Raise concerns and objection to the impact of the solar farm on the Public Bridleway 1/1. Suggestions are

made to improve and enhance the public access to the countryside in a number of locations in the area.

- 5.14 Active Travel England – No comment to make
- 5.15 Cadent Gas – No objection in principle to the development subject to adherence to guidance on operating and working within safeguarded Cadent Gas areas.
- 5.16 Wildlife Trust – No objection in principle subject to a number of planning conditions relating to BNG, Ecological Management and Maintenance Plans and skylark mitigation.
- 5.17 CPRE The countryside charity – Objection. The proposed development will involve the loss of best and most versatile land. At least 81% of the site is Grade 3a and above. The NPPF guides development away from the best and most versatile area and LPA's are advised to use poorer, over high quality agricultural land.
- 5.18 Cambridgeshire Constabulary - No objection in principle and the area is considered to be an area of medium risk of crime. There are a number of recommendations provided including details on fencing, CCTV and other protection measures.
- 5.19 National Highways - No objection to the proposed development.
- 5.20 UK Power Networks – No comments to make. Note that power cables run overhead in close proximity.
- 5.21 East West Rail Ltd – Recommend no objection subject to an agreed condition in relation to crossing points of the safeguarded land.

## **6. REPRESENTATIONS**

- 6.1 No public representations have been received at the time of writing this report.

## **7. ASSESSMENT**

- 7.1 The main issues to consider in the determination of this application are:
- Principle of Development
  - Landscape and Countryside Character
  - Highway and Transport Impacts, including Public Rights of Way and East West Rail safeguarding.
  - Ecology and Biodiversity
  - Drainage and Flood Risk
  - Heritage Impacts
  - Impacts to Neighbouring Amenity
  - Land Contamination and Air Quality
  - Contamination Risks and Pollution
  - Other Matters
- 7.2 The starting point for proposals, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 is that developments shall

be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Principle Of Development**

- 7.3 This section is concerned with the broad principle of development for a renewable or low carbon energy generating scheme in the open countryside. More detailed, site-specific matters are considered elsewhere in the report.
- 7.4 The application site is located outside the built-up area and is therefore considered to be within the countryside for planning purposes. In such a location development is restricted under policy LP10 to those that are provided for in other policies within the Local Plan. The supporting text to that policy notes that this is in order to balance support for a thriving rural economy and land-based business, while protecting the character and beauty of the countryside.
- 7.5 Of particular relevance in this instance is policy LP35 which states that “a proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable”.
- 7.6 As stated above, LP35 provides support in principle for renewable and low carbon energy generation and is therefore considered by Officers to be one of the specific opportunities for development in the countryside supported in the local plan, subject to a detailed assessment of the proposal and its impacts. In terms of the countryside location, and notwithstanding further assessment in respect of the use of agricultural land, it is therefore considered there is an in-principle policy support for the proposal in this location.
- 7.7 As demonstrated by the Climate Change Act 2008 (as amended 2019), associated Carbon Budget and British Energy Security Strategy 2022, it is clear that solar energy is a key component of the government's legally binding commitment to reduce greenhouse gas emissions to net zero by 2050.
- 7.8 The NPPF 2024 at para. 161 sets out that “The planning system should support the transition to net zero by 2050...” which updates previous wording to “support the transition to a low carbon future in a changing climate”. Para 163 of the NPPF 2024 is a new paragraph and states that “the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts”. The guidance continues (para. 168) that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy, that they should give significant weight to the benefits associated and the contribution to a net zero future, and recognise that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 7.9 The British Energy Security Strategy states that the government expects a five-fold increase in combined ground and rooftop solar deployment by 2035. The government expects solar, together with wind, to be the predominant source of energy generation by 2050.

- 7.10 The delivery of this proposed scheme would generate up to 49.5MW and would contribute towards government targets for renewable energy and Huntingdonshire's Climate Strategy.
- 7.11 The applicant has confirmed that a connection to the national grid has been secured with UK Power Networks and it is anticipated that the solar farm would be constructed and connected to the grid by Autumn 2026. The proposal will therefore make a significant and early contribution towards the delivery of additional solar generated electricity nationally.
- 7.12 With respect to use, the application site currently comprises approximately 75.5ha of agricultural land. Policy LP10, (reflecting para 187b of the NPPF), seeks to protect best and most versatile (BMV) agricultural land, classified as Grades 1, 2 and 3a from irreversible development.
- 7.13 Natural England have raised no objections to the proposal, and consider that, subject to conditions requiring details of decommissioning and safeguarding of the land quality, there would be no loss of BMV land.
- 7.14 2 objections have been received from Abbotsley Parish Council and CPRE on the grounds that the land is fertile, good quality agricultural land that should be retained for food production.
- 7.15 This is relevant as the National Planning Policy Framework defines BMV land as ALC Grade 1-3a [inclusive] only. In the case of this Site, the Agricultural Land Classification (ALC) Grade was not known, and it was necessary to determine this through examination.
- 7.16 The submitted ALC Report confirms that "Much of the Site is classified as subgrade 3a (80%) and a mixture of Subgrade 3b (19%) and Grade 2 (1%), so would fall within the category of BMV Land.
- 7.17 While the quality of land at the Site appears important in a national context, it is not at local level as subgrade 3a is common in Cambridgeshire. In addition, sub-grade 3a constitutes some of the least fertile land in the county, where Grade 1 and Grade 2 land are predominant. It is likely that some development will necessarily need to occur on BMV land in the region.
- 7.18 The proposed location of the development is therefore consistent with the key policy objective, in that it represents an efficient use of some of the poorer, less versatile, and less resilient land in the region.
- 7.19 The proposed development will only result in the temporary cessation of arable production on 9% of the farm's land but agricultural production can continue in the form of grazing. The proposed development also has the potential to deliver significant wider environmental benefits, such as improvements to soil structure and health, carbon sequestration and habitat and biodiversity enhancements.
- 7.20 The leasing of agricultural land for non-agricultural purposes is recognised as an important form of income diversification for the farm business which will support the agricultural activities on the rest of the farm thereby helping to mitigate the risks associated with volatile

commodity prices, weather patterns and the pressures associated with the changes to the EU and UK agricultural support regime.”

- 7.21 The use of Grade 3b land for development is supported under policy LP10, as it is not BMV land. Policy LP10 is clear that development should seek to avoid irreversible loss of BMV land. The development that covers this land includes swales, an access track, fencing, solar panels and two inverter/transformer cabins. Of these elements and having regard to a potential ‘worst-case’ scenario, the access track and the inverter/transformer cabins would require some hardstanding and are likely to be more permanent fixtures, though the access track is of limited depth and officers do consider it highly likely this could be removed without any notable impact. The swales, fencing and solar panels are either relatively straightforward earthworks or temporary ground mounted structures that could be readily removed from the site once their use has ceased.
- 7.22 The remaining elements identified, the access track and inverter/transformer cabin hardstanding, would be minor in their scale at approximately 0.1ha, limited to the periphery of the field. A condition is recommended in accordance with LP35 that, prior to decommissioning, a plan is submitted to the LPA that sets out the approach for removal of the equipment, and that seeks to revert the land to its former status in accordance with that agreed plan as well as a condition will also be required that imposes a temporary time limit on the development. Subject to those conditions and the wholly minimal area of land where development is unlikely to be reversed, it is considered there would not be any permanent material loss of best and most versatile agricultural land. The development is therefore considered not to represent the irreversible permanent loss of BMV land.
- 7.23 On the whole, therefore, and subject to the conditions identified above, it is considered the principle of the development is acceptable, in terms of use and location, and in accordance with policies LP10 and LP35.

### **Landscape and Countryside Character**

- 7.24 The Council’s Landscape and Townscape Supplementary Planning Document 2022 (LTSPD) notes that this site sits within the South East Claylands Landscape Character Area.
- 7.25 Much of the topography has been shaped by water with the River Great Ouse creating a wide shallow valley to the north and west of the area. Tributary streams flow from higher land to the south west to the Great Ouse forming a gently undulating landscape in the central part of the character area.
- 7.26 The South East Claylands include large areas of high quality landscape with a varied and typically gently undulating landform, established hedgerows and woodland and the historic settlement patterns which are reflected through the route of the Roman Ermine Street, medieval green lanes and abandoned settlements and field patterns arising from 18th and 19th century enclosures.
- 7.27 In respect to this application, the LTSPD particularly notes that all new development proposals should promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive

development (particularly through planting of tree and woodland belts), avoid ribbon development to conserve the form of historic villages, ensure preservation and interpretation of historic features remaining within the landscape and protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

- 7.28 Towards the south of the area, where the application site is located, woodland cover increases. Heavy clay soils predominate in the area supporting cereal crops and arable farming. Villages are sparse and the connecting network of lanes are often narrow. Higher hedges with numerous trees are wider found, particularly in the southern part of the area. The relative lack of settlement in the area combined with the mature vegetation creates an intimate and tranquil feel to the landscape. In those parts more affected by agricultural change and amalgamated fields, the scale of the landscape becomes larger and this sense is lost.
- 7.29 The application site sits within a plateau, the land rising slightly to the eastern edge of the solar array and reaching a peak on the edge of the site, and then continuing as a plateau to the east.
- 7.30 The development proposes the solar panels away from the edge of the site, with vegetated landscaping proposed along the edges in the form of high hedgerows, with interspersed clusters of trees along the boundaries, including stopping up existing gaps within existing hedgerows.
- 7.31 The application has been accompanied by a Landscape and Visual Impact Assessment (LVIA) which has concluded that any effects on landscape character and visual amenity would be extremely contained.
- 7.32 The LVIA has also been accompanied by viewpoints and assessment of the scale of change that would arise in the context of this development at various points. In general, it has concluded large scale effects would arise within the site and immediately adjacent, but that any effects beyond the site perimeter, would be limited by surrounding mature vegetation to a localised area surrounding the site. As a result, any effects on landscape character and visual amenity would be extremely contained.
- 7.33 The Landscape Officer has reviewed the application, the submitted Landscape and Visual Impact Assessment (LVIA) and its addendum, and the proposed planting strategy plan.
- 7.34 While the Landscape Officer considers the sensitivity of the landscape within this area to be low, with localised impact on the area in terms of the sensitive receptors of the local dwellings and footpaths, they have agreed in principle with the conclusions that the landscape has the capacity to accommodate the solar array at this scale without material harm. They raise no objections to the proposed development, and recommend a condition is imposed that requires a full planting scheme to be provided.
- 7.35 Officers have considered the details submitted from all parties in the context of the adopted LTSPD. It is considered that the landscape does have the ability to accept the development, and that in terms of principle landscape matters its impact can be mitigated. The position within a flat



plateau is considered to substantially limit views of the site from beyond ridgelines at substantial distance.

- 7.36 Officers note the viewpoints submitted as part of the LVIA and which were subject to discussion with the Landscape Officer in terms of location. Viewpoints that have been included in the applicant's LVIA are taken from positions that are considered sufficient to provide an understanding of the visual impact at these viewpoints and the locality.
- 7.37 Officers welcome the comments in respect of the planting scheme, in that it will offer screening to the development. It is not considered that total screening of the development would be reasonable, nor that it is a realistic or appropriate goal of a planting scheme for a development of this nature and scale. Such a planting scheme should aim to mitigate for the impacts of the solar farm by offering selective screening where the impacts are harmful such that it is warranted, but in general officers consider the aim of this planting proposal should be to introduce planting in a manner that otherwise breaks up continuous views of the development.
- 7.38 The use of high hedgerows would provide significant screening from views close to the site, where the highest magnitude of change is considered likely to be experienced. In longer views, the use of clustered tree planting, using the trees indicated within the submitted mixes, are considered likely to have a substantial impact in breaking up views of the solar panels and reflect the landscape character identified with the LTSPD. This will give the western boundary planting a greater opportunity to extend beyond the overall height of the solar panels, having regard to topographical changes, and while it is not considered likely to be able to achieve that across the entirety of all views, officers consider the most impacted views from the west will be afforded a sufficient level of mitigation, albeit that this level of mitigation will not provide immediate screening.
- 7.39 Overall, in terms of impacts on public views, officers consider those at the immediate edges of the site, and in close proximity are likely to experience a high level of change. Most of these would be from roads, lanes or Public Rights of Way and therefore views of the proposed development would be either at speed or would only form a small part of the overall experience of the landscape. The boundary planting is considered sufficient to mitigate for views from non-motorised users. At longer distances, particularly along the southern fields where it is considered views are more readily available from Drewels Lane and Potton Road, and the right of way network adjacent, officers consider that the distance of the view, coupled with the proposed planting scheme, will break up the views of solar panels sufficiently to limit their visual dominance in the landscape.
- 7.40 On the whole, and subject to conditions requiring a fully detailed planting scheme to be submitted, officers consider the proposal has demonstrated the proposed development would not result in a materially harmful impact to the landscape as a resource and could suitably integrate itself into the topography and character. The proposal would therefore accord with policies LP10, LP11, LP12 and LP35 in this regard.

## **Highway and Transport Impacts, including PRow and East West Rail Safeguarding**

- 7.41 The application Site is located south of the B1046, a busy, national speed limit road that eventually adjoins the A428 to the east and provides connection to St Neots. The application proposes access from Potton Road, making use of existing access point found on Potton Road, which currently serves the golf club and residential uses on the Lane, it will be used for both construction and maintenance.
- 7.42 The application has been accompanied by a draft construction traffic management plan (CTMP), contained within the Transport Assessment. It estimates approximately 1,164 construction deliveries across the build stage, with approximately 20 additional movements from contractors parking at the site on a daily basis. Once operational, the development is expected to require approximately 50 maintenance visits over the course of a year, one every week. As the site would be monitored offsite, it is unlikely there would be any significant additional vehicle movements once the development is operational.
- 7.43 The Local Highway Authority have reviewed the submitted information and raised no objections in principle, subject to conditions relating to the construction and maintenance of the access, and appropriate control of construction traffic.
- 7.44 On the whole, and subject to conditions, the development is therefore considered not to represent an adverse impact to highway safety or the capacity of the transport network and would therefore accord with policies LP16 and LP17.
- 7.45 The County Rights of Way Team have raised no objection to the proposal as amended, subject to a condition requiring precise details of the alignment and material, and conditions requiring offsets from PROWs for fencing and planting.
- 7.46 They comment that “Public Footpath No. 5, Abbotsley forms the access to the site. The applicant has confirmed that no change of surface is proposed to Public Footpath No.5, Abbotsley.
- 7.47 A proposed maintenance track crosses Public Footpath No. 10, Abbotsley. Officers have reviewed the further details provided regarding the proposed changes to the surface of the public footpath. Due to the limited extent of the proposed change of surface to the public footpath, and the fact that it remains unmetalled, we do not require completion of the authorisation form. The Definitive Map team’s previous objection regarding the change of surface proposal is withdrawn, subject to the inclusion of a planning condition.”
- 7.48 “The Applicant is happy to accept a condition requiring such temporary fencing and asked where this should be located. We require such fencing to be located either side of Public Footpath No. 10, Abbotsley and to the north of the proposed native hedgerows that lie to the south of Public Footpath No. 5, Abbotsley.
- 7.49 We also note the Applicant is agreeable to our previously requested conditions regarding fencing and planting offsets.”

- 7.50 The permissive path is proposed on a temporary basis, to run concurrent with the operation of the solar farm itself. While it would have been preferential for the enhancement to become permanent officers consider this to be an acceptable arrangement as the improvement will remain in place for a proportionate time to the impact created by the development.
- 7.51 The BHS has commented that should this application be successful, there is an excellent opportunity to enhance the local public rights of way network by creating a peripheral public right of way of at least bridleway standard but preferably a restricted byway standard. This would meet the Cambs ROWIP requirements and should be at least a minimum requirement for any approval. The trigger date for providing the access should be before commissioning of the site is complete.
- 7.52 Officers have taken this suggestion into consideration and conclude that given the sufficient public access in this area already and the improvements that the applicant has already agreed with CCC PRoW Officers – the request for an additional new periphery Byway, is excessive and has not been substantiated by CCC PRoW team.
- 7.53 As no formal PROWs would be lost through the proposal, and the development would result in a temporary, albeit long-term, improvement to the PROW network, officers consider that, subject to conditions identified, the proposal would accord with policy LP16.
- 7.54 As of November 2024 – the Government issued a directive that all proposals which may have a significant impact on any safeguarded land to accommodate the proposed East West Rail, will be formally consulted on. The application Site falls within the safeguarded land. East West Rail have responded that the solar array area is of no impact but would like further clarification on the proposed line of the cable and connection to the BESS. The applicant has consulted directly with East West Rail. Following discussions, they have now satisfied EWR that safeguarded land will not be compromised, a planning condition has been agreed that will be attached to any planning approval, to agree a Construction Method statement.

### **Ecology and Biodiversity**

- 7.55 The application has been accompanied by Ecological Reports, a Landscape and Biodiversity Management Plan and detailed calculations of Biodiversity Net Gain. These set out the potential areas of ecological value within the site and its surroundings that may be of ecological significance and considers the potential mitigation and enhancement proposals to ensure the development does not result in adverse impacts to ecology and biodiversity.
- 7.56 The Wildlife Trust has reviewed these details and following amendments and clarification, raise no objection. They have noted the reports follow best practice and consider these have established an accurate representation of baseline of the site. They note that the submitted Net Gain Calculations appear to be optimistic in respect of the proposed wildflower grassland, but that even if elements were considered to provide a low overall increase in biodiversity units the development would still deliver a significant increase in habitat units and therefore a high level of net gain.

- 7.57 Wildlife Trust Officers have reviewed the additional information submitted by the application including revised Landscape Strategy Plan (LV6 Rev. B) & Biodiversity Metric Spreadsheet (sent separately to the WT), and the updated Ecological appraisal report and BNG report. WLT Officers responded that “The additions and changes made to all these documents fully address the issues we raised in our original response and provide a suitable basis for the determination of the application.” They suggest planning condition mitigation/recommendations for species such as newts and skylarks as contained in the Ecological Report by Cherryfield Ecology, submitted on 25th May 2024
- 7.58 On the whole, therefore, and subject to conditions identified above, as well as a condition requiring a finalised landscape management plan, Officers consider the proposal would protect existing ecological features and achieve measurable enhancement in biodiversity terms. It is therefore considered to accord with policies LP30 and LP31.

### **Drainage and Flood Risk**

- 7.59 The application site is located within Flood Zone 1, at the lowest risk of flooding.
- 7.60 No objections have been received from the LLFA as the statutory consultee for surface water. They have recommended standard conditions seeking the fully detailed design should be submitted if the application is approved, details of its long term management and details of how surface water will be managed during the construction process. Similarly, no objections have been received from the Environment Agency in respect of flood risk from river sources, subject to securing the mitigation in the submitted Flood Risk Assessment (FRA).
- 7.61 The application proposes to manage surface flows predominantly through a mix permeable paving, swales and filter strips. This would both control the rate of discharge and provide water quality treatment. The LLFA have confirmed this would restrict rates of discharge to below greenfield levels. They state that the submitted documentation shows that the development can be managed through the use of swales, filter drains, a detention basin and restricting the waters flows to 15.8l/s with a 75mm orifice so as not to increase the risk of a blockage.
- 7.62 While the solar panels themselves are not permeable, the development does not create substantial levels of hardstanding compared to, for example, a residential development. Water would reach the ground, and there would be some level of infiltration drainage naturally occurring, though as this is likely to be more focused into runs, the profile of how water runs along the ground is likely to change.
- 7.63 The proposed swales and filter strips would serve to slow water flow and create attenuation features that would hold the water while it discharges, and officers consider there is plenty of available land that can accommodate these features. While the final length and position of swales will fall to detailed design stage, this significant increase above baseline is considered sufficient to be satisfied there is adequate space to accommodate the required drainage measures.
- 7.64 Officers note the relevant test in this instance would be that the situation is not materially worse than present. While the fully detailed design

would be submitted at a later stage, the level of restriction indicated and the proposed mitigation measures that have been suitably demonstrated to be achievable are sufficient for officers to consider an acceptable drainage arrangement would be readily achievable.

- 7.65 In terms of flooding from river sources, the whole site is located in Flood Zone 1, at the lowest risk of flooding. As a solar farm, the development is classified as “Essential Infrastructure” in accordance with Annex 3 of the NPPF. As the development is located outside the flood zones there is no impact to the existing functional flood plain through a reduction in that area, and the development has demonstrated it can adequately accommodate the storage and release of surface water into the brook to less than greenfield rates such that there would be no material impact beyond current runoff rates, in real terms this offers a betterment to the current situation.
- 7.66 Subject to conditions, therefore, officers consider the proposal would not give rise to any adverse impacts to drainage through surface water or river sources. The proposal would therefore accord with policies LP5 and LP15.

### **Heritage Impacts**

- 7.67 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is had to the desirability of preserving particular features of Listed Buildings and Conservations Areas and great weight should be afforded to the assets conservation. The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.
- 7.68 HDC’s Conservation Officer has not made any comment on the grounds of harm to heritage assets, due to the lack of any designated heritage assets in close proximity, such that the proposal is not considered to be within the setting that contributes to their significance or harm.
- 7.69 The County Historic Environment Team (CHET) have also raised no objections and consider that the development would not impact any archaeological deposits so recommend approval subject to the imposition of a number of planning conditions.
- 7.70 In accordance with policy LP34 and the relevant NPPF legislation, great weight should be afforded the protection of heritage assets. Any harm should be considered in accordance with para 215 of the NPPF, and a development that gives rise to harm will need to be balanced against any public benefits of the proposal.
- 7.71 CHET have raised no objections, and do not consider the proposal would result in any material harm. Officers consider that weight should be afforded to these consultees given their expertise.
- 7.72 The proposed development is therefore considered to accord with policy LP34 and the relevant provisions of the NPPF in respect to impact to heritage assets.

### **Impacts to Neighbouring Amenity**

- 7.73 While the site is distant from the majority of residential dwellings in the area, officers note a small number are in close proximity. The closest being the log cabin lodges, approximately 100m to the north of the solar array. The Golf club is approx. 200m from the nearest panels and the farm to the south is about 500m. The distances are considered sufficient to protect the amenity of surrounding occupants from overshadowing or overbearing impacts, notwithstanding that the solar panels and associated structures are not of such a height that they would be considered likely to give rise to harmful levels of overbearing or overshadowing. The landscaping strategy has been carefully considered and assessed, to take these amenities into account.
- 7.74 On the whole, and subject to the conditions identified, officers consider the proposal would accord with policy LP14.

### **Land Contamination and Air Quality**

- 7.75 The Council's Environmental Health Officer has raised no objection on the basis of contamination risks or air pollution. Natural England have raised no concerns subject to conditions to ensure that there would be no ground contamination, and the LLFA have noted the proposed drainage mitigation measures are acceptable.
- 7.76 In terms of existing contamination, officers consider it likely that the active agricultural use of the site would have required some form of chemical use that could result in contamination, though it is not considered highly likely there would be any contaminants within the site. There are no notable brownfield uses within or surrounding the site that would give rise to concerns in terms of contamination, or any significant evidence of past uses that would indicate previous contaminative uses on or adjoining the site.
- 7.77 As a solar farm, the development's operational aspect would not give rise to emissions that would result in materially adverse impacts to air quality. While there would be some level of emissions during construction, the short length of the construction time (approx. 20 weeks) as such that it is considered these would be marginal, and not at a level that would be considered harmful.
- 7.78 While officers consider there is likely to be some chemical use as part of regular maintenance of the site, both in cleaning solar panels as needed and as part of biodiversity management to limit the possible impact of inappropriate plant species, the level of use is considered likely to be low, having regard to the amount of maintenance visits likely to be carried out throughout the lifetime of the development. It is noted that any consideration should be made against a likely starting point that some chemical use would form part of standard agricultural practice use of the site, albeit in a materially different context.
- 7.79 Overall, and particularly having regard to the mitigation that will form part of the drainage scheme, officers consider the proposed development is unlikely to lead to any materially harmful impact to water sources within and surrounding the site.

- 7.80 In respect to ground contamination, it is noted that no concerns have been raised by the Environmental Health Officer. The application has set out the aspects of the development that could 'potentially' give rise to ground contamination and the Construction Method statement will be agreed to control the appropriate form of storage, as well as actions in the event of a spill.
- 7.81 There are no other sources likely to result in ground contamination particularly arising as a result of the development, the development is considered sufficiently remediated through the drainage proposals, it is considered this is sufficient to limit the impact of any possible chemical use.
- 7.82 On the whole, the proposal is considered to accord with policies LP36 and LP37 in respect to ground and water pollution and air quality.

### **Health Impact Assessment**

- 7.83 As confirmed in LP 29 of the Huntingdonshire Local Plan – for large scale new developments the importance of creating an environment that facilitates safe, healthy and inclusive communities is paramount.
- 7.84 The submitted HIA confirms that the proposed development will enhance those parts of the bullet point criteria contained in LP 29 – including access to open countryside, crime reduction, air quality, noise and neighbourhood amenity, these are shown as already established and not will not be negatively diminished by the development.
- 7.85 There will be benefits in terms of accessibility to the countryside and improved connection of PRow. The HIA also notes that disturbance to neighbour amenity is most likely to be experienced during the construction and decommissioning phases owing to increased traffic, but this will be short term. Crime and antisocial behaviour will be discouraged by the perimeter fencing and CCTV surveillance at entrances gates.
- 7.86 It is also noted that access to work and training opportunities will be enhanced during the construction phase for local employers and employees.
- 7.87 On the whole, the proposal is considered to accord with policy LP 29, in respect that it identifies the relevant positive and negative health impacts, demonstrates consideration of how such impacts may be enhanced or mitigated, and identifies what impact this consideration has had on the development proposal.

### **Other Matters**

- 7.88 Although no comments have raised concerns that the proposal would lead to an increase in risk of crime, the Cambridgeshire Police have noted that solar farm installations themselves can be vulnerable to crime but have not made any comment that there is likely to be an increase in crime beyond the site itself. As set out previously, lighting and CCTV would be required as part of the development, and details of that will be secured by condition. The site would also require fencing, and the final details of that would be required by condition to ensure it meets

appropriate safety standards without adversely impacting character, PRow use, or undermining ecological corridors. This accords with the comments of the Police and officers consider this is sufficient to limit the threat of any crime that might arise, sufficient to ensure there would be no materially increased risk either to the site or its surroundings. The proposal is therefore considered to accord with policy LP14 in terms of risk of crime.

- 7.89 Abbotsley Parish Council comments received have objected on the basis that there is no assessment of alternative sites provided that demonstrates the development must be in this location and the impact of cumulative developments of solar provision. This is not a requirement of adopted policy, and regardless of any identification of alternative sites the application as submitted must still be assessed on its own merits. Assessments of alternative sites would normally be sought only where there were harms identified in order to demonstrate there were no other alternatives such that the location should outweigh those harms. In this instance no significant harm has been identified, there is no adopted policy requirement, and no other reason has been put forward as to why an assessment of alternative sites should be carried out. It is therefore not considered a necessary or reasonable requirement to seek further assessment of alternative sites in this instance.

## **8. Planning Balance and Conclusions**

- 8.1 The application must be considered in accordance with the statutory tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 Officers have reviewed the detail submitted, along with representations from Parish/Town Councils, and technical and non-technical consultee responses. It has been identified that the proposed development would accord with national and local policy, having regard to the controls that are available to the Local Planning Authority, particularly conditions as set out in the recommendation below. While it is noted that there will be some immediate impacts, particularly in relation to landscape and highways, these are not considered to be materially harmful in the context of the development as a whole, having regard to the timescales of such impacts throughout the lifetime of the development. In any event these limited impacts are considered to be significantly outweighed by the significant material benefits of renewable energy generation and biodiversity net gain that would arise from the development.
- 8.3 On balance and subject to appropriate conditions, it is considered the proposal accords with adopted national and local policy, and no material considerations have been identified that would indicate the application should otherwise be refused contrary to that policy.

## **9. RECOMMENDATION - APPROVAL subject to conditions relating to the following;**

- 3-year time limit to implement
- Accordance with approved plans
- 40-year temporary permission



- Decommissioning plan to be submitted.
- PV Panels to be no higher than 3m (as shown on plans)
- Agricultural land and soil management plan to be submitted.
- Detail drainage scheme to be submitted.
- Securing the mitigation in the submitted Flood Risk Assessment (FRA)
- Long-term management and maintenance details of drainage scheme to be submitted.
- Management scheme for surface water discharge during construction to be submitted.
- Full details of hard and soft landscaping to be submitted, including offset details to PRow.
- Tree Protection Plan to be submitted.
- Landscape and Ecology Management Plan (LEMP) to be submitted.
- Ecological Species mitigation to be submitted. (newts and skylarks)
- Archaeological Management Plan for the construction phase and a WSI.
- Details of CCTV locations and fields of view to be submitted.
- Details of lighting to be submitted.
- Public Rights of Way / Permissive Path details to be submitted.
- Construction Environment and Traffic Management Plan to be submitted. To include traffic routing plan and good practice construction environmental methods. (CEMP)
- Details of fencing/gates to be submitted.
- Access to be a minimum of 7.3m in for 17m in length.
- Access to be constructed to CCC Specification where they adjoin the adopted highway.
- Parking and manoeuvring space to be provided within the site for the duration of construction.
- Visibility splays to be provided and maintained.
- Access kerbs to be 15m radius
- No surface water to discharge onto the highway from the accesses.
- Access to be a metalled surface.
- Construction method statement for elements which cross East West Rail safeguarded land.

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 **Hannah Guy, Principal Development Management Officer**  
 Hannah.guy@huntingdonshire.gov.uk

Schedule of Planning Applications – 9<sup>th</sup> January 2024

No.	Reference	Development	SNTC Decision	Notes
[REDACTED]				
		Rear garden		
[REDACTED]				
S5	23/01507/FUL	<b>Mr S Dix</b> <b>Low Carbon Solar Park 30 Ltd</b> <b>Land South Of Abbotsley Country Homes, Drewels Lane, Abbotsley</b> Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway	<b>Approved</b>	Subject to consultee comments being addressed by the applicant.  St Neots Town Council supports the generation of low carbon electricity locally.

Schedule of Planning Applications – 9<sup>th</sup> January 2024

No.	Reference	Development	SNTC Decision	Notes
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Chairperson

# ABBOTSLEY PARISH COUNCIL



Development Control  
Huntingdonshire District Council

19<sup>th</sup> November 2024



**23/01507/FUL – Erection of solar photovoltaic farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway - Further information submitted  
Land south of Abbotsley Country Homes, Drewels Lane, Abbotsley.**

Abbotsley Parish Council considered this application at its meeting held 14<sup>th</sup> November 2024. All members of the Parish Council voted unanimously to recommend **refusal**.

The Parish Council stated that the views expressed on 15<sup>th</sup> December 2023 have not changed. For ease, the reasons for refusal are expressed again here:

- The proposal would result in the loss of valuable agricultural land.
- The proposal's impact on the countryside.
- The proposal would have negative effects on wildlife.
- The proposal would result in the loss of countryside.
- The Parish Council is concerned about the cumulative impact of the proposed solar farms in this area, this application being one of them.
- Other locations with lower grade land could be used for this purpose.

Councillors continue to be extremely concerned about the number of solar farms with planning approval and currently going through the planning system within this area. Abbotsley has the possibility of being surrounded by three solar farms rather than countryside. This proposal will be quite visible and Councillors are unhappy with the proposed negative visual impact that this would have.

Yours sincerely



Clerk to Abbotsley Parish Council

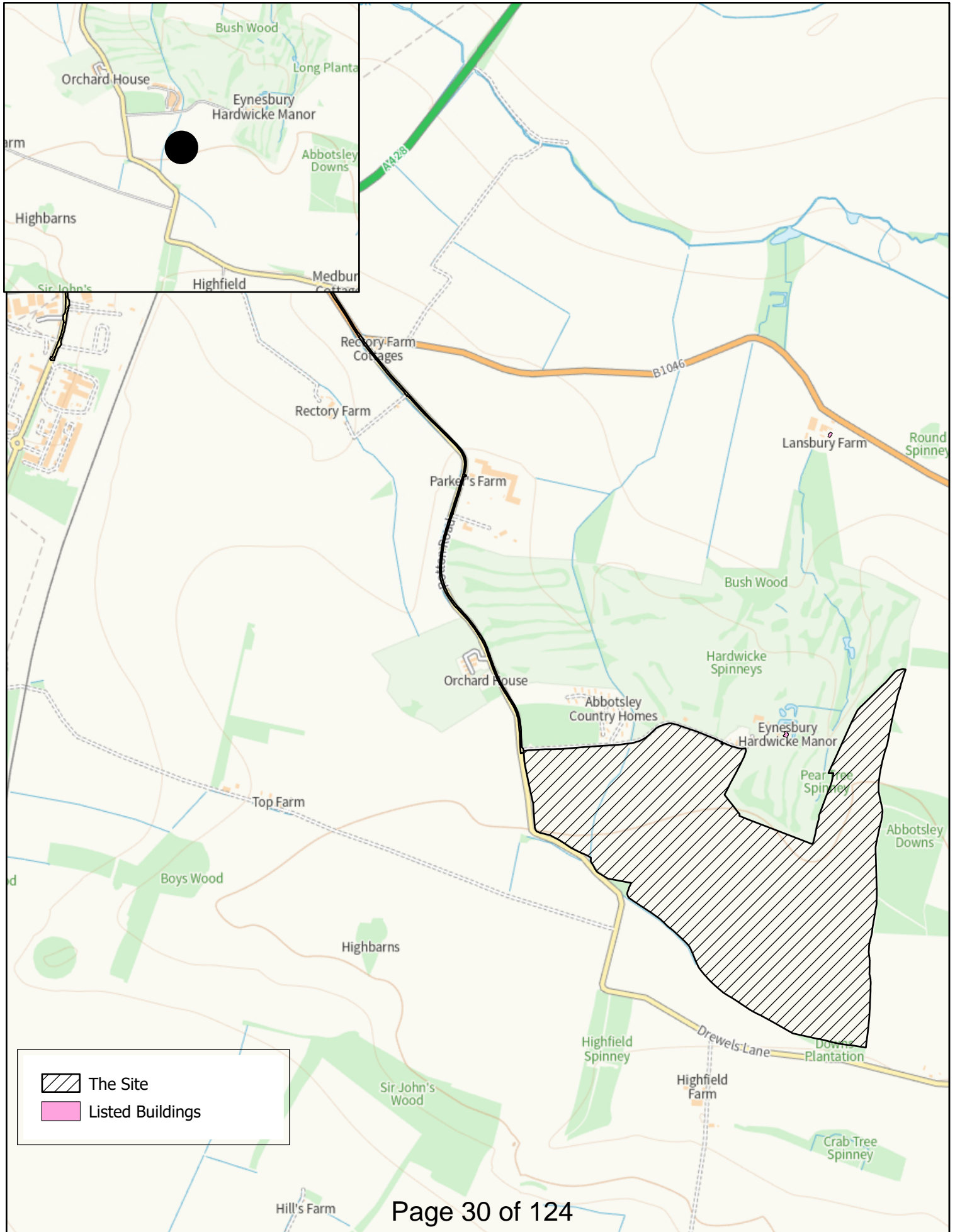
# Development Management Committee

Application Ref: 23/01507/FUL



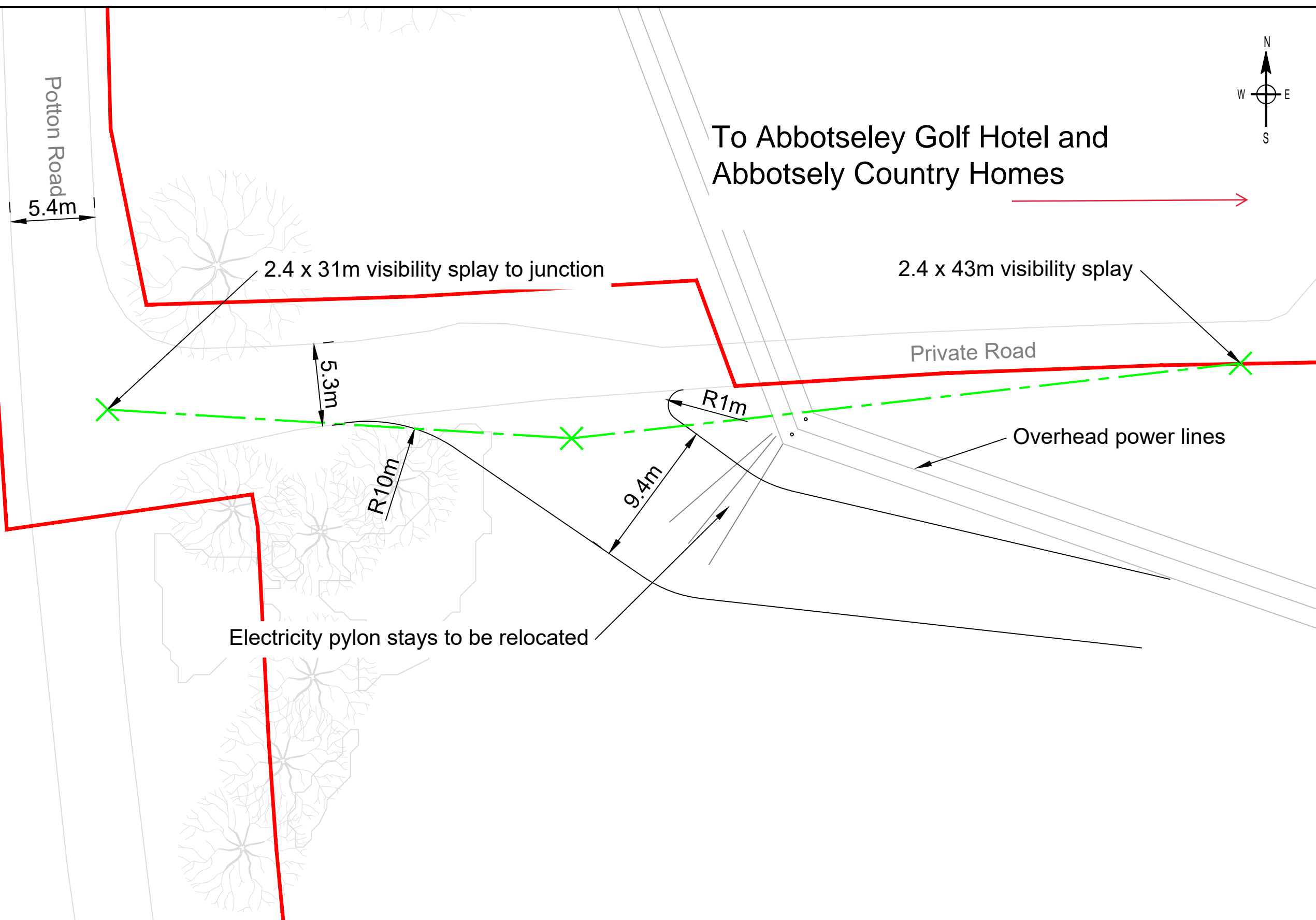
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Date Created: 08/01/2025





To Abbotseley Golf Hotel and  
Abbotseley Country Homes



Potton Road  
5.4m

2.4 x 31m visibility splay to junction

2.4 x 43m visibility splay

Private Road

Overhead power lines

Electricity pylon stays to be relocated

R1m

9.4m

R10m

5.3m

Page 31 of 124



Based upon the Ordnance Survey Map with the permission of the Controller of H.M. Stationary Office @ Crown Copyright Contract No. 100048330

A	Update site layout plan received	BL	DB	DB	29.06.23
REV		DR	CH	AP	DATE

PROJECT  
PEAR TREE SOLAR FARM, ST NEOTS

CLIENT  
LOW CARBON UK

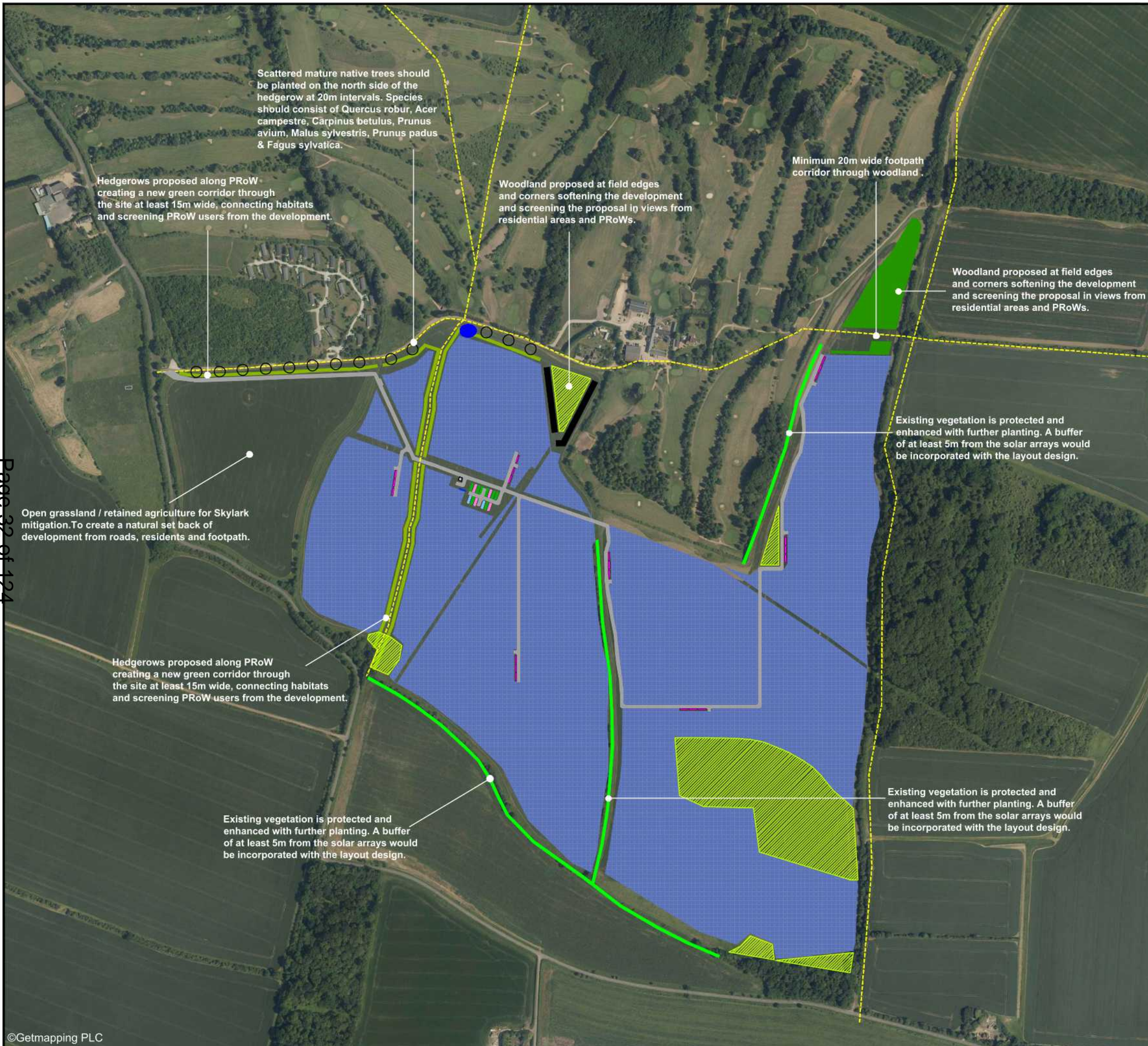
DRAWING TITLE  
PROPOSED ACCESS ARRANGEMENTS



DRAWN BY	CHECKED BY	APPROVED BY	DATE	SCALES @ A3 SIZE	ISSUE STATUS
BL	DB	DB	13.06.23	1:250	PLANNING

DRAWING NUMBER	REV.
C5141-1PD-002	A

CAD FILE NAME : C5141-1PD-002



Project: **Pear Tree Solar Farm**



- Key:**
- Existing vegetation to be retained and enhanced
  - Proposed native hedgerows
  - Proposed native woodland
  - Proposed native tree belt
  - Open grassland (sown with Emorsgate EM2 or similar)
  - Development infrastructure
  - Solar arrays
  - Public Right of Way (PRoW)
  - Indicative location of attenuation basin

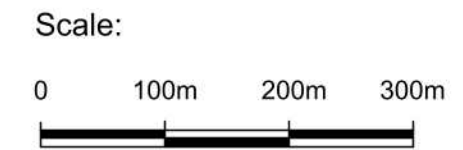
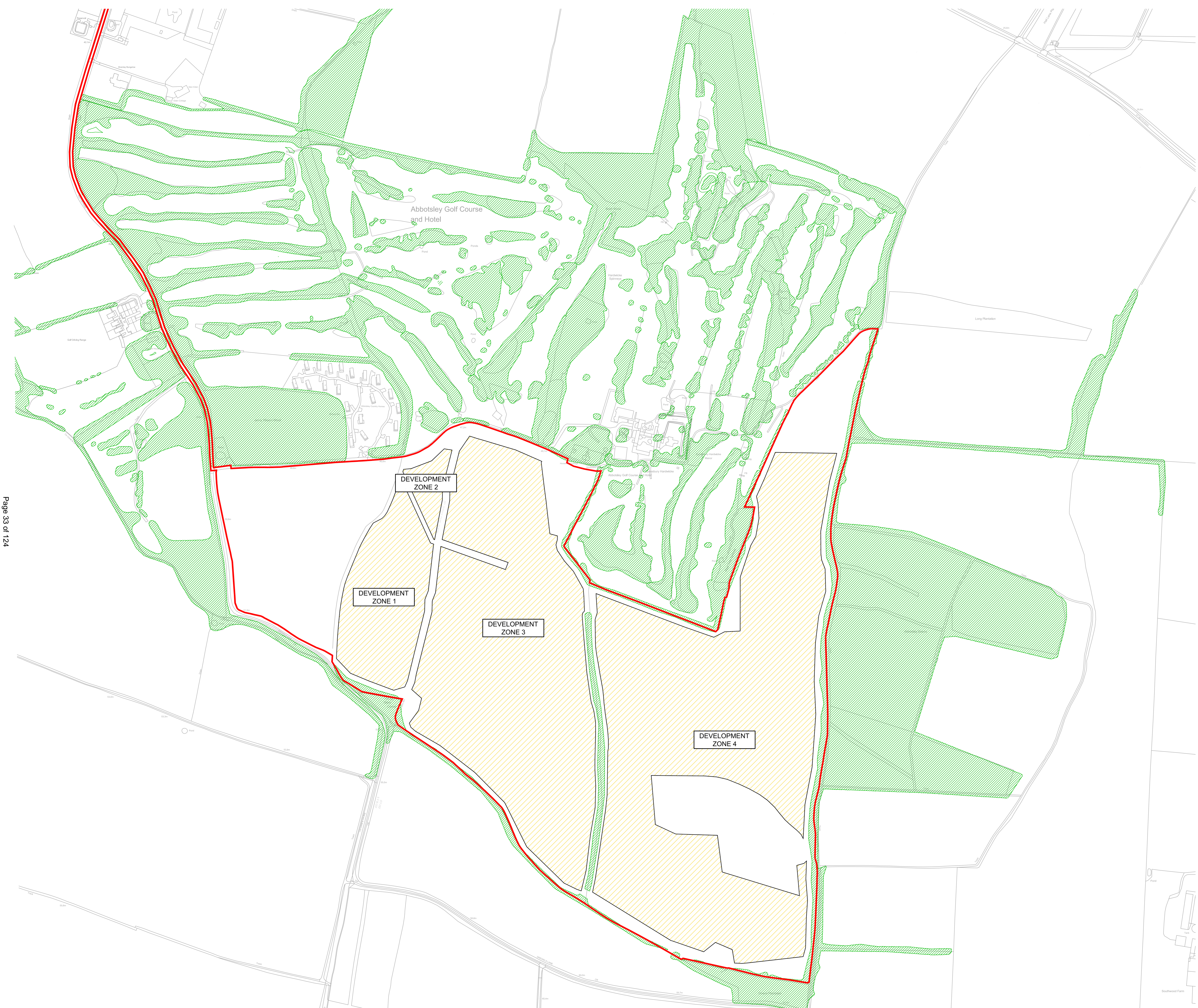


Figure: LV6 Revision C  
Landscape Strategy Plan

Drawn by: BJD  
 Checked by:  
 Date: 23-09-24





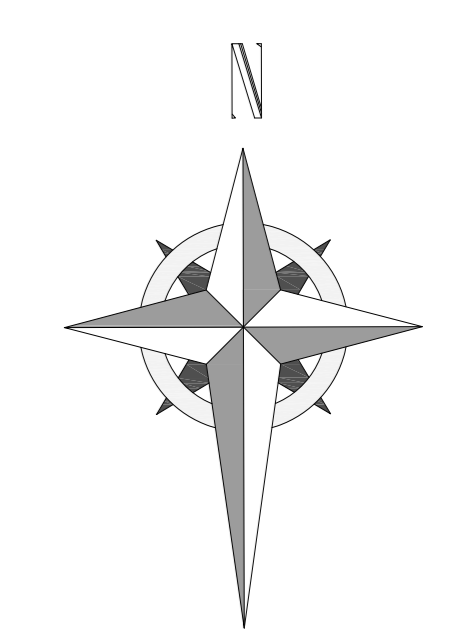
Page 33 of 124

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Revision	Date	Revision Notes	Drawn	Inspected
01	22.09.22	Final Issue	JF	SD
02	03.03.23	Amendments to Development Zone	CS	SD
03	16.03.23	Amendments to Site Boundary	GM	SD
04	12.05.23	Amendments to Site Layout	JF	SD
05	26.05.23	Amendments to Development Zone	JF	SD
06	21.07.23	Amendments to Development Zone	JF	SD
07	22.03.24	Amendments to Development Zone	JF	SD
08	26.03.24	Amendments to Development Zone	MR	SD

**LEGEND:**

- SITE BOUNDARY
- DEVELOPMENT ZONE
- EXISTING VEGETATION



Status: **PLANNING**

Project: **Eaton Ford Solar Farm**



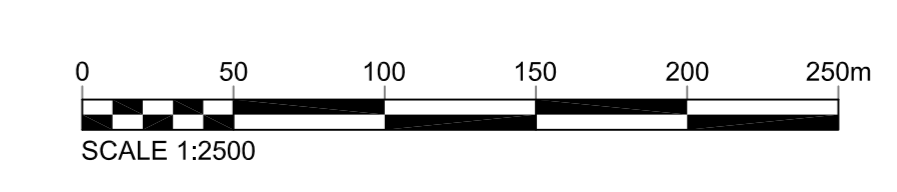
Drawing Title: **Eaton Ford Development Zone Plan**

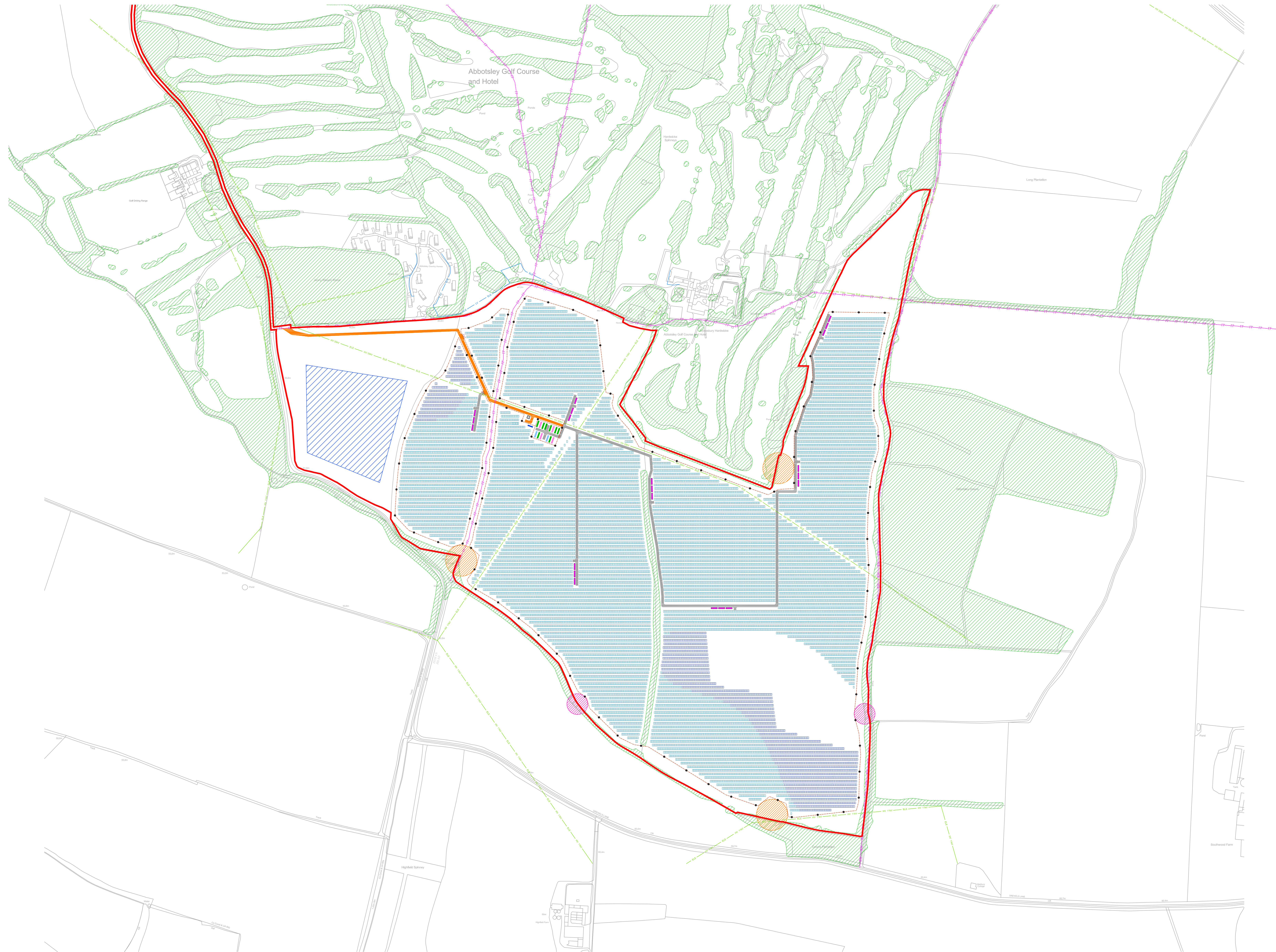
Drawn: JF      Checked: SD      First Issued: 22.09.2022

Project Code: **LCS098**      Drawing Number: **DZ-01**

Sheet Size: **A0**      Scale: **1:2500**      Revision: **08**

**1 EATON FORD DEVELOPMENT ZONE PLAN**  
Scale: 1:2500@A0





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All dimensions are to be confirmed on site prior to commencement of work.

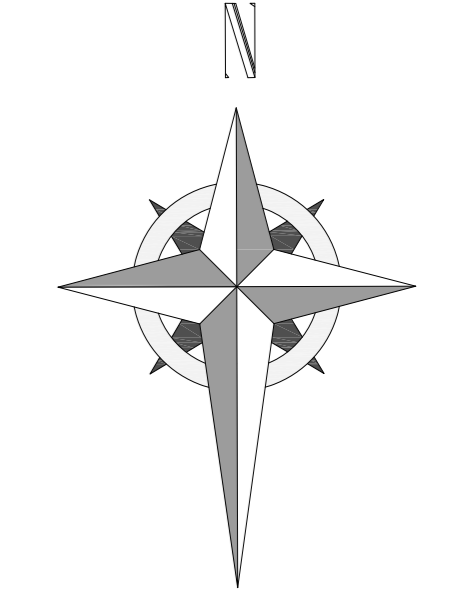
Revision	Date	Revision Notes	Drawn	Inspected
01	22.09.22	Final Issue	JF	SD
02	16.10.22	Revised Layout	AE	SD
03	13.02.23	RLS Amended, Battery Contour and Pile of	GM	SD
04	03.03.23	Commission Method	CS	SD
05	15.03.23	Revised Layout	GM	SD
06	12.05.23	Part Line Boundary Amended	GM	SD
07	26.08.23	Part Line Boundary Amended	GM	SD
08	26.08.23	Amendment to Site Layout	JF	SD
09	21.03.24	Revised Layout	JF	SD
10	25.03.24	Revised Layout	JF	SD
11	07.06.24	Layout Revised	JF	SD

**LEGEND:**

	SITE BOUNDARY
	EXISTING OH 33kV CABLE
	EXISTING OH 11kV CABLE
	EXISTING OH LV CABLE
	FOOTPATH
	BRIDLEWAY
	DNO ACCESS
	MAINTENANCE ACCESS
	SITE ACCESS
	PERIMETER FENCELINE
	EXISTING VEGETATION
	AREA AVAILABLE FOR POTENTIAL SKYLARK MITIGATION
	BADGER SET 30m EXCLUSION
	20m BUFFER TO POTENTIAL ROOST FEATURE (BATS)

**SITE INFRASTRUCTURE:**

	DNO SUBSTATION		SECURITY GATE
	SOLAR PANELS MODULES (PITCH #7.2m) R.S = 3.2m		CCTV CAMERA
	INFRASTRUCTURE INSTALLED WITH NO DIG TECHNOLOGY		INVERTER
			CUSTOMER SWITCHGEAR
			SPARE PARTS CONTAINER
			BATTERY
			TRANSFORMER/ INVERTER (BATT.)



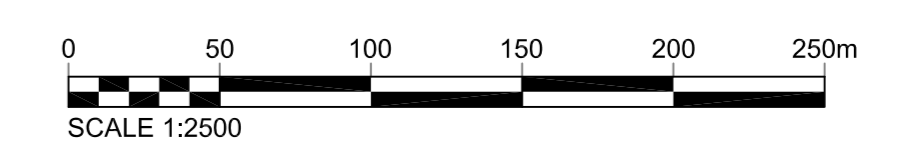
Status: **PLANNING**

Project: **Eaton Ford Solar Farm**

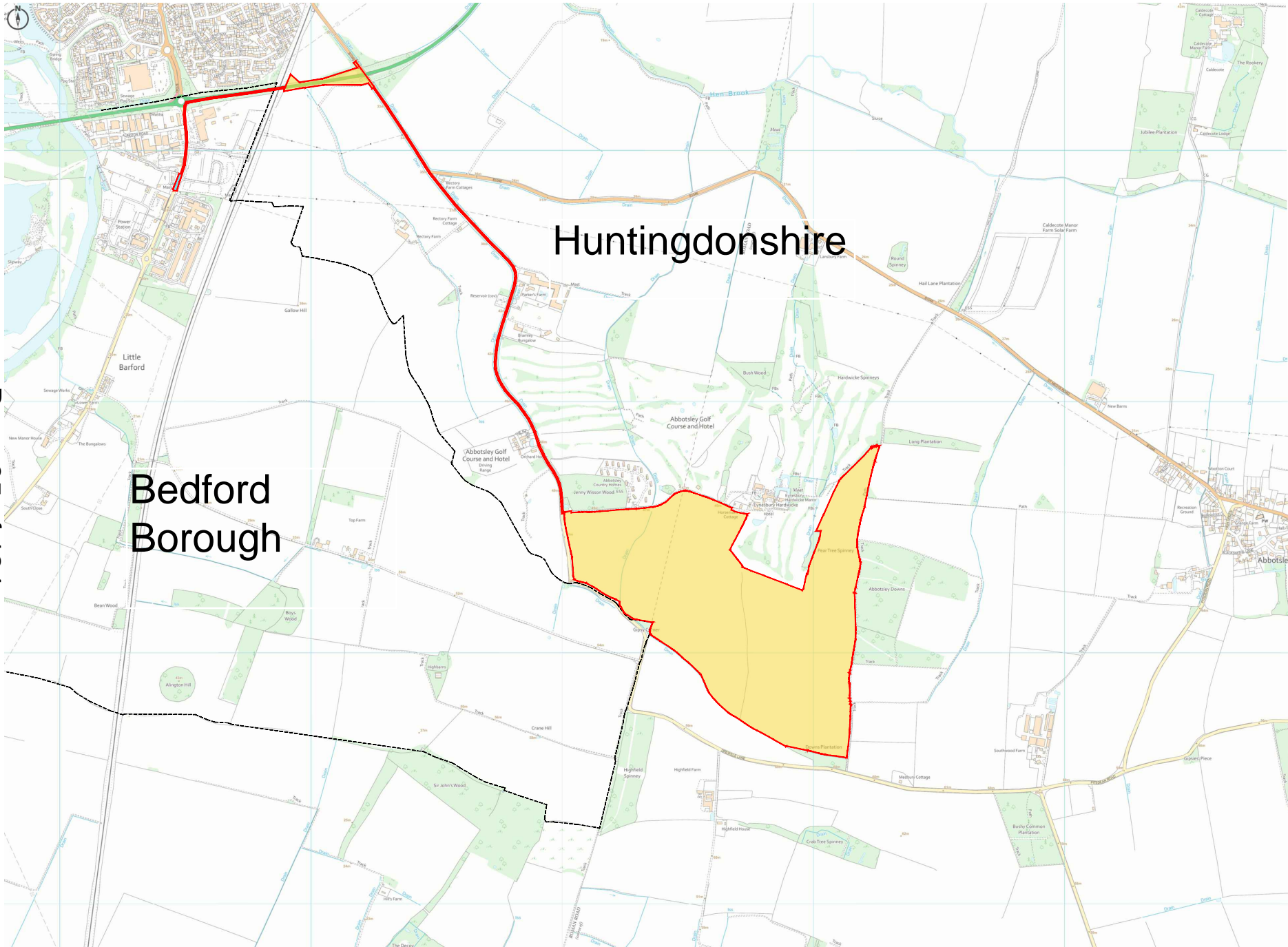


Drawing Title: **Eaton Ford Layout Plan External**

Drawn: JF	Checked: SD	First Issued: 22.09.2022
Project Code: LCS098	Drawing Number: PLE-01	
Sheet Size: A0	Scale: 1:2500	Revision: 11



**1 EATON FORD LAYOUT PLAN EXTERNAL**  
Scale: 1:2500@A0



Revisions:

Revision	Date	Revision Description	Drawn	Checked
01	20.11.23	Final Issue	CS	SD
02	20.11.23	County Boundary Amend	CS	SD

LEGEND:

	SITE BOUNDARY
	FOR PROPOSED DEVELOPMENT WITHIN BEDFORD BOROUGH COUNCIL AND HUNTINGDONSHIRE DISTRICT COUNCIL ADMINISTRATIVE AREAS
	ADMINISTRATIVE COUNCIL BOUNDARY
	LAND IN BEDFORD BOROUGH COUNCIL
	LAND IN HUNTINGDONSHIRE DISTRICT COUNCIL



PROPOSED WORK	ACROSS
LAND IN BEDFORD BOROUGH COUNCIL	100.00
LAND IN HUNTINGDONSHIRE DISTRICT COUNCIL	1.00

Eaton Ford Solar Farm (Pear Tree Solar Farm)



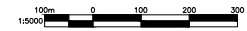
CADmando Design & Drafting Services Ltd  
The Long Walk, Park Farm, Huntingdon, Cambridgeshire, PE18 6JH  
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Web: www.cadmando.com

LEGAL

Drawn	Checked	First Issue
CS	SD	20.11.2023
Project Code	Drawn Number	
LCS098	SP-02	
Sheet Size	Scale	Revision
A4	1:5000	02

1 EATON FORD SITE LOCATION PLAN

Scale: 1:5000@A4



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**DEVELOPMENT MANAGEMENT  
COMMITTEE 20<sup>th</sup> January 2025**

**Case No:** 22/01460/OUT

**Proposal:** Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings

**Location:** Land Northeast Of 2 Old Houghton Road And Southeast Of Main Street, Hartford

**Applicant:** Mr Andy Girvan

**Grid Ref:** 525997 272908

**Date of Registration:** 1<sup>st</sup> July 2022

**Parish:** HUNTINGDON

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**RECOMMENDATION - APPROVE**

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

**1. DESCRIPTION OF SITE AND APPLICATION**

Site and Surroundings

- 1.1 This broadly square application site comprises an area of approximately 1.2 hectares of paddock land fronting the south west of Main Street. To the north west on the north side of Main Street is the Owl Way residential estate and to the south west is the property no. 2 Old Houghton Road, where planning permission exists for 3 new properties (ref 16/00597/FUL and 18/00089/FUL). To the south the site is enclosed by the former West Anglia Training Centre. The A141/A1123/B1514 roundabout and A1123 are located to the north and east of the site, separated by an established tree belt. The site is bounded by vegetation and trees of various quality on other boundaries.
- 1.2 The application site is not within a Conservation area, however the Hartford Conservation area abuts the site on the southwestern boundary and part of the northwestern boundary. To the southwest along Main Street (approximately 157 metres southwest of the site) there is a grade II listed Late C18/early C19 farmhouse, No. 70 Main Street.

- 1.3 The application site lies within Flood Zone 2 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.
- 1.4 The site and also a further parcel of land to the south-west (shown within the blue line and therefore in the same control as the application site) benefit from planning permission (22/01134/FUL) for Engineering works to improve drainage and ground conditions. This is discussed in further detail below in the relevant flood risk/drainage section.

#### Proposal

- 1.5 The application seeks outline planning permission for 25-30 dwellings with all matters reserved except for access.
- 1.6 The proposal includes 40% affordable housing.
- 1.7 Access is proposed from Main Street.
- 1.8 This application has been accompanied by the following drawings and documents:
  - Site Location Plan 040826/2
  - Site Plan as Existing 22.041.S101.A
  - Indicative Masterplan Layout 22.041.K101.C
  - Indicative Masterplan Accommodation Type Plan 22.041.K0102.B
  - Indicative Masterplan Building Heights Plan 22.041.K0103.C
  - Indicative Masterplan Highways & Parking Strategy Plan 22.041.K0104.C
  - Indicative Masterplan Refuse Strategy Plan 22.041.K0105.C
  - Indicative Masterplan Boundary Treatment Plan 22.041.K0106.C
  - Indicative Masterplan Biodiversity Net Gain Plan 22.041.K0107.D
  - Indicative Masterplan Massing Model Plan 22.041.K0108.A
  - Indicative Masterplan Layout Artist Impression 22.041.K001.C
  - Access Drawing 1506-02 Rev. A
  - Tree Survey & Constraints Report by Hayden's Arboricultural Consultants
  - Tree Survey & Constraints Plan by Hayden's Arboricultural Consultants
  - Ecological Impact Assessment by Green Environmental Consultants
  - Biodiversity Net Gain Assessment by Green Environmental Consultants
  - Highways Statement by MTC Engineering

- Flood Risk Assessment & Sustainable Drainage Strategy by MTC Engineering (with additional technical note)
- Outline Noise Impact Assessment by Spectrum Acoustic Consultants
- Air Quality Screening Assessment by MAS Environmental

1.9 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not meet the criteria to require a detailed screening opinion, as the application proposes less than 150 dwellings. It is therefore not anticipated that the project would have significant environmental effects and is therefore not considered to be EIA development.

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

## **2. NATIONAL GUIDANCE**

2.1 The National Planning Policy Framework (NPPF December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

## **3. PLANNING POLICIES**

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP3: Green Infrastructure
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management

- LP7: Spatial Planning Areas
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP28: Rural Exceptions Housing
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

### 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)
- Annual Monitoring Review regarding housing land supply (2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

### 3.3 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website.

### 3.4 Huntingdon Neighbourhood Plan 2018-2026

- Policy NE3 – Setting of Huntingdon
- Policy BE1 – Design and Landscaping
- Policy BE2 – Local Distinctiveness and Aesthetics



- Policy BE3 – Heritage Assets
- Policy TT1 – Sustainable Transport

#### **4. PLANNING HISTORY**

- 4.1 18/02239/OUT - Residential development with new access, open space and infrastructure (27 dwellings) - outline application with all matters reserved. (WITHDRAWN)
- 4.2 22/01134/FUL - Engineering works to improve drainage and ground conditions. (PERMITTED)

#### **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Objection. While Members acknowledged the updated Flood Risk Assessment provided, it was noted that the LLFA had still raised concerns which Members would like to see addressed before the application proceeds. Members also questioned the impact on traffic around Main Street and noted this was already a particularly busy road. It was also noted that there was only one access road to the development which would leave residents unable to enter and exit if this road was blocked. It was questioned if an additional access road via Old Houghton Road could be added.
- 5.2 CCC Local Highway Authority – Following the completion of a road safety audit, no objections in principle to the proposed off-site works proposed. Prior to construction a Stage 2 (in detail) safety audit will be required. Recommends various highway safety conditions.
- 5.3 CCC Lead Local Flood Authority - No objection, following the receipt of additional information. Recommends various drainage conditions.
- 5.4 CCC Archaeology – No objection subject to a written scheme of investigation condition.
- 5.5 HDC Environmental Health Officer – No objection subject to conditions restricting working hours during construction, preventing the burning of waste during construction and a construction management plan.
- 5.6 HDC Urban Design Officer – No objection. Questions are raised regarding impacts to existing landscaping particularly from the acoustic fence adjacent to the eastern site boundary and loss of landscaping along the site frontage as a result of the access. Given the above concerns raised with the illustrative layout (arrangement of units and open space, landscaping, parking and boundaries), it is strongly recommended the development is limited to 25 dwellings maximum to allow an alternative layout.

- 5.7 HDC Conservation - Despite the isolation of the site from the rest of the rural landscape the paddock still represents a welcome area of green space that affords some relief from the intensive Huntingdon overspill development to the north and west. This is particularly evident when approaching Hartford from the A141 roundabout. The paddock acts as a semi-rural gateway feature that underlines the transition from the wider countryside to the historic character of the listed buildings further along Main Street. For this reason the site should be identified as making a useful contribution to the significance of the Hartford Conservation Area and its loss would be harmful, but less than substantially so. Well preserved medieval ridge and furrow earthworks that can be seen in the paddock. These earthworks indicate that the proposed site is located within one of the former common fields attached to the medieval settlement. Alongside the open green character of the paddock the earthworks are a further tangible reminder of the historic agricultural setting to the conservation area. The earthworks therefore have added significance and their loss will be harmful, albeit that loss would not be substantial. Harm to heritage asset should be weighed against public benefits of scheme.
- 5.8 Policy and Enabling Officer - The affordable housing element should comprise 40% of the dwelling numbers to a tenure mix of 70% rented and 30% shared ownership.

## **6. REPRESENTATIONS**

- 6.1 Representations have been received from 10 neighbouring properties, objecting on the following grounds:
- The location is congested, and the proposed location at the entrance and egress raises a safety concern due to the proximity of the roundabout and current traffic configuration, this will lead to safety risks to road users and further journey time delays along this route during AM peak, interim and PM peak periods.
  - Access is dangerous onto a very busy road.
  - Impact on local wildlife.
  - Impacts on trees.
  - The site is part of the flood plain and the development will increase flooding.
  - Sewage disposal
  - The site relates to the surrounding countryside.
  - A new development there would be very visible and ruin the character of the approach along Hartford main road to old, historic Hartford, and Houghton in the other direction.

## **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 the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
  - Flood Risk, Surface Water and Foul Drainage
  - Access, Transport, Highway Safety & Parking Provision
  - Parameter Plans, Indicative Layout, Landscape and Visual Impact, Trees and Open Space
  - Heritage
  - Biodiversity
  - Residential Amenity
  - Affordable housing and Housing Mix
  - Accessible Housing
  - Water efficiency
  - Other matters

### **The Principle of Development**

- 7.6 The site comprises a paddock fronting Main Street on the edge of Hartford. The application site is not allocated for development within Huntingdonshire's Local Plan to 2036. The site falls within

Huntingdon Spatial Planning Area by policy LP7 of Huntingdonshire's Local Plan to 2036.

- 7.7 With regard to policy LP7 of the Local Plan, proposals for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 Within paragraph 4.84, the Local Plan defines Built-up Area as: A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. 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.
- 7.9 Paragraph 4.85 and its associated table provides guidance on interpretation of frequently arising situations. The location and nature of the site must be assessed against the guidance.
- 7.10 The application site is an area of former paddock that is enclosed by built development on 3 sides with the Owl Way housing development to the northwest; No. 2 Old Houghton Road with planning permission for 3 new properties to the southwest; and, the former training centre office and industrial buildings to the south. On the fourth side (to the northeast) the site is enclosed by an established belt of trees and the A1123 highway, which physically encloses the site from the open countryside to the east. The site is also well contained by existing hedgerows and tree belts on or close to the boundaries.
- 7.11 The site therefore meets one of the definitions of 'what the built-up area will include' within the table:

Principle: Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings.

Implementation guidance: Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements'.

- 7.12 Paragraph 4.89 of the Local Plan states that in addition to allocated sites, residential development of any scale may be acceptable where it can be successfully integrated within the built-up area of the existing settlement. It is noted that proposals should provide a mix of tenures, sizes and types to meet a wide range of housing needs.

- 7.13 Further development is encouraged within the built-up area where there are opportunities to maximise the potential for development in locations where people may be able to access shops, services and employment locally and so reduce the need to travel.
- 7.14 The application site is also in a highly accessible and sustainable location within walking and cycling distance of a range of facilities, including public transport.
- 7.15 The site is considered to relate physically, visually and functionally to the built-up area. Given the adjacent development on three sides, this application site is now considered to be located within the built-up area of this Spatial Planning Area.
- 7.16 The proposed residential development is therefore supported in principle in this location in accordance with Policy LP7 of Huntingdonshire's Local Plan to 2036 subject to the development being in accordance with other relevant policies.

## **Flood Risk, Surface Water and Foul Drainage**

### Flood Risk & Surface Water

- 7.17 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 170-179 of the NPPF 2024).
- 7.18 The application site lies within Flood Zone 2 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.
- 7.19 The concerns over Flood Risk, Surface Water and Foul Drainage raised by the Town Council and local residents are carefully noted.
- 7.20 This application follows a withdrawal of planning application 18/02239/OUT for a very similar scheme where concerns were raised regarding flood risk and the site being within Flood Zone 2 as shown on flooding maps.
- 7.21 Since that withdrawn application, the applicant has investigated the situation further and has advised:

'Since the Local Plan was adopted the flooding situation on the land has been further investigated and this has established the site is not at risk of flooding directly from the Great Ouse due to the raised heights of the surrounding roads, and the flood risk identified on the Environment Agency mapping is due to aerial photographs identifying parts of the land being under water to a shallow depth during the 1998 flood event. As for the source of the

water, investigations have established this is due to poor drainage and low spots that result in shallow ponding on areas of the site during prolonged wet periods. Additionally, areas will be under water during extreme flood events when the Environment Agency flap valve at the eastern end of the site will be closed, resulting in the drain along the northeast edge backing up and causing localised surface water flooding over the land enclosed within the roads. The surface water storage currently occurs on the land in a haphazard and unmanaged way depending on the rainfall and maintenance of the ditches and land.'

- 7.22 In order to address this, the applicant has obtained planning permission in May 2023 (22/01134/FUL) for an engineering works scheme that will achieve a managed surface water drainage arrangement whereby surface water storage will be formalised into a single area of flooding. This compensation area is to the west and south-west of the site and within the blue line, and therefore within the control of the applicant.
- 7.23 In conjunction with the creation of a managed attenuation area, the application includes ground raising over most of the land that will result in the application area being 'lifted' by approximately 0.40m to a minimum 9.05 AOD to bring the land into Flood Zone 1.
- 7.24 The Environment Agency (EA) has been in extensive discussions with the applicant and the Council. Following the submission of a Technical Note on Flood Compensation and a Baseline Modelling Report, the EA have removed their objection as the previously approved application for ground raising and compensation has been demonstrated to reduce the risk of flooding to the northern land parcel without increasing the risk of flooding elsewhere. However, the EA has outlined that they continue to have significant concerns over the long-term sustainability of the proposal and that the Council ensures use of the compensation area is designated and the obligations to maintain it are transferred to all future landowners.
- 7.25 In response to this, the applicant has since provided Management Scheme for the development (including the Flood Storage Compensation area) and a Maintenance Plan for the Flood Storage Compensation area which will result in a management company being set up to maintain it. Both are recommended to be secured by condition to ensure long-term sustainability of the proposal.
- 7.26 In addition to this, a Grampian (negative) condition is recommended to ensure the approved drainage engineering works (under 22/01134/FUL) are implemented fully prior to the commencement of development.

- 7.27 In consideration of the above, which is to be secured through suitably worded conditions, it is considered the site will operate as Flood Zone 1 and therefore a sequential test is not required in this instance. The principle of residential development on this site will be made acceptable through the imposition of conditions.
- 7.28 In regard to surface water flooding, The Lead Local Flood Authority (LLFA) has been consulted. Following the submission of further information, the LLFA have confirmed they have no objection in principle to the proposed development. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, restricting surface water discharge to 1.3l/s. The use of permeable paving in addition to controlling the rate of surface water leaving the site is supported. This scheme would also provide water quality treatment, which is of particular importance when discharging into a watercourse. It is expected that the additional SuDS features are explored at the reserved matters stage and should be designed to provide biodiversity and amenity benefits.
- 7.29 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water, and would not result in flooding on the site or elsewhere. The proposal therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

#### Foul Drainage

- 7.30 It is noted that on the previous application 18/02239/OUT, Anglian Water confirmed that the foul drainage from this development would be in the catchment of Huntingdon (Godmanchester) Water Recycling Centre and that would be available capacity for the flows.

### **Access, Transport, Highway Safety & Parking Provision**

#### Access, Transport & Highway Safety

- 7.31 Policies LP16 and LP17 of the Local Plan to 2036 seek 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.
- 7.32 The application seeks outline planning permission for 25-30 dwellings with all matters reserved except for access. The proposed access would be off Main Street.
- 7.33 The congestion and highway safety concerns raised by the Town Council and local residents are carefully noted.

- 7.34 The Highway Authority (Cambridgeshire County Council) have been consulted as part of the application. The Highway Authority has advised that as the development proposed is below the threshold of 50 dwelling therefore the amount of vehicle movements is unlikely to have a significant effect on the surrounding network. The movements calculated by TRICS equate to less than 1% of existing traffic flows along the B1514 Hartford Road and could therefore not be considered as significant in relation to the existing background flows.
- 7.35 The vehicle-to-vehicle visibility splays proposed are in accordance with the speed of the road and the existing features taking into account the roundabout to the Northeast. The site access plan indicates geometry 5.5m in width with 10m radii kerbing and 2m internal footways. The proposal includes a new 2m wide footway connection along the site frontage to the existing bus stop to the southwest of the site. Following the completion of a road safety audit, the Highway Authority have confirmed no objections in principle to the proposed off-site works proposed. A number of highway safety conditions are recommended.
- 7.36 It is considered that a safe means of access can be achieved for the development and the traffic generated by the proposal would not have a severe impact upon the highway network. The development would connect to existing networks of sustainable transport to encourage travellers to use the sustainable travel opportunities within the development and the surrounding areas. Therefore, in accordance with paragraph 116 of the NPPF (2024), the development should not be refused on transport grounds. Subject to the inclusion of the recommended conditions, the proposed development complies with the NPPF 2024, policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and policy TT1 of Huntingdon Neighbourhood Plan 2018-2026.

#### Parking

- 7.37 The application is for outline permission with all matter reserved except for access. Parking is a consideration for assessing whether the layout is acceptable and therefore would be consideration under any future reserved matters application. Notwithstanding this, the submitted masterplan does demonstrate that the scheme is capable of providing sufficient car and cycle parking in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

### **Parameter Plans, Indicative Layout, Landscape and Visual Impact, Trees and Open Space**

#### Parameter Plans & Indicative Layout



- 7.38 As previously highlighted, the application is for outline consent with matters relating to appearance; landscaping; layout; and scale being reserved. To allow full evaluation and consideration of the development and to determine whether the proposed amount of development could be satisfactorily accommodated within the site an Illustrative Masterplan has been submitted. The submitted 'Building Heights' Parameter Plan and 'accommodation type' Parameter Plan detail the storeys of the buildings and demonstrate that the whole of the site is proposed for residential use.
- 7.39 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.40 Section 12 of the NPPF (2024) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.41 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.42 The HDC Design Guide (2017) is relevant to the current application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.43 The guide notes that with regard to building detailing, the district has various architectural styles and materials which reflects the local vernacular. It is noted that new buildings should be designed

in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regards to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.

- 7.44 Whilst all matters are proposed to be reserved (accept access), an illustrative masterplan (K0101 P1) has been submitted to illustrate how 26 dwellings could be accommodated on the site. Urban Design have been consulted as part of the proposal and have provided feedback on the indicative site layout. In terms of site layout, the 5.5m access road with 2m footpaths either side extends southwards into the site terminating in a large turning head which provides access to a pair of tandem parking spaces and the shared surface loop road that extends to enclose the 12 units in the northwest corner. Whilst the introduction of the loop road following the previous 18/02239/OUT withdrawn application is supported, this turning head together with the group of 6 frontage parking spaces and two pairs of tandem spaces in the southeast corner dominate the centre of the development and result in a large area of hard standing. Amendments would be required to the arrangement of the turning head and parking to reduce their dominance – a more organic road layout is recommended as indicated in the illustrative masterplan provided with the previous withdrawn outline application 18/02239/OUT. Limiting the development to 25 dwellings would allow parking to be provided predominantly on plot to the side of the units, reducing the dominance of frontage parking.
- 7.45 The proposed loop road extends close to the root protection areas of existing trees to the eastern edge and extends beyond the area of land indicated to be raised as part of the 22/01134/FUL approval. Notwithstanding that layout is matter reserved, it is unclear at this stage what impact this road would have on the proposed ground levels adjacent to these trees. The submitted Masterplan Layout dwg 22\_041\_K0101 P1 indicates a 27.367m back-to-back separation distance between units fronting the eastern side of the internal spine road and units fronting the eastern site boundary. Reducing this separation distance to 21m in accordance with the HDC Design Guide would allow this loop road to be setback further from the RPA of retained trees and within the land permitted to be raised. It would also allow for enhanced soft landscaping along this important edge. This will need to be carefully considered as part of a reserved matters application.
- 7.46 The units are setback between 16m-24m from the Main Street frontage and comprise a mixture of detached and semi-detached

house types. The group of units to west have narrow breaks between and will result in displaced parking for the western semi-detached units. The Main Street frontage should comprise predominantly detached house type with wide breaks between (accommodating car parking and landscaping) to reflect the loose grain form of development within this part of Main Street. It is recommended that units either side of the access form similar house types with the same arrangement in order to create a sense of arrival.

- 7.47 Some of the units fronting Main Street have approximately 8.6m garden depths, whilst these relate to 2-bed dwellings (as indicated on dwg K0102 P1), deeper gardens (typically 10m) are recommended to create more functional amenity spaces and accommodate the basic functional needs for the dwelling (including refuse and cycle storage, space for planting, young children to play and space to dry washing ect.). It is recommended that predominantly larger detached house are provided along this frontage to reflect the existing grain of development within this part of Main Street.
- 7.48 The majority of the proposed units have a narrow frontage deep plan form (approx. 5.3m x 8.8m footprints) with gable frontages. Whilst the scale and appearance of units will be subject to a future reserved matters applicaion, wide frontage shallow plan form units should are recommended fronting the northern and western boundary, with the ridge parallel with the road to reflect the traditional building forms found within Hartford.
- 7.49 The Building Heights Parameter Plan indicates that height across the site will be no more than 2 storey. It is considered that the building heights proposed are reflective of the residential built-form within the locality and would respond to the context of the site. There may be scope for 2.5/3 storey dwellings on the site if design, scale and visual impact are deemed to be acceptable. Regardless, scale is a reserved matter. For this reason, it has been agreed with the applicant to not condition the height parameter plan. It is also noted that levels will also be raised to address flood risk. To reflect this, it is recommended that levels details are secured by condition; in the interest of visual and residential amenity.
- 7.50 The Illustrative Masterplan demonstrates how the development could be arranged such to accommodate the maximum quantum of development proposed. The Illustrative Masterplan shows the potential for development of a mix of building forms including terrace, semi-detached and detached dwellings. The variety of built form shown would reflect the existing variety in the built form within the locality albeit the mix of housing, as detailed within policy LP 25 of Huntingdonshire's Local Plan to 2036, would be determined at reserved matters stage.

- 7.51 As noted above the central turning head, together with the 6 frontage parking spaces and the pair of tandem spaces in the southeast corner dominate the centre of the site. It is recommended that parking is predominantly provided on plot in the form of tandem side drives to create a loose grain form of development. Any frontage parking should be limited to groups of no more than 4 continuous spaces and softened by generous landscape breaks (accommodating a tree), with footpath access and a minimum 1m defensible landscape buffer provided between the back edge of the footpath / parking spaces and the front elevation in accordance with the HDC Design Guide SPD. Side drives should measure 3.3m (single) or 6.6m (double) to allow bins and bikes to be manoeuvred past parked cars and to accommodate the requirements for M4(2) adaptable dwellings.
- 7.52 A scheme of 25 – 30 dwellings with garaging/parking reflects a density of 21-25 dwellings per hectare which is considered appropriate considering the site location, features and the character of the surrounding area. However, given the site constraints of noise (discussed in further detail below), the required engineering works to mitigate against flood risk, tree root protection areas, requirement of open space and the need to ensure residential amenity is protected for the newly approved dwellings/No.2 Old Houghton Road to the south, it is considered a lower density of 25 dwellings may be more appropriate in this case. Notwithstanding this, these matters are reserved and therefore it will fall to the applicant to demonstrate what number of dwellings between 25-30 dwellings is acceptable.

#### Landscape and Visual Impact

- 7.53 Landscaping will be subject to a future reserved matters application; however the submitted plans indicate the approach to proposed boundary treatments.
- 7.54 The submitted boundary treatments plan illustrates a variety of boundary treatment. The principle of brick boundary walls for public facing boundaries and close boarded fences for garden boundaries is acceptable. The submitted plan and Noise assessment shows a range of rear garden boundary heights from 1.8m to 3m with a 4m acoustic fence adjacent to the eastern site boundary to overcome noise impacts from Main Street and the A1123 Huntingdon Road. This acoustic fence is shown to extend through the canopy of existing trees adjacent to the eastern boundary and it is unclear what impact this would have in terms of crown lifting / pruning, particularly given the level changes approved for this part of the site under application ref 22/01134/FUL. It is recommended that this be located outside the RPA / tree crown, and located where soft landscaping can be provided either side of the fence to visually soften it. Landscaping is essential to soften and mitigate the impact of the taller public facing boundaries. A number of boundary fences are shown to

extend forward of the proposed building line and parking spaces and should be setback. Boundary fences are unnecessary between shared side drives.

- 7.55 A 2.4m timber fence is shown approximately 4.2m from the eastern boundary and approximately 3.1m from the southern boundary which appears to enclose existing hedges / cut leylandii trees, details of future maintenance will be required, however it is questioned if such enclosure is required.
- 7.56 Units adjacent to the western boundary are shown to back on to the 16m high Layland Cypress hedge (G009) within the adjacent site which were to be to be trimmed to 2.5m tall as part of the 18/00089/FUL approval. There is concern the units to the south back onto the existing 4m high Hawthorn Trees (G008) and proposed 2.4m fence. These units feature approximately 11.6m garden depths and there is concern these trees together with existing development within the Training Centre site could lead to overshadowing of these south facing gardens and increased pressure to prune / fell these trees by future occupants. A site section should be provided though this southern boundary with a reserved matters application illustrating the height of the retained trees and the training centre buildings beyond to fully understand the relationship proposed. Deeper rear garden depths may be required to create a more sympathetic relationship with these trees, alternatively, development should be arranged so that the loop road is extended to the south of these units so that the trees sit within the public realm.
- 7.57 Whilst the introduction of built form on the site will be noticeable in the local context, the visual impact of the scheme will be limited given the mature planting on the north-east corner/boundary and given the existing built form in the background.

### Trees

- 7.58 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.
- 7.59 This application is accompanied by a Tree Survey and a constraints Report (which includes tree protection plans). Adjacent to the boundaries of the site are established hedges and trees. Nothing of high value will be lost to accommodate the access, therefore this is considered to be acceptable. As all matters are reserved at this stage with the exception of access, the impact the development would have upon existing trees has not been assessed. It is therefore recommended that a condition be

imposed to secure the submission of a Tree Survey and Arboricultural Impact Assessment as part of any reserved matters application for layout or landscaping. A reserved matters application should include replacement / enhanced planting provided along the Main Street frontage behind the pavement and visibility splays. There is also an opportunity to strengthen the landscaping belt adjacent to the northern corner adjacent to the roundabout – this is currently thin with prominent views into the site when travelling into Huntingdon from the roundabout. The provision of robust soft landscaping including hedgerows and trees will help enhance any development and help to fully soften the development on the entrance to Huntingdon and respond to the mature landscaping on the opposite side of Main Street that screens the Owls Estate development.

### Open Space

- 7.60 The proposed 25-30 dwellings would require 1161sqm to 1393sqm of open space in accordance with the HDC Developer Contributions SPD 2011 (based on a projected population of 2.19 people per dwelling). The Illustrative Masterplan locates an approximately 1100sqm area of open space in the southwest corner of the site with smaller areas of open space to the rear of the hedge adjacent to Main Street, whilst this largely accords with the Developer Contributions SPD for 25 dwellings, the main open space is only fronted by two units and is enclosed by the 4m high acoustic fence to the east. A central area of open space is required to improve the relationship with units and surveillance of this space in accordance with the HDC Design Guide requirements for Local Scale landscape schemes set out on page 107. Open space provision would be secured through a S106 agreement.

### Summary

- 7.61 Overall, it is considered that the application site could satisfactorily accommodate 25-30 dwellings. Taking these points into account, and when considering the densities of development in the locality, it is considered that the density of development and mix of built form shown on the submitted Illustrative Masterplan would not be uncharacteristic to the area.
- 7.62 It is therefore concluded that the general layout could be made acceptable for reserved matters applications, and would achieve the quantum of development proposed. Therefore, whilst the indicative layout shown on the Illustrative Masterplan may be subject to change, and subject to the above site constraints and site requirements being satisfied, the quantum of development proposed is considered to be achievable without causing a significant detrimental impact upon visual amenity or the character and appearance of the locality. The proposal is therefore considered acceptable in principle and the 'appearance',

'landscaping', 'layout' and 'scale'; would be considered in detail as part of reserved matters should outline permission be granted.

- 7.63 The proposed development is therefore considered to be acceptable with regards to the impact upon visual amenity, the character of the area and the impact upon trees; with further details in relation to the impact on trees to be secured by condition. The proposed development would accord with the aims of the NPPF (2024), policies LP11, LP12, LP13 and LP31 of the Local Plan to 2036 and policies NE3, BE1 and BE3 of Huntingdon Neighbourhood Plan 2018-2026.

### **Impact on Heritage Assets**

- 7.64 The application site is not within a conservation area, however the Hartford conservation area does adjoin the site on the southwestern and part of the northwestern boundaries. To the southwest along Main Street (approximately 157 metres southwest of the site) there is a grade II listed Late C18/early C19 farmhouse, No. 70 Main Street.

- 7.65 The Conservation Team have been consulted as part of the application. Their comments highlight that 'Despite the isolation of the site from the rest of the rural landscape, the paddock still represents a welcome area of green space that affords some relief from the intensive Huntingdon overspill development to the north and west. This is particularly evident when approaching Hartford from the A141 roundabout. The paddock acts as a semi-rural gateway feature that underlines the transition from the wider countryside to the historic character of the listed buildings further along Main Street. For this reason the site should be identified as making a useful contribution to the significance of the Hartford Conservation Area and its loss would be harmful, but less than substantially so.' The Conservation Officer also highlights that well preserved medieval ridge and furrow earthworks that can be seen in the paddock. These earthworks indicate that the proposed site is located within one of the former common fields attached to the medieval settlement. Alongside the open green character of the paddock the earthworks are a further tangible reminder of the historic agricultural setting to the conservation area. The earthworks therefore have added significance and their loss will be harmful, albeit that loss would not be substantial. Harm to heritage asset should be weighed against public benefits of scheme.

- 7.66 These comments are noted. It is also noted that the site itself is not within the Conservation Area but within the setting of the Conservation Area. There is also not a 'Character Assessment Statement' for the Hartford Conservation area. As outlined by the Conservation Officer the site is isolated from the rest of the rural landscape.

- 7.67 In terms of the significance of the site, this is limited given the transient views of the site. There is mature planting on the north eastern boundary of the site which blocks views into or out of the site. Therefore, when entering Hartford from the roundabout, views are directed along Main Street. The views from Main Street are transient given the existing hedge, and any glimpses through the hedge are of a paddock with the former West Anglia Training Centre in the background. The recent approvals to the south for 3 dwellings will further obscure views of the site with the introduction of a two storey dwelling close to Main Street. Views of the ridge and furrow earthworks are not easily noticeable. Whilst it is regrettable that the ridge and furrow would be lost, it is not a Scheduled Ancient Monument, it is not within a setting of a listed building and is not within the conservation area. For these reasons, it is not a protected heritage assets and the loss of it is not considered to equate to harm.
- 7.68 With regard to the relationship of the site to the Conservation area, the site does not provide any long distant views into or out of the Conservation area and the available views are limited to glimpsed short views curtailed by established planting between poor quality hedgerow and trees with a backdrop of the former West Anglia Training Centre. No. 70 Main Street is approximately 157 metres south west of the site and they are separated by a range of established planting, built form and street furniture etc. As a result, the site and listed building cannot be viewed or appreciated in the same aspect.
- 7.69 It is therefore considered that the proposed development would not result in harm to the setting of the Hartford Conservation Area or the setting of nearby Listed Buildings in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036 and Policy BE3 of Huntingdon Neighbourhood Plan 2018-2026.

#### Archaeology

- 7.70 In terms of archaeology, The Historic Team at Cambridgeshire County Council have been consulted. They advise that the development lies in an area of archaeological potential, lying to the east of the historic core of Hartford and approximately 450m north east of the medieval All Saints church (Cambridgeshire Historic Environment Record reference CB14749). Archaeological investigations to the adjacent west found evidence for a number of ditches and pits, believed to be of an early medieval date (CHER ref. MCB30969). Archaeological investigations have also been undertaken c.60m to the south, which revealed activity dating to the Anglo-Saxon to medieval periods (CHER ref. MCB20184). Find spots within the wider area hint at earlier prehistoric to Roman activity in the area, from finds of Roman pottery (CHER ref. 02747) and multiple finds of prehistoric flint



implements (CHER refs. 02689, 02753 and 01689). Within the development area, medieval remains are well preserved as earthworks forming ridge and furrow cultivation (CHER ref. MCB10496).

- 7.71 The Historic Team advise that due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. A written scheme of investigation condition is therefore recommended.

### **Biodiversity**

- 7.72 Paragraph 187 of the NPPF (2024) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.73 A preliminary ecological assessment has been submitted as part of the application which concludes that the proposed development of the site is likely to have limited and low level impacts, due to the small area of land to be affected, its few features, and its evaluation as 'very low ecological value'. A condition will be imposed to secure a new PEA with the submission of the reserved matters given the amount of time that has passed.
- 7.74 The application predates the change in legislation requiring a mandatory 10% biodiversity net gain from residential developments of this scale.
- 7.75 Notwithstanding this, the application is supported by a Biodiversity Net Gain Report which outlines that the development has the potential to achieve a 20% net gain. A condition is recommended to secure a biodiversity net gain.
- 7.76 Subject to the imposition of the recommended conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Residential Amenity**

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

Amenity of neighbouring properties

- 7.78 The closest neighbouring residential properties to the south of the site will be the recently approved dwellings and No.2 Old Houghton Road. It is considered that a detailed layout could be designed to ensure that any future reserved matters application demonstrates no significant impact upon these properties. In terms of noise or lighting, there should also be no significant impact given the local context and separation distance.
- 7.79 The Environmental Health Team (EH) have been consulted as part of the application. To protect neighbouring properties during construction, conditions construction/delivery times and a construction environmental management plan are recommended.

Amenity for future occupiers

- 7.80 The Environmental Health Team (EH) have been consulted as part of the application. An Air Quality Screening Assessment was submitted with the application. EH have advised that the Air quality has improved in the District since 2018 and the proposals will not lead to a breach in national objectives or an unacceptable risk from air pollution. However, current advice from public health experts is that the health impacts of air pollution should be minimised, even if there is no risk that air quality standards will be breached. Measures such as sustainable modes of transport (cycles, electric vehicles etc). Cycle parking will be secured at reserved matters stage and the provision of electric charging points for residential dwellings now falls within the Building Regulations requirements.
- 7.81 In terms of noise, a noise impact assessment (NIA) was submitted with the application. The report demonstrates that with the use of barriers, external amenity areas will meet the upper guideline of 55dB(A), which is considered acceptable in this location. As this is an outline planning application, the detailed design layout is unknown, however it is likely that noise barriers will be required in order to achieve these levels. Further consideration will need to be given to the siting, height, visual impact etc of these at reserved matters stage.
- 7.82 With regard to internal sound levels it is likely that a number of the properties will breach internal sound guidelines with windows partially open and the NIA has considered ProPG guidance and suggested some mitigation regarding this. As discussed above and within the NIA, as this is an outline application the final design will be reviewed and signed off at reserved matters stage once the detailed design process is complete and final details of the

mitigation required is known. A condition is therefore recommended ensuring any reserved matters application is accompanied by a noise impact assessment and associated noise mitigation scheme.

- 7.83 In respect of the amenity of future occupants, it is considered that a detailed layout can likely be designed to ensure amenity of the future occupants of the development is of a high quality. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.84 The proposed development is therefore considered to be acceptable in terms amenity to both existing neighbouring properties and future occupants of the proposed development in accordance with Local Plan Policy LP14, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

### **Affordable Housing and Housing Mix**

- 7.85 As set out in adopted policy LP24, proposals of this scale are required to contribute towards affordable housing, providing 40% of the dwellings as affordable units. With the proposed number of dwellings being 26 this equates to a total of 10 affordable homes. The policies indicate that provision should be made on site and should seek to achieve a target tenure split of 70% social rented and 30% shared ownership. Policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will need to be taken into account. In this instance, no site specific considerations have been submitted and therefore the proposal shall provide policy compliant on site affordable housing provision of 40%. This has been confirmed the Policy and Enabling Officer.
- 7.86 The affordable housing will be secured through the S106 Agreement, to accord with policy LP24 and section A of the Developer Contributions SPD.

### **Accessible Housing**

- 7.87 The requirements within policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings (where practicable and viable) should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people, those with some disabilities, and also families with young children. The applicant

has confirmed that all the dwellings meet the requirements of M4(2) and a condition will be attached to secure these Building Regulation requirements.

### **Water Efficiency**

7.88 The requirements within policy LP12 of Huntingdonshire's Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. A condition will be attached to ensure that the dwellings are built in compliance.

### **Other Matters**

#### CIL

7.89 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments could cover infrastructure relating to footpath and access, health, community facilities, libraries and lifelong learning, and education.

#### Residential Wheeled Bins

7.90 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. This can be secured through a S106 agreement. On this basis the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

#### Contamination

7.91 Policy LP37 of the Local Plan states that where ground contamination of a site is possible, the risks of such needs to be investigated. The submitted report finds no contamination issues for the site given its previous use as a paddock. The proposal therefore complies with Policy LP37 of Huntingdonshire's Local Plan.

### **Conclusion**

7.92 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

7.93 The application seeks outline planning permission with all matters (except access) reserved for the erection of 25 - 30 dwellings.

7.94 It is considered that the application site could satisfactorily accommodate 25-30 dwellings and the general layout could be made acceptable for reserved matters applications. Therefore,

whilst the indicative layout shown on the Illustrative Masterplan may be subject to change, and subject to the above site constraints and site requirements being satisfied, the quantum of development proposed is considered to be achievable without causing a significant detrimental impact upon visual amenity or the character and appearance of the locality. The proposal is therefore considered acceptable in principle and the 'appearance', 'landscaping', 'layout' and 'scale'; would be considered in detail as part of reserved matters should outline permission be granted.

- 7.95 The proposed access is considered to be safe and acceptable in highway terms. The level of traffic generated by the development would not result in adverse traffic impacts.
- 7.96 Subject to suitably worded conditions, it is considered the site would operate as Flood Zone 1, and the site is therefore acceptable in principle in terms of flood risk and drainage.
- 7.97 The NPPF (2024) has at its heart the presumption in favour of sustainable development'. The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. When considered in the round, the proposal would contribute to the economic, environmental and social dimensions of sustainability with a neutral impact upon the character and appearance of the area.
- 7.98 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 and New Homes Bonus receipts arising from the development.
- 7.99 Regarding the social dimension, the site appears to have no significant constraints and is deliverable. It would also increase the supply of housing. There is a local and district wide identified need for both private and affordable housing and the provision of market housing and a 40% affordable provision on the application site would amount to a benefit in terms of providing a greater flexibility to the supply of housing. The proposals would also make provision for contributions towards health, primary and early years education, formal green space, the provision of green space and maintenance, libraries and lifelong learning and community facilities through the Community Infrastructure Levy.
- 7.100 In terms of the environmental dimension of sustainable development, the proposal offers potential for the incorporation of energy efficiency measures (to be considered in detail at reserved matters stage) as well as the delivery of green space and a net

gain in biodiversity. The visual impacts of the development are considered to be acceptable and the impacts from adjacent road noise could be made satisfactory for new residents. It is therefore considered that there will be a net benefit in environmental terms. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider Huntingdon Spatial Planning Area; and is accessible by sustainable transport modes.

7.101 Having regard to all relevant material considerations, it is recommended that approval be granted for the outline planning with all matters reserved except access.

**8. RECOMMENDATION - APPROVAL subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space and wheeled bins, and subject to conditions to include those listed below:**

- Approval of Reserved Matters Time Limit and Time limit following last Reserved Matters
- Timing of permission and submission of Reserved Matters
- Approved Plans (site location and access)
- Site levels and finished floor levels detailed as part of any reserved matters for layout
- Submission of Noise Mitigation Scheme as part of any reserved matters for layout
- Submission of Tree Survey and Arboricultural Impact Assessment as part of any reserved matters for layout or landscaping
- External lighting scheme be provided as part of any application for reserved matters.
- Recommendations of Preliminary Ecological Appraisal to be adhered to and a net gain in biodiversity to be demonstrate as part of any reserved matters application
- Grampian pre-commencement condition for works approved under 18/02239/OUT to be completed
- Management company & maintenance scheme for drainage
- Surface water drainage scheme
- Construction drainage
- Surface water drainage system sign off
- Construction Environmental Management Plan to include details of lighting
- Construction and delivery times
- Fire Hydrants
- Internal road and associated infrastructure layout of the site
- Access gradient, width, 10m radius kerbs, metalled surface 20m, construction including details of vehicular and crossing of the ditch at the frontage of the site
- Temporary facilities for construction clear of highway
- Visibility splays

- Off-site high improvement works
- Traffic Management Plan
- Written scheme of investigation
- M4(2) dwellings
- Water efficiency

or

**REFUSAL only in the event that the obligation referred to above has not been completed, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.**

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:**

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HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 21<sup>st</sup> September 2023

[REDACTED]

**22/01460/OUT**

Mr Andy Girvan, Mick George Property Ltd

Outline with all matters reserved for erection of 30 dwellings  
Land North Of 6 Old Houghton Road Hartford

**Recommend REFUSE. While Members acknowledged the updated Flood Risk Assessment provided, it was noted that the LLFA had still raised concerns which Members would like to see addressed before the application proceeds. Members also questioned the impact on traffic around Main Street and noted this was already a particularly busy road. It was also noted that there was only one access road to the development which would leave residents unable to enter and exit if this road was blocked. It was questioned if an additional access road via Old Houghton Road could be added.**

[REDACTED]

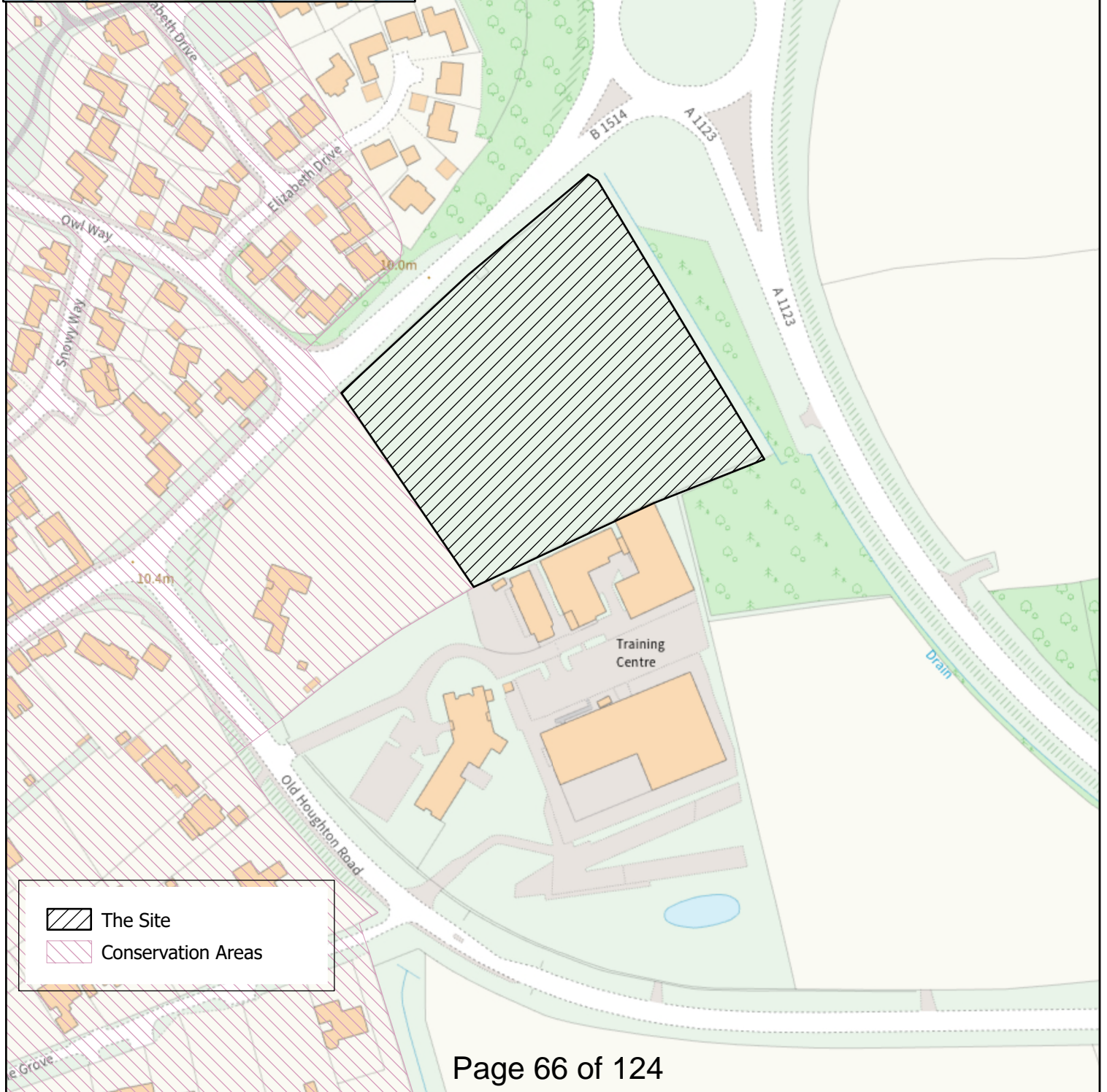
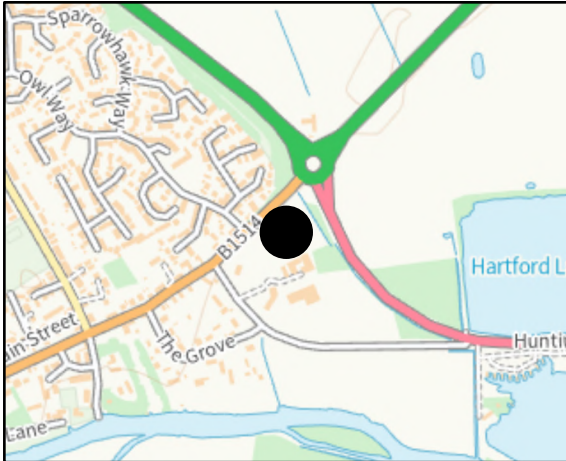
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HUNTINGDON TOWN COUNCIL

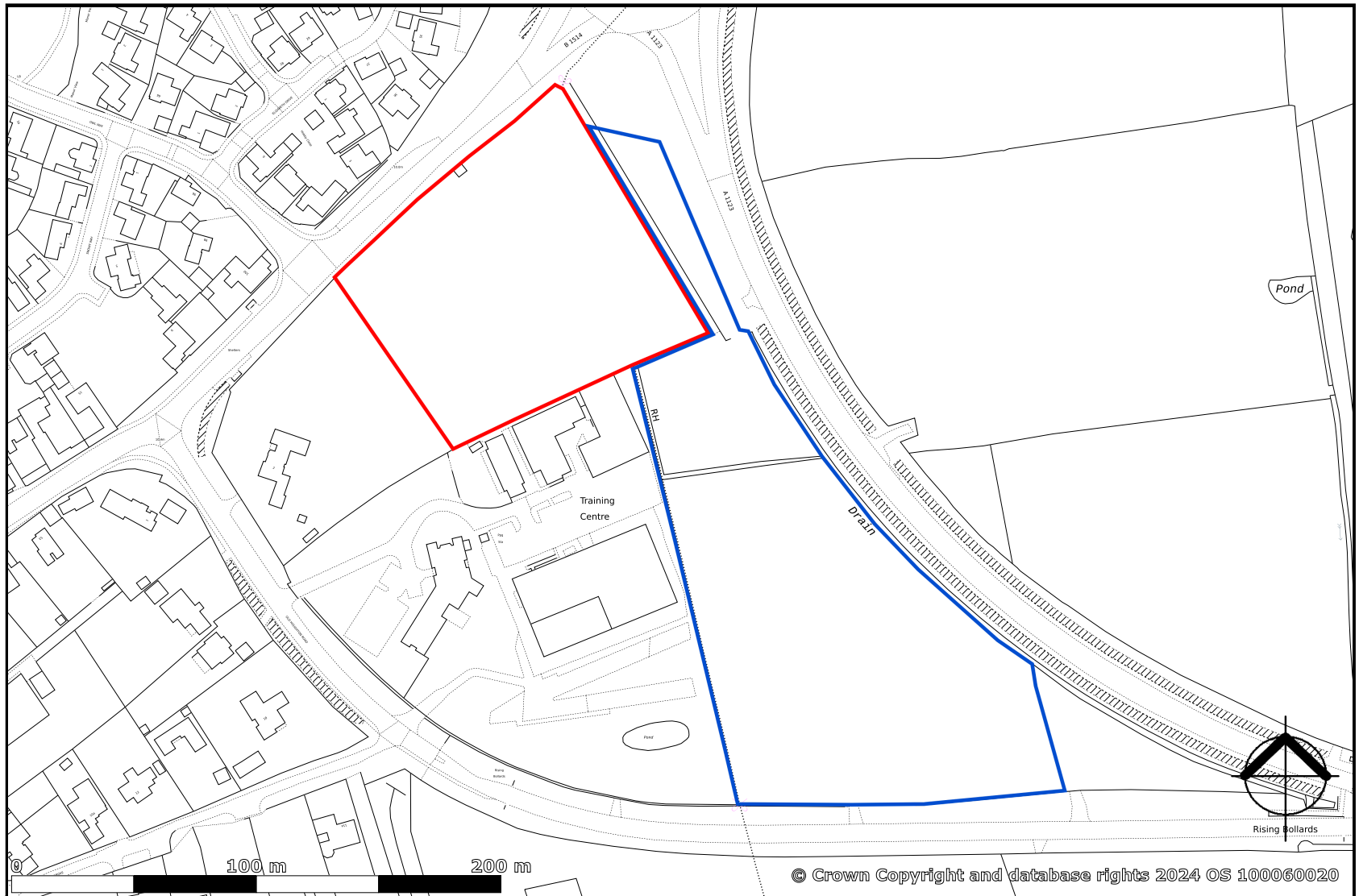
PLANNING COMMENTS : 21<sup>st</sup> September 2023

<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
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Land East of Old Hartford Road

Page 67 of 124



created on **edozo**

Plotted Scale - 1:2,500

B	27-07-24	PEDESTRIAN CROSSING RELOCATED	MJB
A	07-08-23	UPDATED LAYOUT	MJB
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR



**ENGINEERING**  
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**TITLE**  
**MAIN STREET, HARTFORD**  
**SITE ACCESS, VISIBILITY SPLAYS,**  
**FOOTWAY CONNECTION, AND**  
**PEDESTRIAN CROSSING POINT**

ORIG	M.B	DATE	05-09-18
CHKD		SCALE	1:500
APPR		DRAWING NO	1506-02
		REV	B

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3m wide pedestrian crossing with 2m depth in line with CD143 desirable minimum physical refuse island provided within existing hatching at ghost island junction. Dropped kerbs and tactile paving provided either side of Main Street, tactile paving at island (kerbs can also be provided at island if requested). TMP Sodalite D610 with kep left arrow diag. 610 (600) or C.C.C. specified equivalent provided in islands. Appropriate removal/breaks in existing white lining as required to accommodate crossing and island

New 2m wide footway to provide link into existing footway on Owl Way

Existing Road markings diag. 1023

Existing Road markings 1004

Existing Road markings diag. 1003

Existing Road markings diag. 1009

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Bus Shelter

Existing taper from ghost island white lining extends to approximate speed limit sign shown on survey. Shape and length of ghost island to remain as existing

Section of existing road markings removed/updated as necessary to tie in to existing either side of new access. Only alterations required to existing road marking scheme are those to accommodate turning to/from new access and pedestrian refuge island

Existing road markings diag. 1013.3

Proposed Road markings diag. 1004

Proposed road markings diag. 1003

Existing Road marking diag. 1039

Existing right turn lane 35m long (10m turning length plus 25m deceleration length including 5m direct taper) to remain unaltered

Existing Road markings diag. 1038

Lane widths to remain as existing throughout right turn lane - Approximate dimensions of 3.0m for Right Turn Lane (6.10 of CD123) and through lanes between 3.0 and 3.65m (6.8 of CD123)

Existing Road markings diag. 1038

Existing Road markings diag. 1038

Existing Road markings diag. 1038

Existing Road markings diag. 1038

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100m splay from pedestrian crossing

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100m splay from pedestrian crossing

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100m splay from pedestrian crossing

Visibility splay remains within highway boundary. Hedge to be trimmed back to minimum of 0.5m to rear of visibility splay

Proposed Road markings diag. 1004

Proposed Road markings diag. 1004

5.5m wide access road with 2m footway either side and 10m radii onto Main Street to provide vehicular access to the site.

Proposed Road markings diag. 1004

Proposed Road markings diag. 1004

Proposed Road markings diag. 1004

Proposed Road markings diag. 1004

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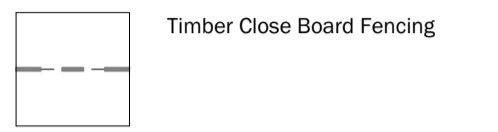
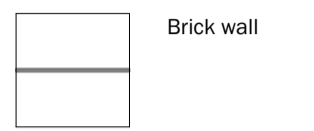
Proposed Road markings diag. 1004

Proposed Road markings diag. 1004

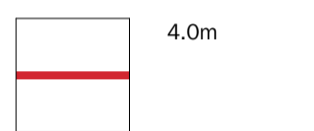
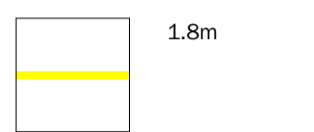
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Revision	Drawn	Check	Date
P1 Planning Issue	CR	AD	07.08.23

**Boundary Treatment Plan**

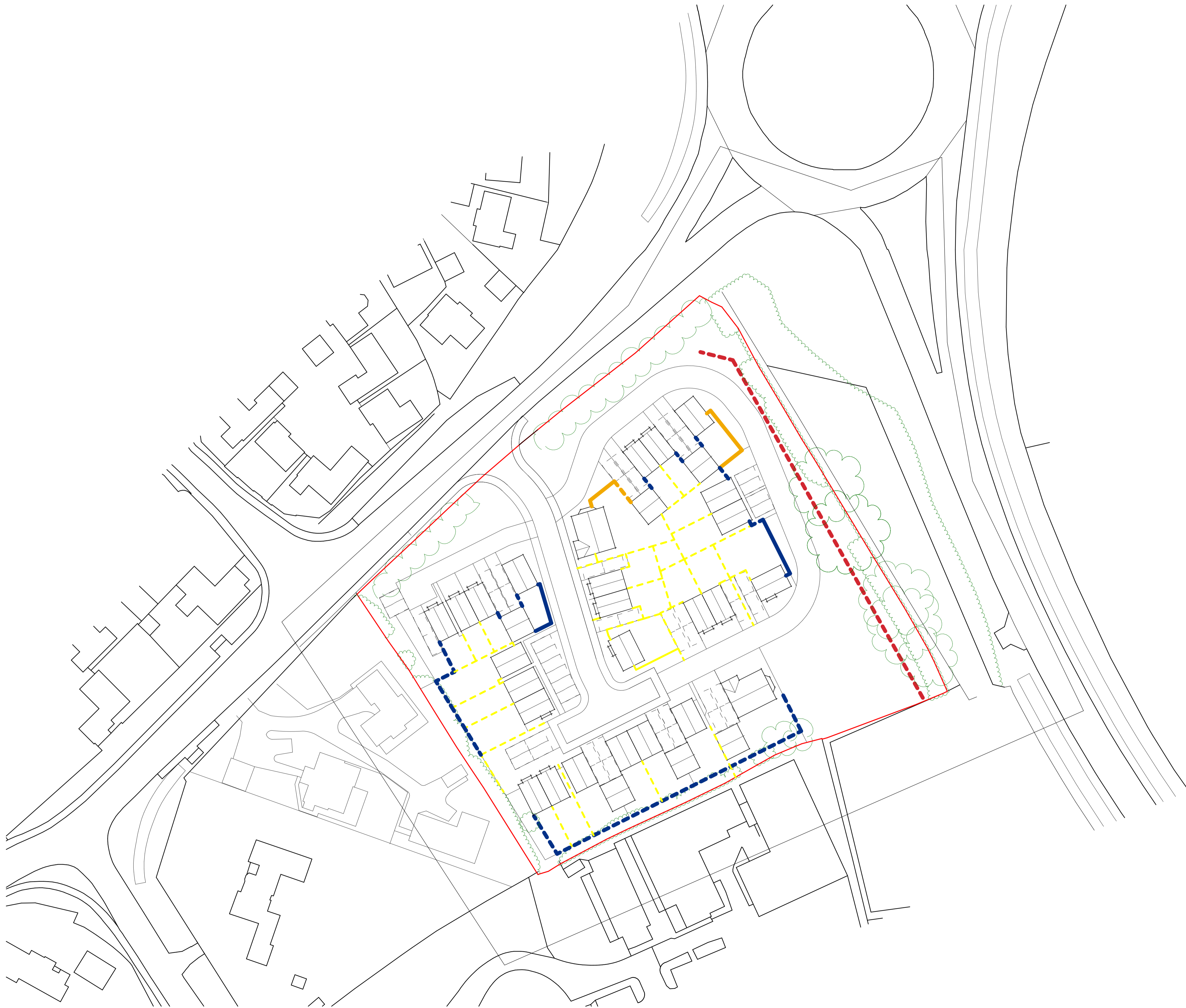
Boundary Treatments by Type



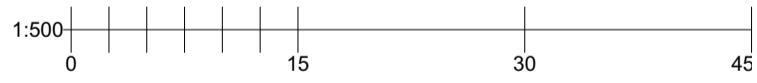
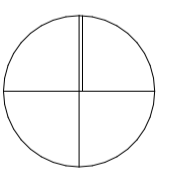
Boundary Treatments by Height



NB: Boundary Treatments and Heights to be read in conjunction with Spectrum Acoustic requirements.



N



client		
Campbell Buchanan George		
project		
Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing		
Boundary Treatment Plan Supporting Information		
date	scale	@ A1
06.07.22	1:500	
drawn	check	
AD	AD	

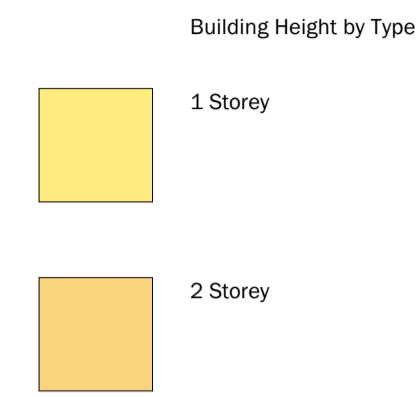


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Building Heights Plan



client		
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project		
Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing		
Building Heights Plan Supporting Information		
date	scale	@ A1
06.07.22	1:500	
drawn	check	
AD	AD	

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Page 71 of 124



client	Campbell Buchanan George		
project	Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing	Masterplan Layout		
date	06.07.22	scale	1:500 @ A1
drawn	AD	check	AD

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## DEVELOPMENT MANAGEMENT COMMITTEE 20<sup>th</sup> JANUARY 2025

**Case No:** 24/00433/FUL

**Proposal:** Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL)

**Location:** Agricultural Buildings, Washingley Farm, Green End, Great Stukeley.

**Applicant:** Mr. Allgood

**Grid Ref:** 522598 274616

**Date of Registration:** 06.03.24

**Parish:** The Stukeleys

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### RECOMMENDATION - APPROVE

**This application is referred to the Development Management Committee (DMC) as the officer's recommendation of approval is contrary to that of the Parish Council**

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is approximately 0.8ha in area and currently comprises of five agricultural buildings on land north and east of Green End, Great Stukeley. The majority of buildings on site are brick built and are considered traditional agricultural buildings in their form and design. The remainder of the site contains hardstanding, areas of grassland, and two ponds with surrounding vegetation. The site is accessed via an existing access off Green End and the site benefits from a hedgerow boundary with various trees on site.
- 1.2 This application seeks approval for the erection of 6 residential dwellings and garages following the demolition of 5 barns at Washingley Farm, Green End, Great Stukeley.
- 1.3 This application forms a re-submission of approved application 22/00950/FUL and seeks amendments to Plots 3 and 4 to demolish and replace, rather than convert the existing barns. There are no proposed changes to Plots 1, 2, 5 and 6.
- 1.4 The justification for the changes is set out in the planning statement which notes the proposals will provide the opportunity to embed energy saving technologies into the rebuild. The rebuilt barns are proposed be constructed from the original bricks and will include the following changes:

Plot 3 – Raise the eaves and ridge height by 500mm and introduce two additional heritage roof lights on the east roof pitch above the large window opening. The single storey side extension and garage will remain as approved by 22/00950/FUL.

Plot 4 - Raise the ridge height by 364mm (eaves height will be retained as previously approved). Submitted plans show the proposed barn would increase 1.4m in length and 0.75m in width compared to the 22/00950/FUL approval. The single storey side extension will remain as approved by 22/00950/FUL.

- 1.5 It is worth noting that since the determination of 22/00950/FUL, The Stukeleys Neighbourhood Plan has been adopted (July 2023).
- 1.6 The site is situated immediately north of the residential built-up area of the village, at the far northern end of Green End Road and north of the unadopted track leading to Nos. 48 and 50 Green End (which have approval for the erection of two replacement dwellings with detached garages - planning ref 18/02365/FUL).
- 1.7 Open countryside abuts all other boundaries of the site although this is subject to change following submitted applications for allocation site HU1 Ermine Street, Huntingdon to the east - ref 20/00847/OUT for the erection of up to 648 dwellings, the Alconbury Weald County Park - ref 19/01320/S73 and the larger Grange Farm Development - ref 19/01341/OUT for the erection of up to 1,500 dwellings including a primary school and a local centre. Plans are also proposed to realign the A141 to the east of the site.
- 1.8 Bridleway 230/12 runs parallel along the south side of the site along the unadopted track, this connects to bridleway 133/21 that continues eastwards towards the A141. A crossing is planned over the A141 as part of approved application ref 18/01577/REM for the Southern Gateway Access into Alconbury Weald. This proposed crossing will provide connectivity to the Tower Fields retail park and further afield to Huntingdon Town Centre.
- 1.9 The site is in close proximity to the Grade II Listed Building of No. 35 Green End, Great Stukeley.
- 1.10 This application has been accompanied by:
  - A Covering Letter/Planning Statement;
  - Heritage Statement;
  - Highways Statement;
  - Arboricultural Impact Assessment;
  - Preliminary Ecological Appraisal;

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

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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  
LP4: Contributing to Infrastructure Delivery  
LP5: Flood Risk  
LP6: Waste Water Management  
LP10: The Countryside  
LP11: Design Context  
LP12: Design Implementation  
LP14: Amenity  
LP15: Surface Water  
LP16: Sustainable Travel  
LP17: Parking Provision and Vehicle Movement  
LP25: Housing Mix  
LP30: Biodiversity and Geodiversity  
LP31: Trees, Woodland, Hedges and Hedgerow  
LP33: Rural Buildings  
LP34: Heritage Assets and their Settings
- 3.2 The Stukeleys Neighbourhood Plan 2022-2036 – adopted July 2023

## Policy 1: Definition of 'Built-up Area' (Settlement Boundary)

- 3.3 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)
  - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

- 3.4 The National Design Guide (2021):
- C1 - Understand and relate well to the site, its local and wider context
  - I1 - Respond to existing local character and identity
  - I2 - Well-designed, high quality and attractive
  - B2 - Appropriate building types and forms
  - M3 - Well-considered parking, servicing and utilities infrastructure for all users
  - N3 - Support rich and varied biodiversity
  - H1 - Healthy, comfortable and safe internal and external environment
  - H2 - Well-related to external amenity and public spaces
  - H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

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

## 4. PLANNING HISTORY

- 4.1 22/00950/FUL - Erection of no4 residential dwellings following the demolition of 3no barns and the conversion of 2no barns to provide 2no dwellings, a total of 6no dwellings all with garaging – Approved.
- 4.2 20/00788/PMBPA - Conversion of No. 2 barns to form No. 5 dwellings (part A and part B) - Non-determination.

## 5. CONSULTATIONS

- 5.1 Stukeley Parish Council – Objection to the proposed development as it is outside of the settlement boundary, the site is an over development, and the increased traffic volume is a concern. The road is not fit for increased traffic. Also in the Stukeley Parish

Council Neighbourhood Plan this site was not listed as a site for development.

- 5.2 Cambridgeshire County Council Highway Authority – No objection.

This is a re-submission of 22/00950/FUL with the same number of dwellings proposed. Therefore re-iterate the same comments as previously made for the approved scheme.

- The change in traffic related to the possible existing use and the proposed use would indeed see fewer large vehicles which would be associated with the livestock storage.
- The mitigation in the form of off-site localised widening would be suitable to mitigate vehicles meeting with suitable visibility towards each area of widening.
- The main access to the development is from a private drive and not a public highway.

Further comments received:-

Notes the amended locations of road widening (drawing 3055-02 Rev C) which relocates them where possible away from areas that have been looked after or cultivated by residents (but still acceptable to the Highway Authority). These have been assessed by the searches team to ensure the works indicated are solely within the highway and are not in 3<sup>rd</sup> Party ownership and are therefore available for any improvement works required.

- 5.3 Cambridgeshire County Council Archaeology – No objections, subject to the imposition of conditions on any planning permission granted.

- 5.4 Huntingdonshire District Council's Environmental Protection Team – No objections to the proposal, subject to the imposition of conditions regarding contamination on any planning permission granted.

- 5.5 Huntingdonshire District Council's Conservation Officer (13.05.24) – The proposal includes the total loss of the existing farm buildings. The applicant has not submitted a Heritage Statement and therefore because no information has been submitted in respect of the buildings which are proposed to be demolished it is not possible to make the necessary assessment or balanced judgement in respect of the proposed total loss of these non-designated heritage assets. Therefore recommend not to support the proposal.

- 5.6 A Heritage Statement has now been submitted and further comments have been received from the Conservation Officer who is now in support of the application as follows –

The Listed Building (35 Green End) stands some distance to the south of the proposal site with buildings between and there is a

bend in the land at its northern end. There is therefore little potential impact on the setting of the Listed Buildings from the proposal.

In addition, the proposed development follows that previously approved in 2022 with minor amendments and the proposed replacement of the existing buildings are of a similar design to that of the proposed conversion of the buildings originally approved. The two buildings to be demolished are not considered to be non-designated heritage assets for the purposes of the NPPF and the proposal is considered to preserve the setting and significance of the Listed Building, 35 Green End.

- 5.7 Huntingdonshire District Council's Arboricultural Officer – No objections. There have been additions to the proposal in the form of added passing spaces on the driveway; this needs to be reflected in the Tree Protection Plan. Also request an Arboricultural Method Statement and Schedule of Monitoring to ensure trees are not damaged through construction – to be secured via condition.
- 5.8 Huntingdonshire District Council's Ecology – Objection to the proposed development as the submitted PEA and associated surveys are out of date. In accordance with CIEEM's Advice note on the Lifespan of Ecological Reports and Surveys (attached), the report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated.
- 5.9 Huntingdonshire District Council's Landscape Officer – The proposals are acceptable in terms of the proposed scale and siting of the dwellings in landscape and visual terms. Recommend conditions requiring hard and soft landscaping and landscape management.
- 5.10 Huntingdonshire District Council's Urban Design Forum – No objections. The amendments to the height and footprint of the barns are considered minor, and would retain the appearance, form and arrangement of door and window openings as originally proposed by the 22/00950/FUL application. The demolition and rebuild of the barns is considered acceptable in design terms.

Should the application be approved a condition is recommended to ensure these barns use reclaimed brick (source from the site where possible). Conditions from the previous 22/00950/FUL are also applicable to this revised application.

- 5.11 Policy and Enabling Officer – Queried the gross internal floor area of the development to assess whether the proposal should be subject to Affordable Housing

Officer Comment – the Agent has confirmed that the proposal has a GIFA of 997 sqm and is therefore below the threshold for Affordable Housing requirements.

## **6. REPRESENTATIONS**

- 6.1 Six letters of objection were received during the course of the application. The concerns raised have been summarised below:
- Impact on the character and appearance of the area;
  - Impact on neighbouring properties amenities and
  - Increased Traffic
  - Location of proposed passing places
- 6.2 Concerns were also raised during the course of the application over the impacts of the development on property values. However, as this is not a material consideration, it will not be considered as part of this application.
- 6.3 One letter of support was received during the course of the application noting the current site is an eye-sore and the proposal is well designed.

## **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 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
  - The Stukeleys Neighbourhood Plan 2022-2036 – adopted July 2023

- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
  - Design, Visual Amenity and Impact on Heritage Assets
  - Residential Amenity
  - Highway Safety, Access and parking provision
  - Flood Risk and Surface Water
  - Biodiversity
  - Impact on Trees
  - Accessible and Adaptable Homes
  - Water Efficiency
  - Developer Contributions

### **The Principle of Development**

- 7.6 A presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive improvements in the quality of the built, natural and historic environment, which includes widening the choice of high quality homes, supporting sustainable rural leisure developments, recognising the intrinsic character and beauty of the countryside and actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling.
- 7.7 Initially, it is worth noting that the site benefits from extant planning permission for the creation of six residential dwellings following the demolition and conversion of existing barns (Reference number 22/00950/FUL). This is a material consideration in the determination of the application hereby submitted. The current application seeks to alter the proposal in order to demolish the two barns previously sought to be retained and converted and make alterations to Plots 3 and 4.
- 7.8 Since the determination of planning permission 22/00950/FUL, The Stukeleys Neighbourhood Plan 2022-2036 has been adopted by Huntingdonshire District Council. In accordance with The Stukeleys Neighbourhood Plan, the site is located outside the settlement boundary of Great Stukeley. Policy 1 of the Neighbourhood Plan states that land outside or not well related to



the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies.

- 7.9 The site is located immediately north of the residential built-up area of the village of Great Stukeley, at the far northern end of Green End Road and is therefore classified as Countryside land in accordance with the adopted Huntingdonshire Local Plan (2019). Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of the Local Plan. All development in the countryside must seek to use land of lower agricultural value in preference to land of higher agricultural value, recognise the intrinsic character and beauty of the countryside and not give rise to noise, odour, obtrusive light or other impacts which would affect the use and enjoyment of the countryside.
- 7.10 Given the proposal seeks approval for the demolition of existing barns and the erection of six residential dwellings, Policy LP33 of the adopted Local Plan is considered relevant in this instance.
- 7.11 Policy LP33 of the adopted Local Plan is also considered relevant. Policy LP33 states that a proposal for the conversion of a building in the countryside will be supported where it can be demonstrated that the building is:
- (a) i. redundant or disused,
  - ii. Of permanent and substantial construction,
  - iii. Not in such a state of dereliction or disrepair that significant reconstruction would be required; and
  - iv. Structurally capable of being converted for the proposed use.
- 7.12 A proposal for a replacement of a building in the countryside will be supported where criteria a, i to iii of Policy LP33 are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported and the position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.
- 7.13 The five barns located on site currently stand vacant and are no longer required for agricultural purposes. As evidenced in the structural engineers report submitted with the previous planning application (22/00950/FUL), they are considered to be of permanent and substantial construction and with modest repairs the buildings could be re-used for farming purposes.

- 7.14 As discussed in greater detail in the following sections of this report, the proposal is considered to lead to an enhancement of the immediate setting, given the redundant and vacant status of the existing buildings. The proposals are also not considered to adversely affect the form, scale, massing or proportion of the buildings to be retained with Policy LP33 stating that a modest increase in floorspace will be supported. While the footprint for the proposed dwelling at Plot 4 would increase as a result of this amended scheme, the overall proposal would not result in an increase in floorspace. The location of the dwellings is broadly located on the footprint of the existing agricultural buildings and therefore the impact on the immediate surroundings and the wider landscape is minimised. As such, the proposal is considered to be in accordance with the criteria of Policy LP33 of the adopted Local Plan.
- 7.15 The existing land that is the subject of this application is classified as Grade 3 (Good to Moderate) agricultural land. Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land. The proposal, if granted, would result to the loss of this land.
- 7.16 Given there is a limited supply of land of lower grades in the district and that a significant number of sites allocated for development in the District in the Local Plan to 2036 are on land that is the best and most versatile, it is considered that the proposed development does not represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.17 As discussed in further detail in the following sections of this report, the Local Planning Authority consider that the proposal recognises the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others as required by Policy LP10.
- 7.18 Accordingly, the principle of development is considered to be acceptable in this instance, subject to all other planning matters being addressed.

### **Design, Visual Amenity and Impact on Heritage Assets**

- 7.19 The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is also reflected in Policy LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

- 7.20 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policy LP10 and LP33 of the adopted Local Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.21 This application seeks the erection of six dwellings and garages following the demolition of five existing barns at Washingley Farm, Green End, Great Stukeley. The site is located in close proximity to the Grade II Listed Building of No. 35 Green End, Great Stukeley.
- 7.22 The proposed dwellings would be a variety of two-storey, one-and-a-half storey and single-storey in height. The scheme comprises a farmhouse style dwelling at Plot 1 with the remaining dwellings retaining a barn style. Plots 1, 2 and 6 will front the southern edge to Green End with Plots 4 and 5 abutting the western edge and Plot 3 fronting the central access road. The arrangement of the units and the central access road maintains views through the site towards the retained ponds and the open countryside beyond.
- 7.23 The units are considered to be well related to the existing scale, form and layout of buildings currently on site and the proposal is therefore considered to have an acceptable general arrangement. Furthermore, the Local Planning Authority are satisfied that the appearance of the proposed dwellings with regard to scale, mass, fenestration and detailing is acceptable. The dwellings will utilise an acceptable range of materials - black cladding, buff and multi-buff facing brickwork, with a mixture of slate tiles for 1.5 and 2 storey elements and red pan tiles for single storey elements and car barns.
- 7.24 The proposed hard landscaping involves the use of tarmacadam at the access point and gravel for the remainder of the site. The proposed materials and limited quantum of hardsurfacing is considered to be acceptable in this instance given the countryside location. The proposed soft landscaping is considered to be extensive with the planting of new trees and hedgerows as well as the retention of existing trees and hedgerows, particularly on the site perimeter and boundaries which is welcomed. A condition would be imposed on any planning permission granted to secure specific details of the proposed soft and hard landscaping.
- 7.25 The proposed boundary treatments include existing and proposed 1.4m post and rail fencing and hedgerows and 1.8m close-boarded fencing used to subdivide rear gardens. The proposed

boundary treatments are considered to be acceptable and would respect and be sympathetic to the countryside setting.

- 7.26 The site is not within a Conservation Area however, most of the existing buildings on the site are recorded on the earliest Ordnance Survey maps of 1880 so were in existence at that date and may pre-date the 19th Century. In addition, the existing buildings have an association with the (now lost) mid-16th Century Farmhouse. The existing farm buildings are therefore likely to be considered non-designated heritage assets. Paragraph 207 of the NPPF (2024) states that in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of details should be proportionate to the assets importance. The NPPF also requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (Para 216).
- 7.27 During the course of the application, the Council's Conservation Officer initially raised concerns over the lack of information submitted in respect of the proposed total loss of these non-designated heritage assets and requested the submission of a Heritage Statement in order to make a balanced judgement. This has subsequently been submitted and concludes that the proposal will not have any adverse bearing on the significance of the identified heritage assets and will have a neutral bearing on their setting.
- 7.28 The Listed Building (35 Green End) stands some distance to the south of the proposal site with buildings between and there is a bend in the land at its northern end. It is therefore considered that there is little potential impact on the setting of the Listed Buildings from the proposal because the proposed development is contained within the site and because the location of the site, beyond a bend in the Lane, the distance between it and the Listed Building, as well as the intervening buildings.
- 7.29 In addition, the proposed development follows that previously approved in 2022 with minor amendments and the proposed replacement of the existing buildings are of a similar design to that of the proposed conversion of the buildings originally approved. The Conservation Officer has therefore concluded that the two buildings to be demolished are in poor condition and are not considered to be non-designated heritage assets for the purposes of the NPPF. The proposal is therefore considered to preserve the setting and significance of the Listed Building, 35 Green End.
- 7.30 While the loss of the existing barns is regrettable, their historical significance will be recorded in perpetuity and preserved in an

alternative form. The replacement barns are designed to reflect the special architectural and historic rural nature of the existing barns and will enable sustainable energy saving systems to be embedded within the fabric of the buildings. Given their limited value and lack of protection by virtue of being neither listed, locally listed nor situated within a Conservation Area, it is considered that, on balance it would be unreasonable to refuse planning permission in this instance.

- 7.31 As such, the proposal is deemed to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP10, LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

### **Residential Amenity**

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

- 7.33 The closest neighbouring residential property is approximately 40m south of the site and as such, the proposed development would not result in any detrimental overbearing, overshadowing or overlooking impacts. Furthermore, given the extant permission (22/00950/FUL) and the minor alterations to the proposed dwellings, the proposal is not considered to result in any additional noise and disturbance impacts and comings and goings that would be unacceptable.

- 7.34 In regard to amenity of the future occupiers, the layout, orientation and fenestration positioning will ensure privacy of all properties is maintained to a good level in accordance with planning policy.

- 7.35 As such, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Highway Safety, access and Parking Provision**

- 7.36 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.

- 7.37 The site is accessed via an existing access off Green End. The Parish Council and neighbours have raised concerns regarding the increased traffic volume and that the road is not fit for the increased traffic. The submitted transport statement concludes that as a result of the proposal, the site would see fewer large vehicles associated with the livestock storage, the main access to the development would be via a private drive and mitigation measures in the form of off-site localised widening would allow an acceptable width and visibility.
- 7.38 During the course of the application an amended plan was submitted detailing the proposed site access design and location of off-site passing places (Drawing No 3055-02 Rev C) on Green End. These were revised to avoid any culverting requirements as well as any sensitive locations as a result of neighbouring objections. Three passing bays/areas of widened highway are now located between existing access points along Green End to avoid any conflicts with existing accesses.
- 7.39 Cambridgeshire County Council's Highway Authority have confirmed that the areas of widened highway are within the limits of the highway and are satisfied that the proposal, including the proposed access arrangements are considered to be acceptable and would not result in any highway safety concerns, subject to the imposition of conditions on any planning permission granted.
- 7.40 It must also be borne in mind that the site benefits from extant planning permission for the creation of six residential dwellings following the demolition and conversion of existing barns (Reference number 22/00950/FUL). This application seeks permission for the same number of dwellings and is therefore not materially different from the current approval.
- 7.41 The proposal is considered to provide an appropriate level of off-street car parking provision for the proposed dwellings with each property including a double garage/carport. The proposal also includes the provision of turning heads to ensure that vehicles enter the highway in a forward gear. A condition would be imposed on any planning permission granted to ensure the adequate provision of cycle parking.
- 7.42 As such, subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

## **Flood Risk and Surface Water**

- 7.43 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1). Accordingly the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.44 It is proposed to manage surface water from the proposed development through the use of soakaways with the disposal of foul sewage unknown at this stage. The proposed methods are considered to be acceptable in this instance, subject to a condition imposed on any planning permission granted to secure specific details of the drainage.
- 7.45 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

- 7.46 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.47 This application has been accompanied by a Preliminary Ecological Appraisal including an Update Great Crested Newt Assessment & Further Bat Surveys.
- 7.48 The Council's Ecology Officer has raised concerns that the submitted Preliminary Ecological Appraisal and associated surveys are out of date and therefore the Local Planning Authority are not able to satisfy themselves that the development will not cause significant adverse impact to the ecology of the site or surrounding land. Initially, it is worth noting that the Preliminary Ecological Appraisal was deemed to be acceptable under application 22/00950/FUL with a condition being imposed on the planning permission ensuring the submission of an Ecological Design Strategy.

- 7.49 The Local Planning Authority consider that given the site benefits from an extant planning permission and subject to the imposition of the same condition to secure an Ecological Design Strategy, the proposal would be acceptable in terms of its impact on biodiversity. The application was submitted before the requirement for the provision of a 10% biodiversity net gain on small sites, so this application is not subject to this requirement.
- 7.50 As such, the proposal is broadly deemed to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Impact on Trees**

- 7.51 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 site is not within a Conservation Area and there are no Tree Preservation Orders that apply to trees on or adjacent the site. However, the trees and hedgerows make a valuable contribution to the character of Green End as a rural "hamlet", and their retention, is essential in ensuring the existing character of the settlement is not harmed. They will also significantly assist in integrating the proposed development with its surroundings.
- 7.53 The application is accompanied by an Arboricultural Impact Assessment. This states a total of 4 trees, 2 groups of trees and 2 sections of hedge are to be removed as part of the development. The most notable tree to be removed is poplar T20. The survey found this tree to be extensively decayed and at risk of collapse and therefore removal is recommended for safety reasons. The other trees to be removed are all of low value (Category C and Category U). Their removal will have little impact on local character and can be compensated for by replacement planting. The sections of hedge to be removed do not form external boundary screens and so their removal will not impact views from the surrounding public realm.
- 7.54 The Proposed Block Plan shows 15 no. trees to be planted and other hedges and shrubs. This is considered to compensate for the trees and hedges that are to be removed. The trees to be retained contribute to the setting of the site and do not cause any real conflict with the proposed site use. There is no significant shading of the plots, and the crowns do not overhang roofs or parking areas.



7.55 Accordingly, subject to the imposition of conditions regarding a landscaping plan and suitable tree protection in accordance with the details submitted, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

### **Accessible and Adaptable Dwellings**

7.56 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

7.57 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

### **Water Efficiency**

7.58 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

### **Developer Obligations**

#### Bins

7.59 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 5th November 2024. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

#### Community Infrastructure Levy (CIL)

7.60 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.

### **Other**

#### Archaeology

- 7.61 Records indicate that this site lies in an area of very high archaeological potential, north of the major Roman routeway of Ermine Street and immediately north of a confluence of trackways indicated on the 1st edition Ordnance Survey mapping dated to 1885. Large areas of medieval ridge and furrow agriculture on either side of Green End are visible as cropmarks on aerial imagery. Taken in conjunction with earthwork features including house platforms in the immediate vicinity it indicates that the development site lies at the former core of a shrunken medieval settlement at Green End. 240m to the south-east of the application site is a large area which was evaluated in advance of development at Ermine Business Park, identifying features relating to an industrial site of Iron Age date, with an associated Iron Age settlement area to the immediate south. Archaeological excavations to the west have previously revealed multi-period remains (including human remains) ranging from the Romano-British period through to the Post-Medieval period. In addition, to the north west are two Roman burial mounds adjacent to the line of Ermine Street which are nationally designated as Scheduled Monuments.
- 7.62 The majority of the farm buildings proposed for demolition are clearly illustrated on early edition Ordnance Survey mapping dated to 1885. 'Washingley's Manor Farm', described as 'A mid 16th century farmhouse with 18 and 19th century alterations and/or additions' in the National Building record Index (1941), along with its associated complex of agricultural buildings, is recorded on the Cambridgeshire HER (Cambridgeshire Historic Environment Record reference MCB25679). Although the 16th century farmhouse itself has subsequently been demolished, the surviving farm buildings represent an important grouping, as typologically they suffer very high attrition rates, both regionally and nationally, due to limited capacity for adaptation to modern agricultural processes and consequent redevelopment pressures. Accordingly Archaeology have requested a condition requiring a programme of historic building recording in advance of any demolition or alteration taking place.

## **Conclusion**

- 7.63 The proposed development is considered to be compliant with the relevant national and local policy as it is:

\*Acceptable in principle

And it:

- \* Is of an appropriate scale and design;
- \* Would not have a significantly detrimental impact upon the amenity of neighbours.
- \* Would not be detrimental to highway safety in the locality;

- \* Would not result in an increased risk of flooding in the locality;
- \* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.64 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time Limit
- In accordance with Plans
- Materials submission
- Architectural Details submission
- Landscaping
- Landscape Management
- Tree Protection Plan
- Ecological Design Strategy
- Foul and Surface water
- Access construction
- Access width
- Parking and Turning
- Surface and Drainage
- Off-site highways works
- Cycle storage
- Bin Storage
- Archaeology
- Contamination
- Accessible and Adaptable dwelling
- 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:**

Enquires about this report to **Hannah Hodges, Senior Development Management Officer** [Hannah.hodges@huntingdonshire.gov.uk](mailto:Hannah.hodges@huntingdonshire.gov.uk)

**From:** [REDACTED]  
**To:** [DMAdmin](#)  
**Subject:** RE: Planning Permission Consultation - Agricultural Buildings Washingley Farm Green End (ref 24/00433/FUL)  
**Date:** 08 October 2024 10:54:02

---

Stukeley PC object to this planning application as it is outside of the settlement boundary, the site is an over development, and the increased traffic volume is a concern. The road is not fit for increased traffic.

Many Thanks

Kind Regards

[REDACTED]  
Clerk of Stukeley PC  
[REDACTED]

---

**From:** Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>  
**Sent:** 06 September 2024 14:57  
**To:** [REDACTED]  
**Subject:** RE: Planning Permission Consultation - Agricultural Buildings Washingley Farm Green End (ref 24/00433/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL).

Site Address: Agricultural Buildings Washingley Farm Green End

Reference: 24/00433/FUL

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If you would prefer not to receive correspondence from us via email you have the right to opt out. If you wish to opt out please contact us at the address provided below so that we

can remove your email details from our records.

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management  
Huntingdonshire District Council

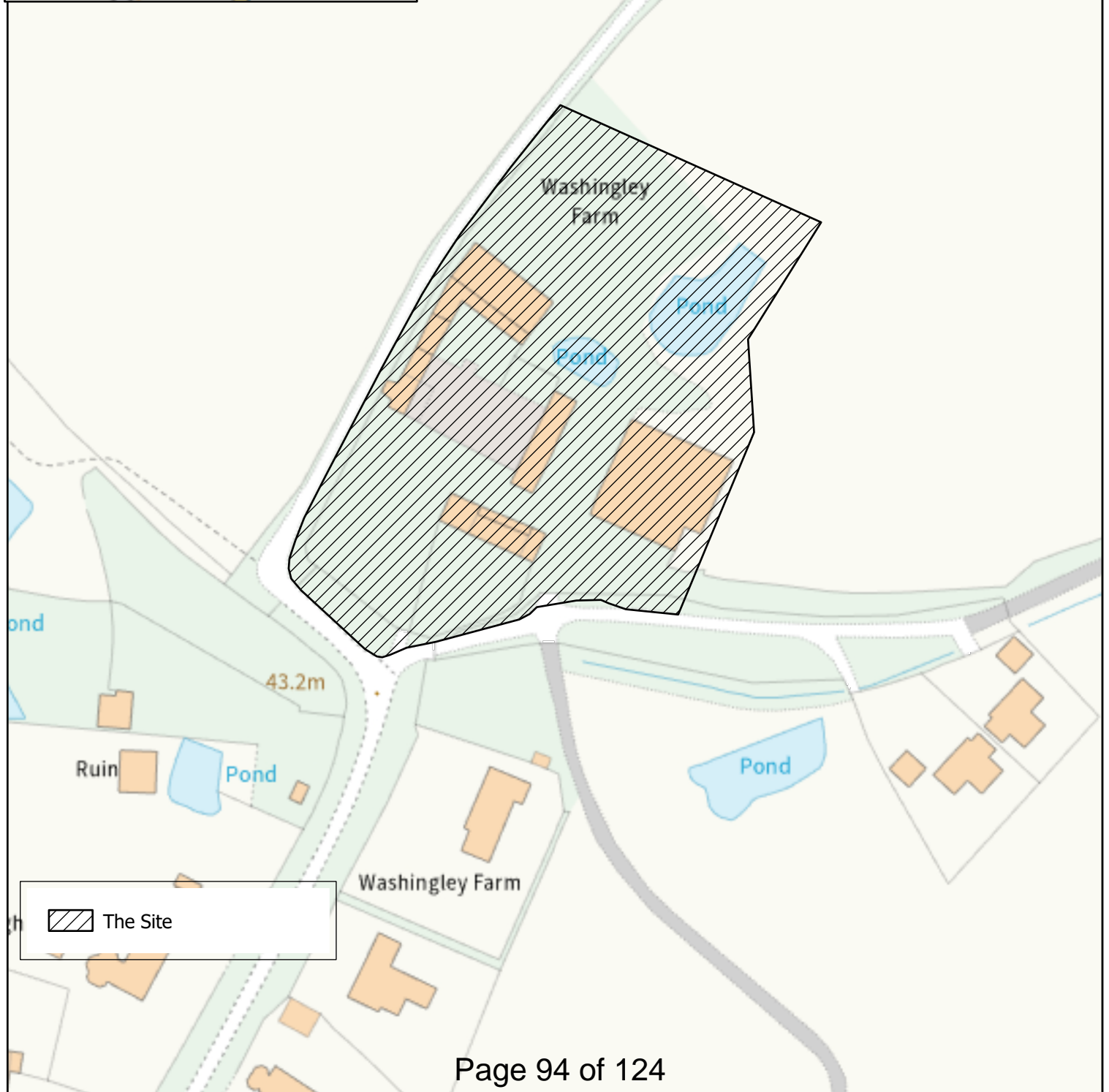
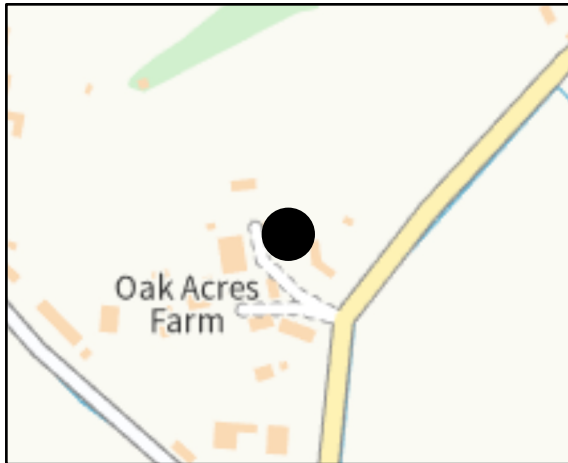
T: 01480 388388

E: [dadmin@huntingdonshire.gov.uk](mailto:dadmin@huntingdonshire.gov.uk)

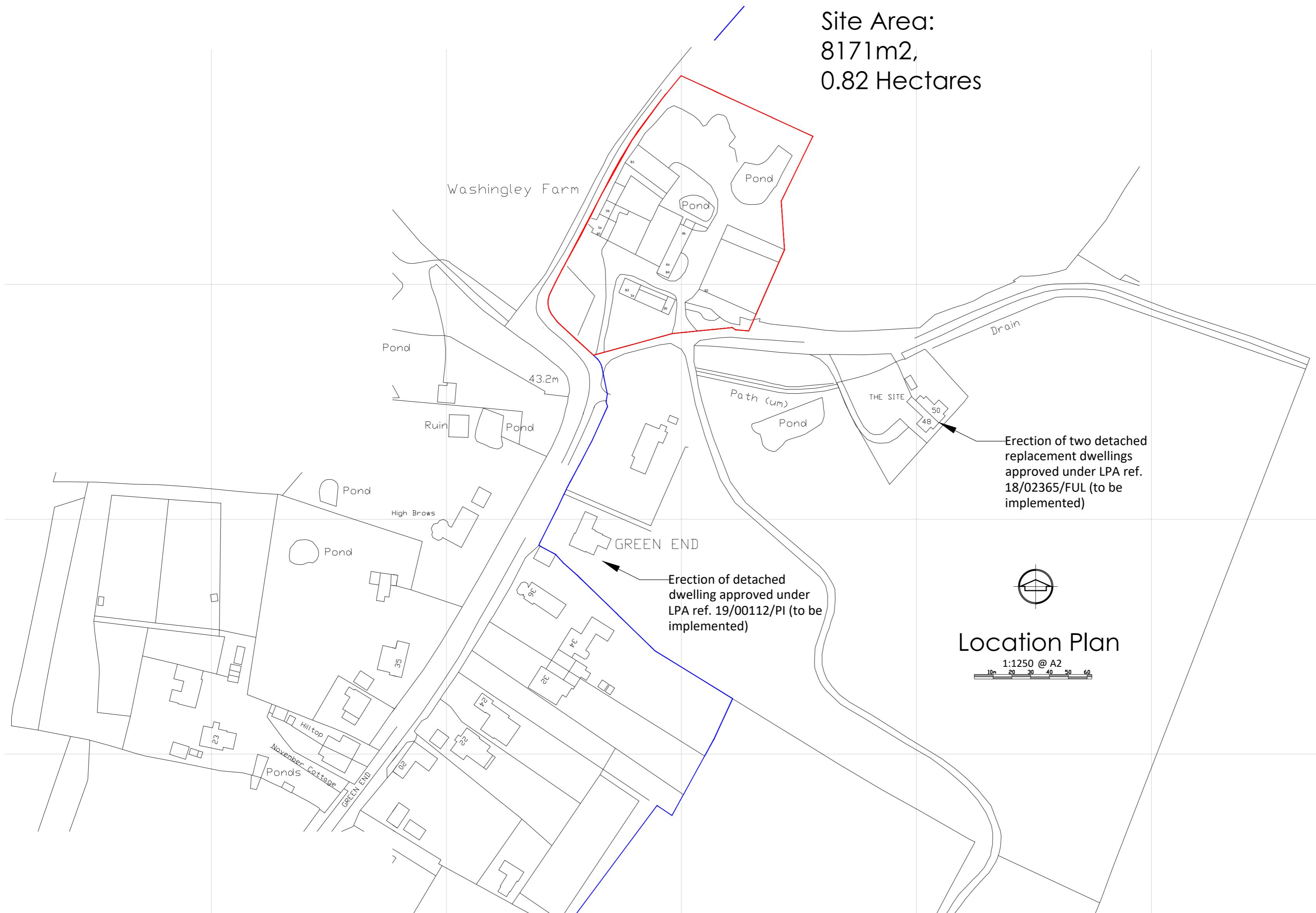
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This email has been scanned for viruses and malware, and may have been automatically archived



Site Area:  
8171m<sup>2</sup>,  
0.82 Hectares



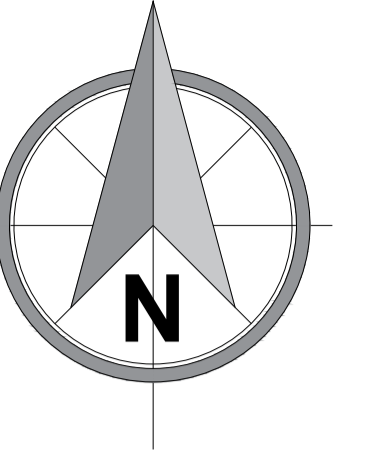
Erection of two detached replacement dwellings approved under LPA ref. 18/02365/FUL (to be implemented)

Erection of detached dwelling approved under LPA ref. 19/00112/PI (to be implemented)

Location Plan  
1:1250 @ A2  
10m 20m 30m 40m 50m 60m

Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

REV	DATE	BY	REVISION NOTES
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<b>PROJECT</b> Barn Conversion Green End, Great Stukeley, Huntingdon PE28 4AE			
<b>CLIENT</b> St John's College			
<b>DRAWING TITLE</b> Location Plan			
<b>DRAWN BY</b> AS		<b>SCALE</b> 1:1250 @ A2 10m 20m 30m 40m 50m 60m	
<b>DATE</b> 09/08/18		<b>DWG. No.</b> 2018.14.01	
		<b>REV.</b> -	



**Legend**

- Existing G.I.F.A:
- Barn 1 -200m<sup>2</sup>
- Barn 2 -576m<sup>2</sup>
- Barn 3 -145m<sup>2</sup>
- Barn 4 -193.5m<sup>2</sup>
- Barn 5 -171m<sup>2</sup>

Total Existing GIFA: 1285.5m<sup>2</sup>

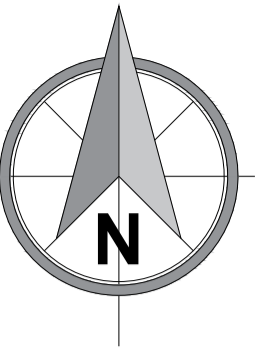
Total Existing Footprint: 1274m<sup>2</sup>



1:200 Existing Block Plan

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Web: www.planningandarchitecture.co.uk	
PARTNERS in PLANNING and ARCHITECTURE	
PROJECT Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Combs, PE27 4WY	
PROPOSED farmstead re-development Washingley Farm Great Stukeley Huntingdon PE28 4AE	
CLIENT St John's College	
DRAWING TITLE Existing Block Plan	
DRAWN BY SD	SCALE 1:200@ A1
DATE 12/03/21	DATE 2018.14.109





**KEY**

- Existing floor level in accordance with site survey
- Proposed level
- Existing trees to be retained
- Proposed new tree
- Existing hedge to be retained
- Overgrowth / Brambles to be cut back
- Proposed new hedgerow
- Proposed new soft landscaping
- Proposed 1.8m high C/B fence
- Proposed 1.4m high post & rail fence
- Existing 1.4m high post & rail fence
- P&W fence 1.1m
- Proposed underground electric cables
- Proposed fence around pedestrian splays
- Indian Sandstone patio slabs
- Grass
- Gravel
- Grey Tarmac
- Paviments
- Roof Tiles- Natural Slate
- Roof Tiles- Plain Clay Tiles
- Roof Tiles- Pantiles
- Building to be removed

Page 97 of 124

Existing wall to be retained.  
Existing condition to be checked.



**Legend**

**House type**

- Plot 1 - 4 bed 2 storey plot
- Plot 2 - 3 bed 2 storey plot
- Plot 3 - 2/3 bed 1.5 storey plot
- Plot 4 - 3 bed 2 and 1 storey plot
- Plot 5 - 3/4 bed 1.5 storey plot
- Plot 6 - 4 bed 2 storey plot

**Footprint**

- Plot 1 - 119m<sup>2</sup>
- Plot 2 - 97m<sup>2</sup>
- Plot 3 - 100m<sup>2</sup>
- Plot 4 - 125m<sup>2</sup>
- Plot 5 - 103m<sup>2</sup>
- Plot 6 - 137m<sup>2</sup>

Garages: 234m<sup>2</sup> Total

**Estimated G.I.F.A:**

- Plot 1 -196m<sup>2</sup>
- Plot 2 -163m<sup>2</sup>
- Plot 3 -132m<sup>2</sup>
- Plot 4 -135m<sup>2</sup>
- Plot 5 -142m<sup>2</sup>
- Plot 6 -205m<sup>2</sup>

Garages: 210m<sup>2</sup> Total

Total Existing Footprint: 1274m<sup>2</sup>

Total Proposed Footprint: 972.5m<sup>2</sup>

Total Existing GIFA: 1285.5m<sup>2</sup>

Existing Floor area to be retained: 102.5m<sup>2</sup>

Total Proposed GIFA (inc. garages): 1183m<sup>2</sup>

E	15.02.24	SD	Converted elements changed to new build
D	20.07.23	SD	Garages and retained floor space added to legend
C	28.04.23	SD	Dimensions added to accesses
B	28.03.23	SD	Plot 4 Roof Plan Amended
A	15.01.23	SD	Layout updated following 3D comments

REV	DATE	BY	REVISION NOTES

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St Ives Business Park,  
Parsons Green,  
St Ives,  
Combs, PE27 4WY

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**PARTNERS**  
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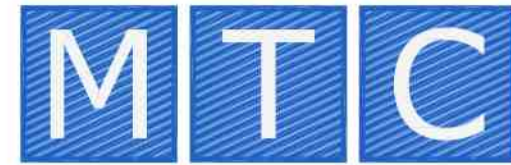
**PROJECT**  
Proposed farmstead re-development  
Washingley Farm  
Great Stukeley  
Huntingdon  
PE28 4AE

**CLIENT**  
Mr P. Allgood

**DRAWING TITLE**  
Proposed Block Plan

DRAWN BY	SCALE	1:200@ A1
SD	In	2 3 4 5 6 7 8 9
DATE	DWG. No.	REV.
12/03/21	2018.14.p2.102	E

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
C	08-11-24	BAY 2 UPDATED	MJB
B	06-09-24	PASSING BAY 2 MOVED	MJB
A	25-07-24	NEW SURVEY & P BAY LOCATIONS UPDATED	MJB



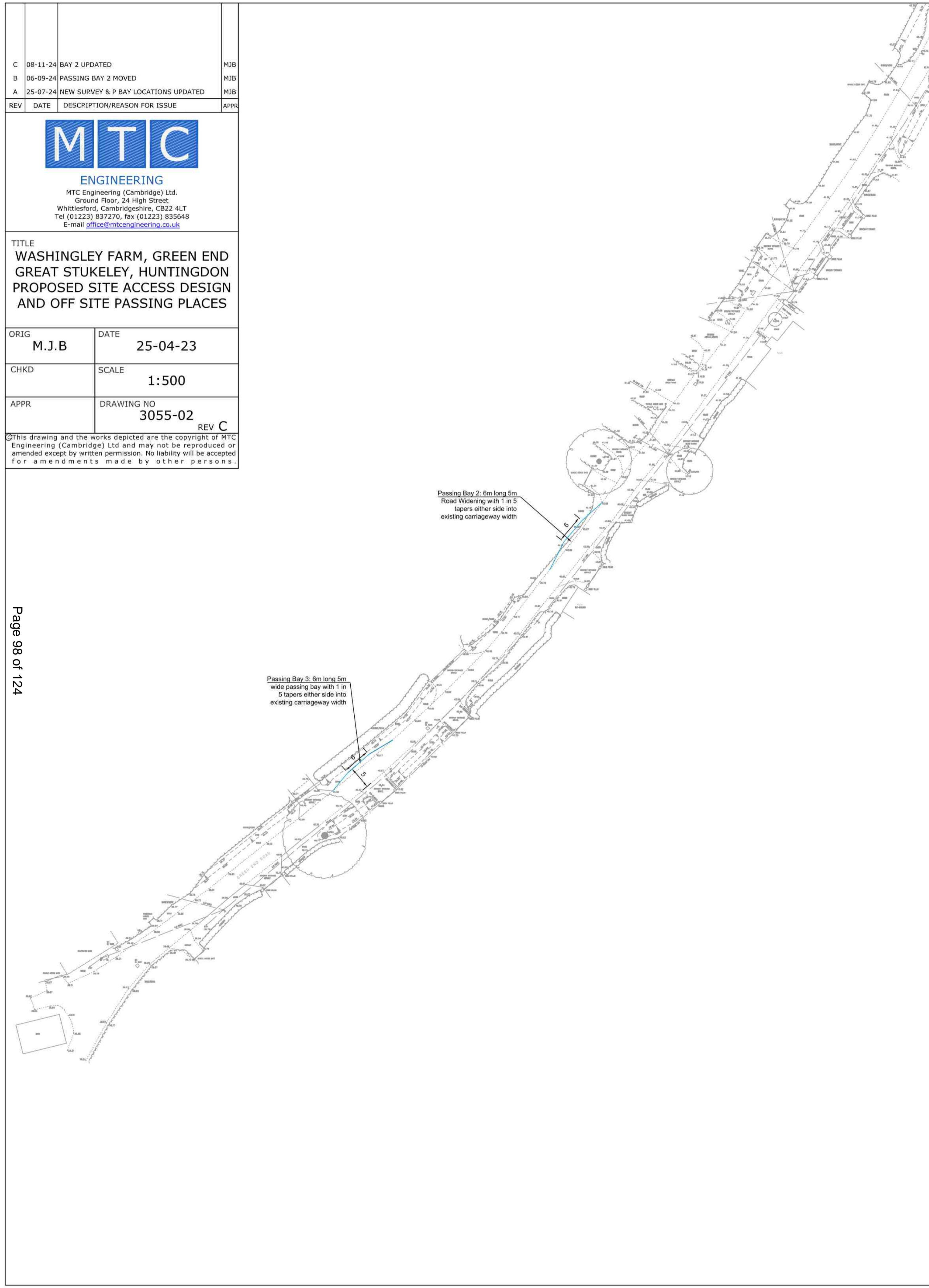
**ENGINEERING**  
MTC Engineering (Cambridge) Ltd.  
Ground Floor, 24 High Street  
Whittlesford, Cambridgeshire, CB22 4LT  
Tel (01223) 837270, fax (01223) 835648  
E-mail office@mtcengineering.co.uk

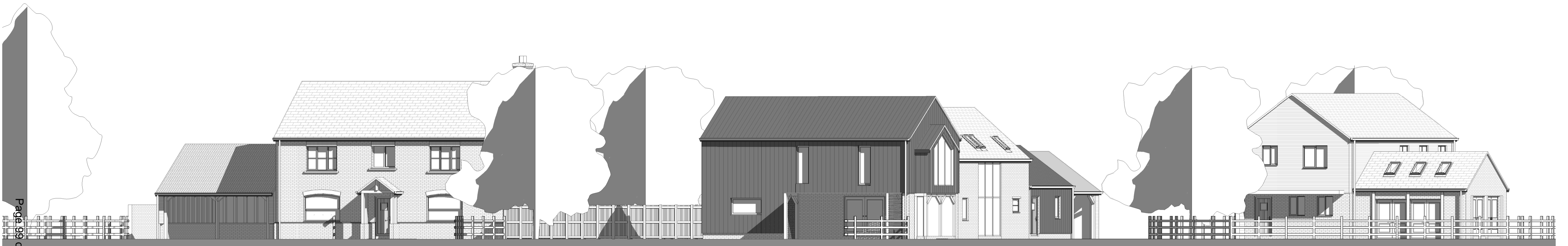
TITLE  
**WASHINGLEY FARM, GREEN END  
GREAT STUKELEY, HUNTINGDON  
PROPOSED SITE ACCESS DESIGN  
AND OFF SITE PASSING PLACES**

ORIG	M.J.B	DATE	25-04-23
CHKD		SCALE	1:500
APPR		DRAWING NO	3055-02
		REV	C

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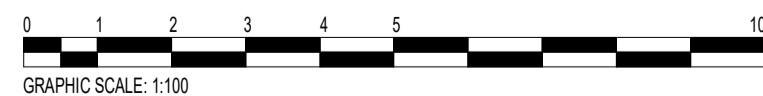




1:100 Street Scene- View from Southern Entrance

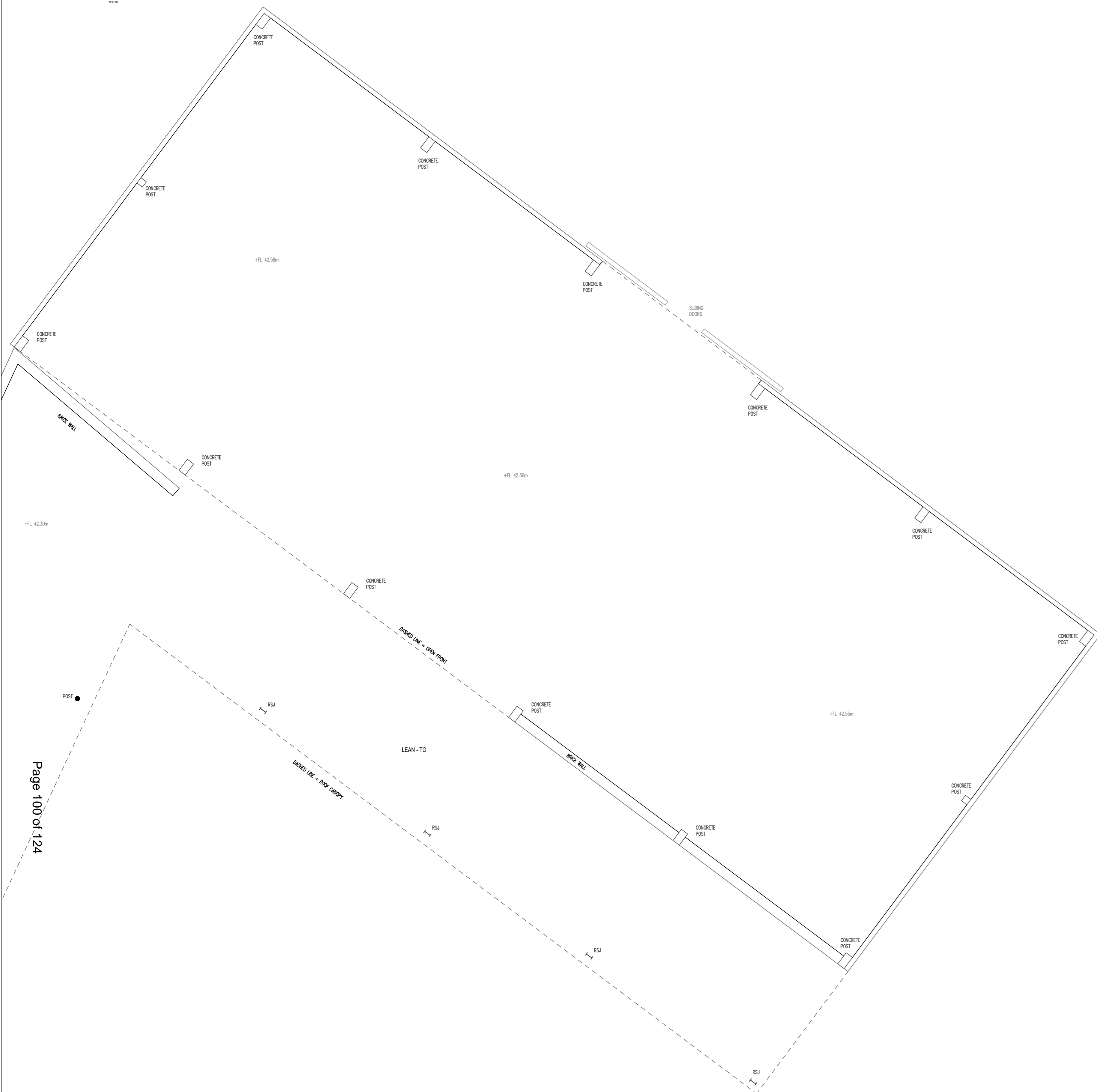


1:100 Street Scene- Plots 1 and 2



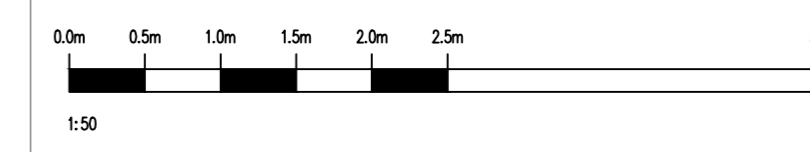
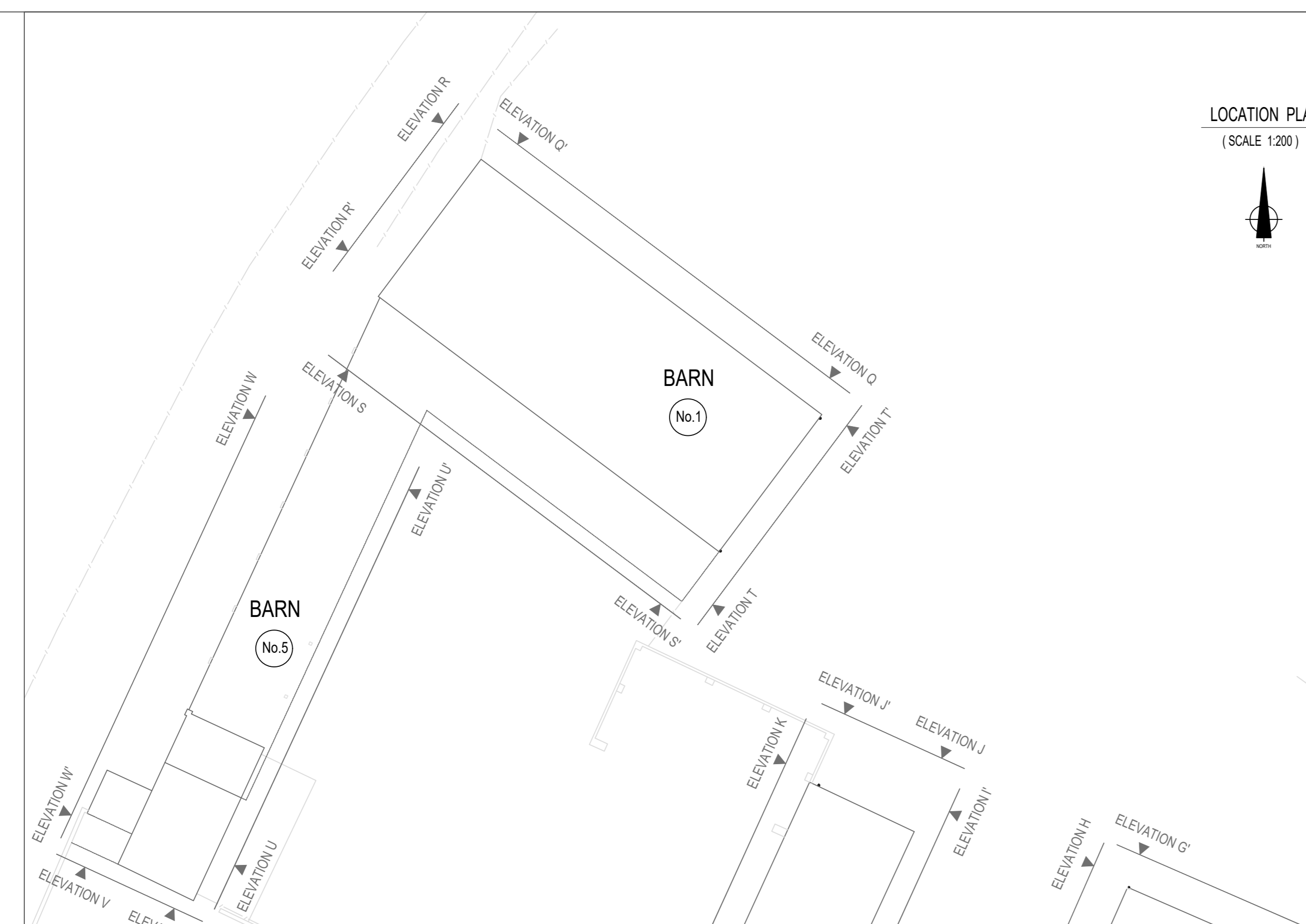
A	28/02/24	SD	Plot 3 and 4 ridge raised by 500mm
REV	DATE	BY	REVISION NOTES
<p>Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY</p> <p>© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk</p> <p><b>PARTNERS in PLANNING and ARCHITECTURE</b></p>			
<p>PROJECT <b>Proposed Farmstead Re-development, Washingley Farm Barns, Great Stukeley, Huntingdon, PE28 4AE</b></p>			
<p>CLIENT <b>St. Johns College</b></p>			
<p>DRAWING TITLE <b>Street Scene - South</b></p>			
DRAWN BY <b>SD</b>		SCALE <b>1 : 100@A1</b>	
DATE <b>28.02.24</b>	DWG. No. <b>2018.14.110</b>	REV. <b>A</b>	

GROUND FLOOR PLAN



Page 100 of 124

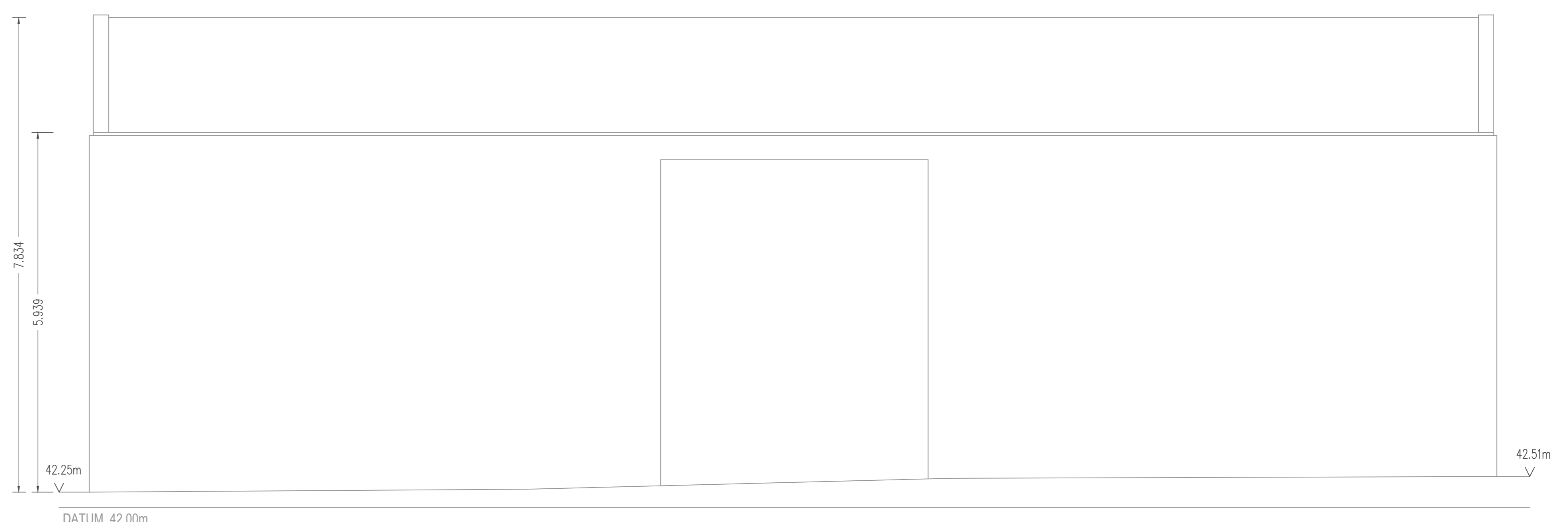
LOCATION PLAN  
(SCALE 1:200)



LEGEND

○	Telephone Socket	↔	Key Symbol For Direction Of Slipping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Slips, Floors etc
▽	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
□	Fire Alarm Break Glass	⊕	Walls & Solid Detail
⊠	Fire Alarm Sounder	⋯	Change In Floor Construction etc
⊙	Fire Extinguisher	⋯	"Hollow Detail" Under Slabs etc
⊙	Smoke Detector	⋯	"Overhead" Beams, Roof Lights etc
⊠	Illuminated Fire Exit Sign	⋯	+FFL 1.00
⋯	Single Supply Socket	⋯	SLL 1.00
⋯	Double Supply Socket	⋯	Height of window sill and window head from FL
⋯	Single Gang Light Switch		
⋯	Pushbutton Switch		
⋯	Radiator		

ELEVATION Q



ELEVATION S



ELEVATION R



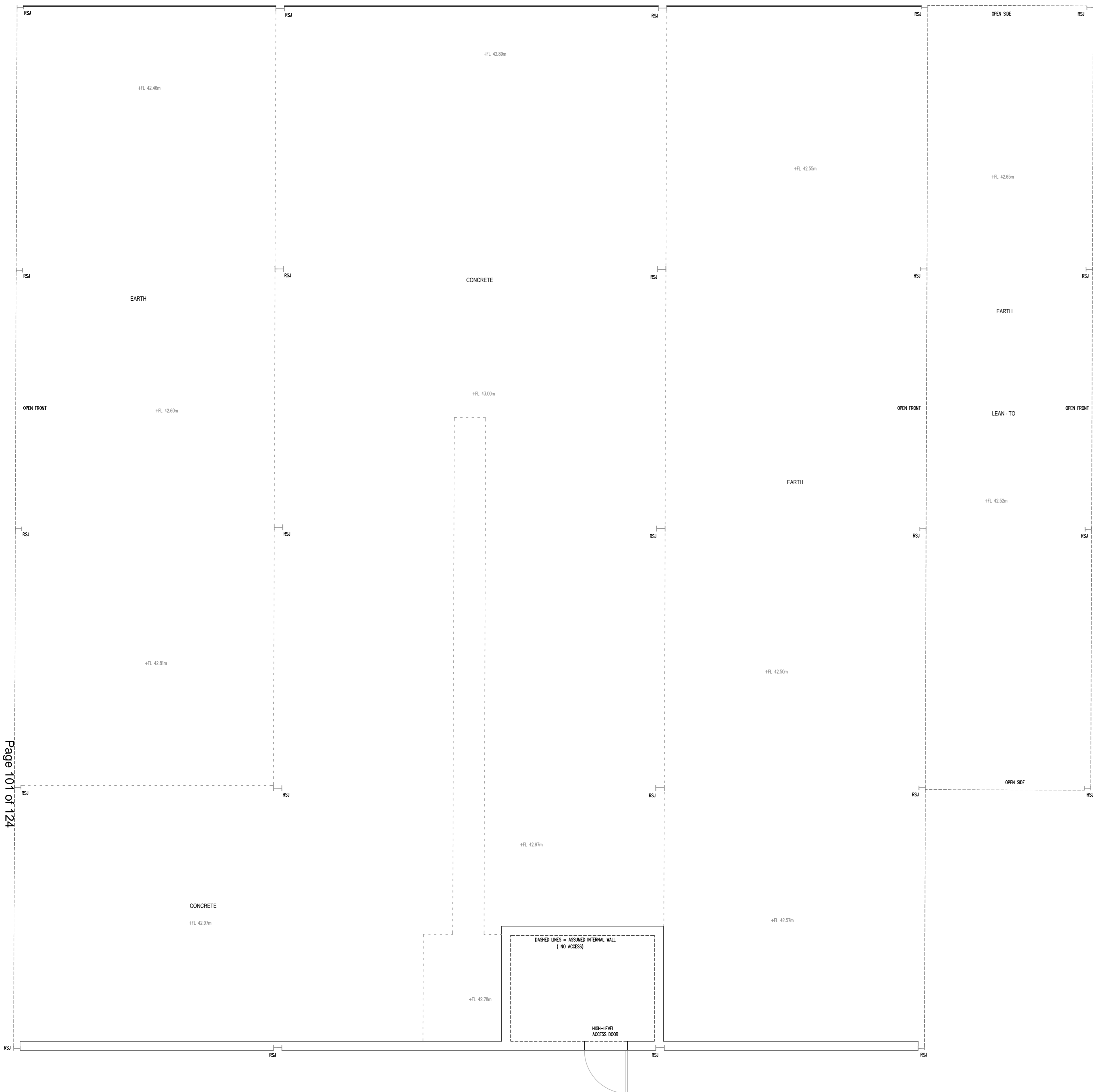
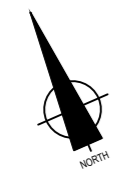
ELEVATION T



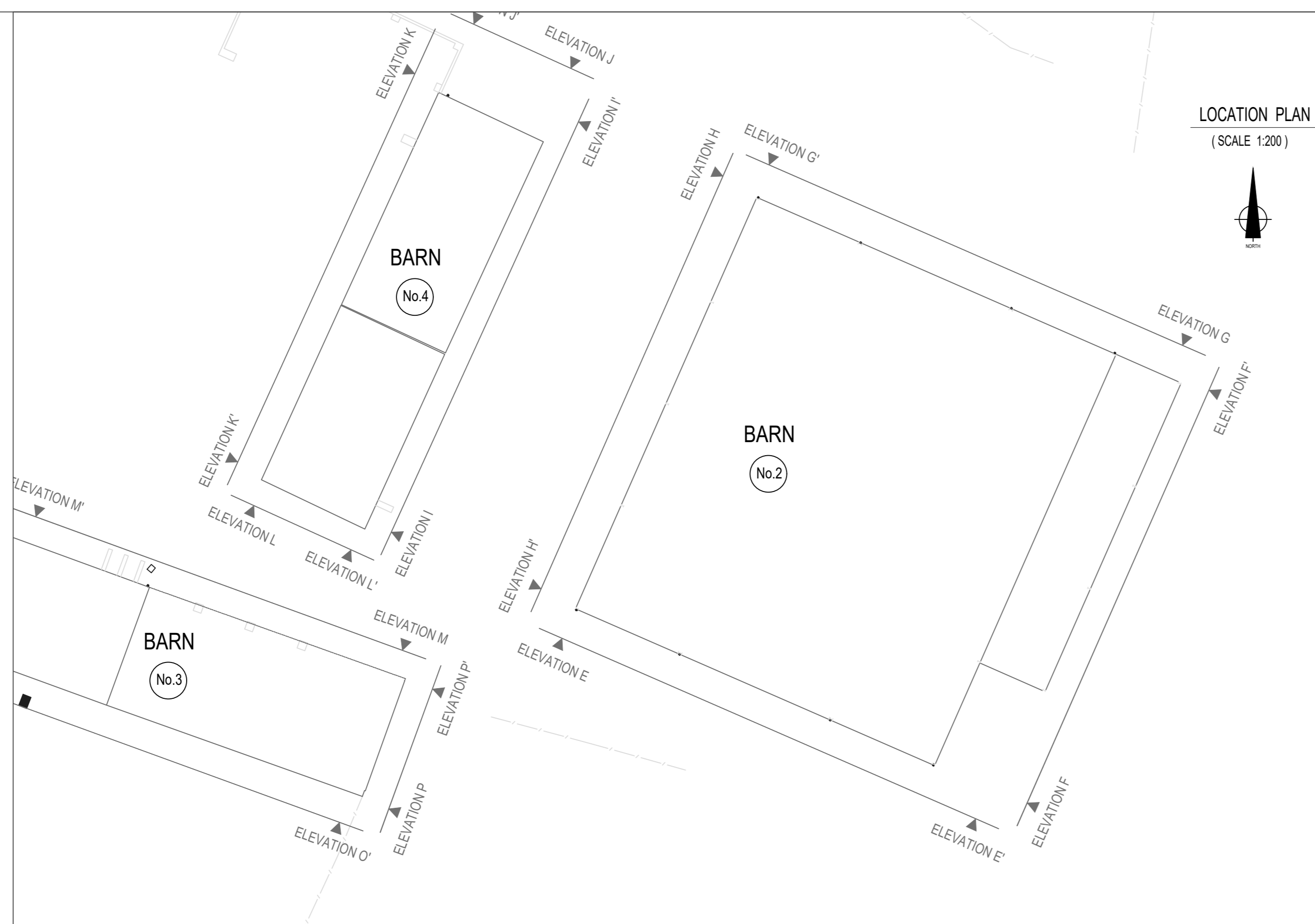
NOTES  
SURVEY TIED INTO NATIONAL GRID OSTN02 AND OSGM02 DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED  
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	PARTNERS IN PLANNING & ARCHITECTURE		
PROJECT	GROUND FLOOR PLAN AND ELEVATIONS, BARN No.1	DATE	JUNE 2018
	WASHINGTON FARM, GREAT STUKEYLEY	DRAWN	GSMK
		SHEET SIZE	A0
		SCALE	1:50
		DRAWING NO.	05318/B1

GROUND FLOOR PLAN



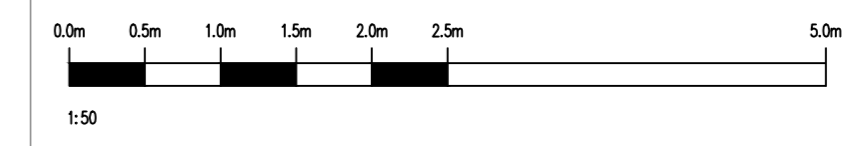
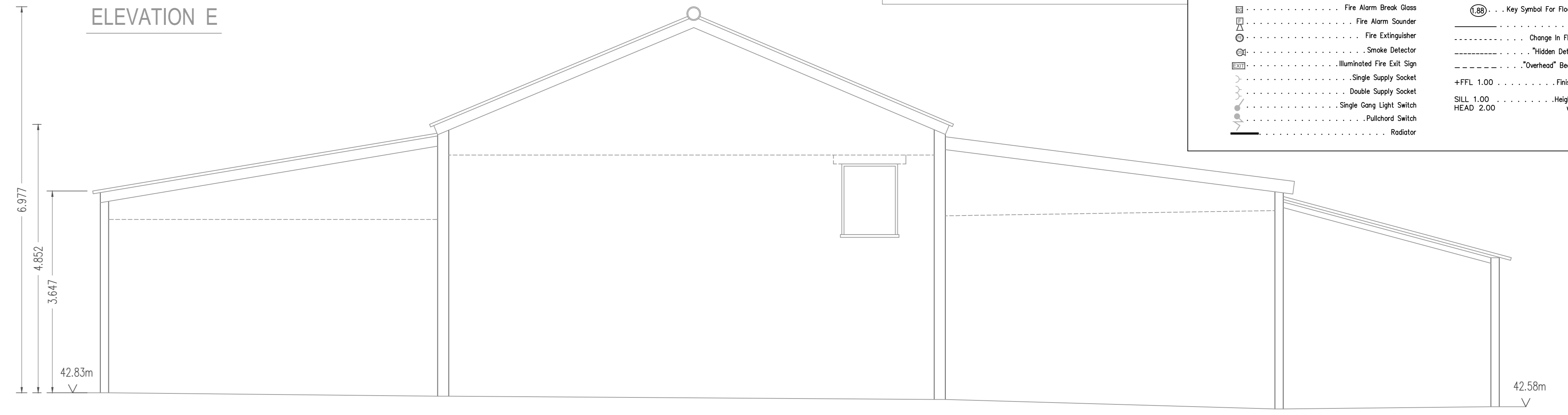
Page 101 of 124



LOCATION PLAN  
(SCALE 1:200)



ELEVATION E



LEGEND

○	Telephone Socket	↔	Key Symbol For Direction Of Sloping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Stairs, Floors etc
▽	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
⊠	Fire Alarm Break Glass	⋯	Change In Floor Construction etc
⊡	Fire Alarm Sounder	⋯	"Ribbon Detail" Under Stairs etc
⊢	Fire Extinguisher	⋯	"Overhead" Beams, Roof Lights etc
⊣	Smoke Detector	⋯	+FFL 1.00
⊤	Illuminated Fire Exit Sign	⋯	SLL 1.00
⊥	Single Supply Socket	⋯	Height of window sill and window head from FL
⊦	Double Supply Socket		
⊧	Single Gang Light Switch		
⊨	Double Gang Light Switch		
⊩	Pushbutton Switch		
⊪	Radiator		

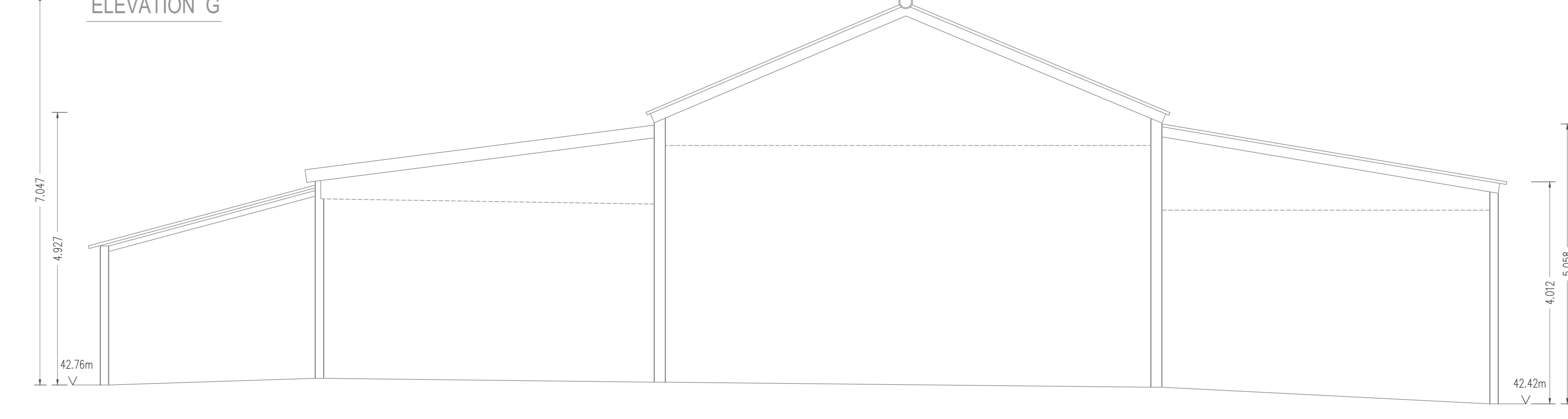
DATUM 42.00m

ELEVATION F



DATUM 42.00m

ELEVATION G



DATUM 42.00m

ELEVATION H

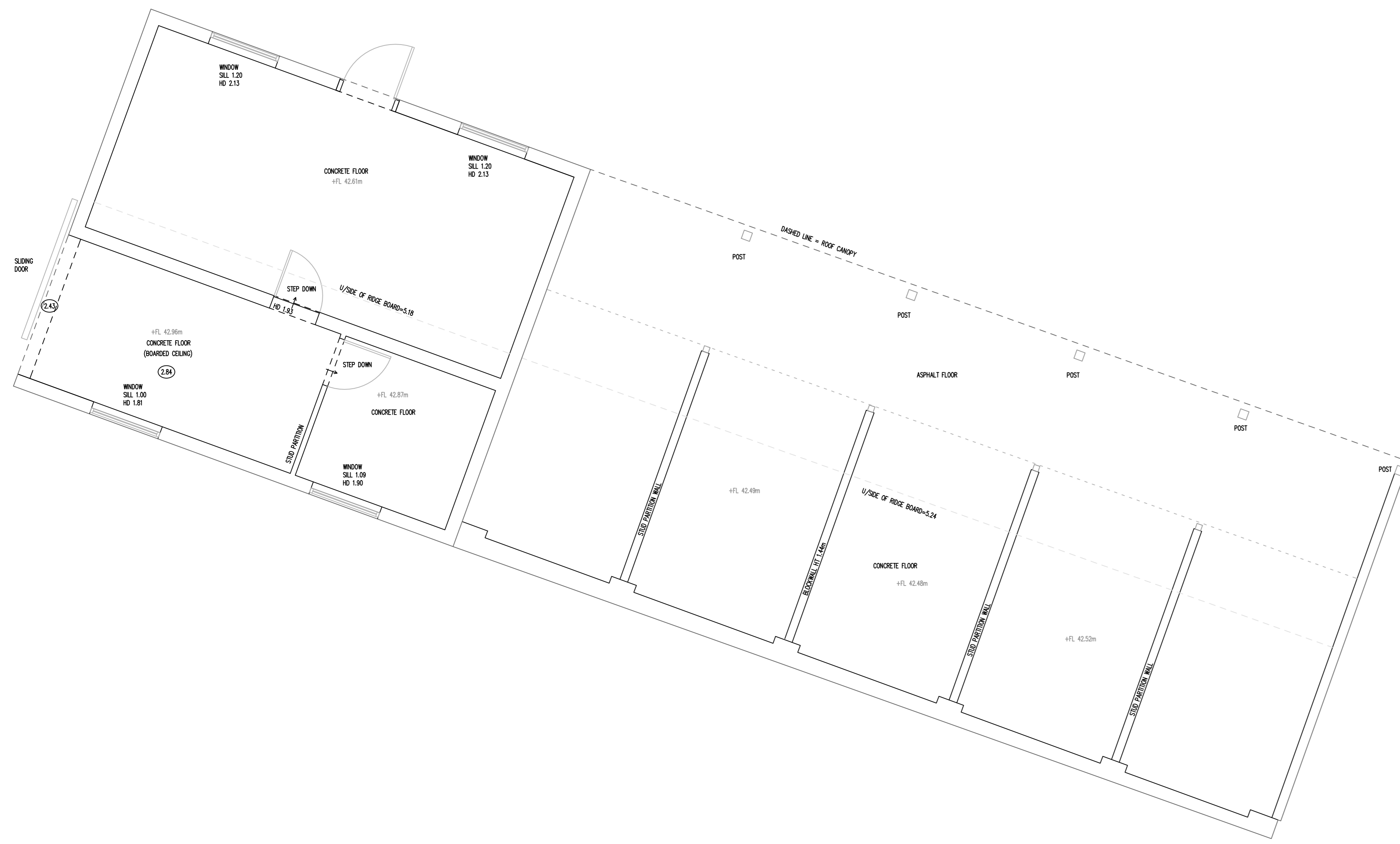


DATUM 42.00m

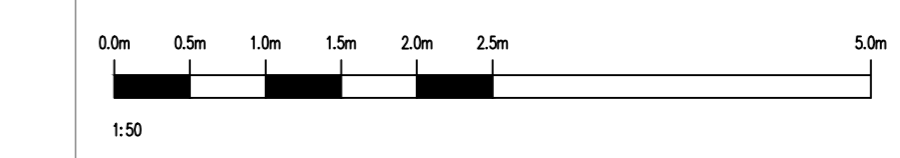
NOTES  
SURVEY TIED INTO NATIONAL GRID OSGN20 AND OSGM02 DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED  
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	DATE	JUNE 2018					
PROJECT	GROUND FLOOR PLAN AND ELEVATIONS, BARN No.2 WASHINGTON FARM, GREAT STUKEYLEY	DRAWN	GSMK	SHEET SIZE	A0	SCALE	1:50
		DRAWING NO.	05318B2				

GROUND FLOOR PLAN



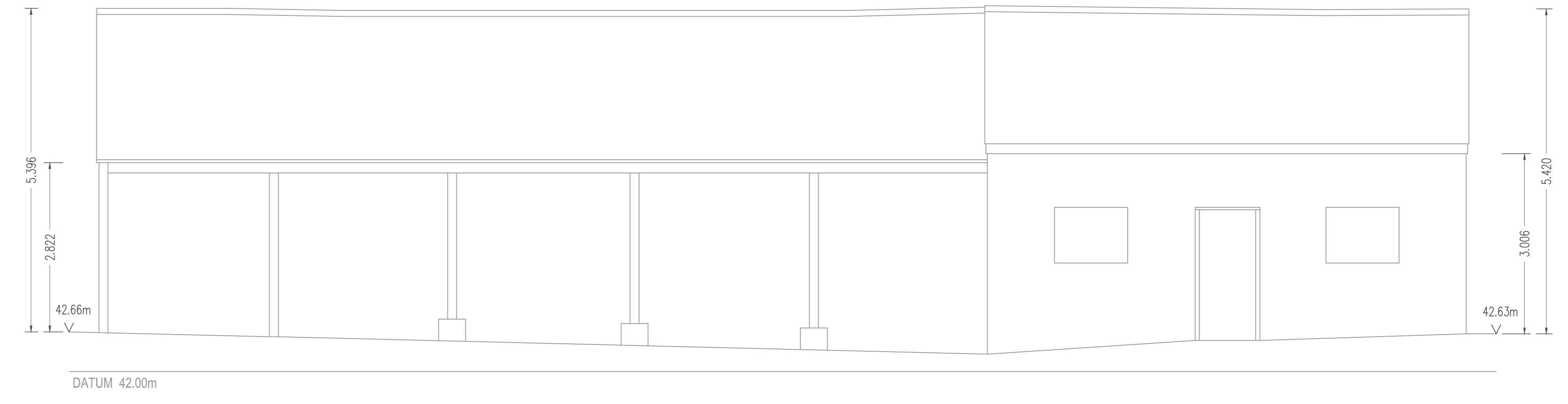
Page 102 of 124



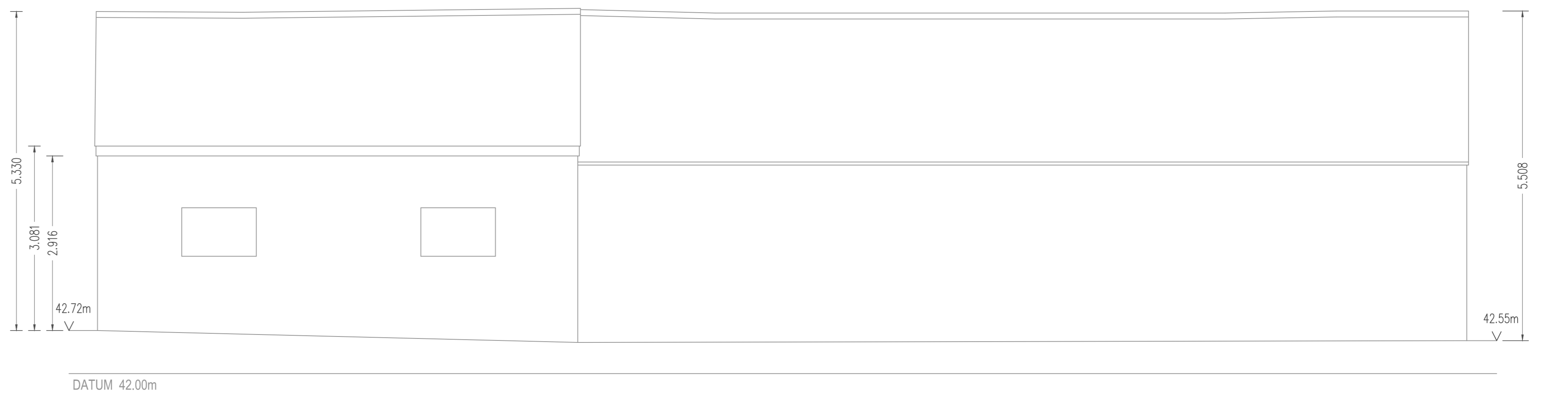
**LEGEND**

○	Telephone Socket	⬇	Key Symbol For Direction Of Sloping Ceiling
●	Other Net Socket	⬆	Key Symbol - Up Direction Of Stairs, Floors etc
▽	TV Aerial Socket	⬇	Key Symbol For Floor To Ceiling Heights
⊕	Fire Alarm Break Glass	⬆	Change in Floor Construction etc
⊕	Fire Alarm Sounder	⬆	"Hollow Detail" Under Stairs etc
⊕	Fire Extinguisher	⬆	"Overhead" Beams, Roof Lights etc
⊕	Smoke Detector	⬆	Finished floor level value
⊕	Illuminated Fire Exit Sign	⬆	SLL 1.00
⊕	Single Supply Socket	⬆	Height of window sill and window head from FL
⊕	Double Supply Socket	⬆	
⊕	Single Gang Light Switch	⬆	
⊕	Factorial Switch	⬆	
⊕	Radiator	⬆	

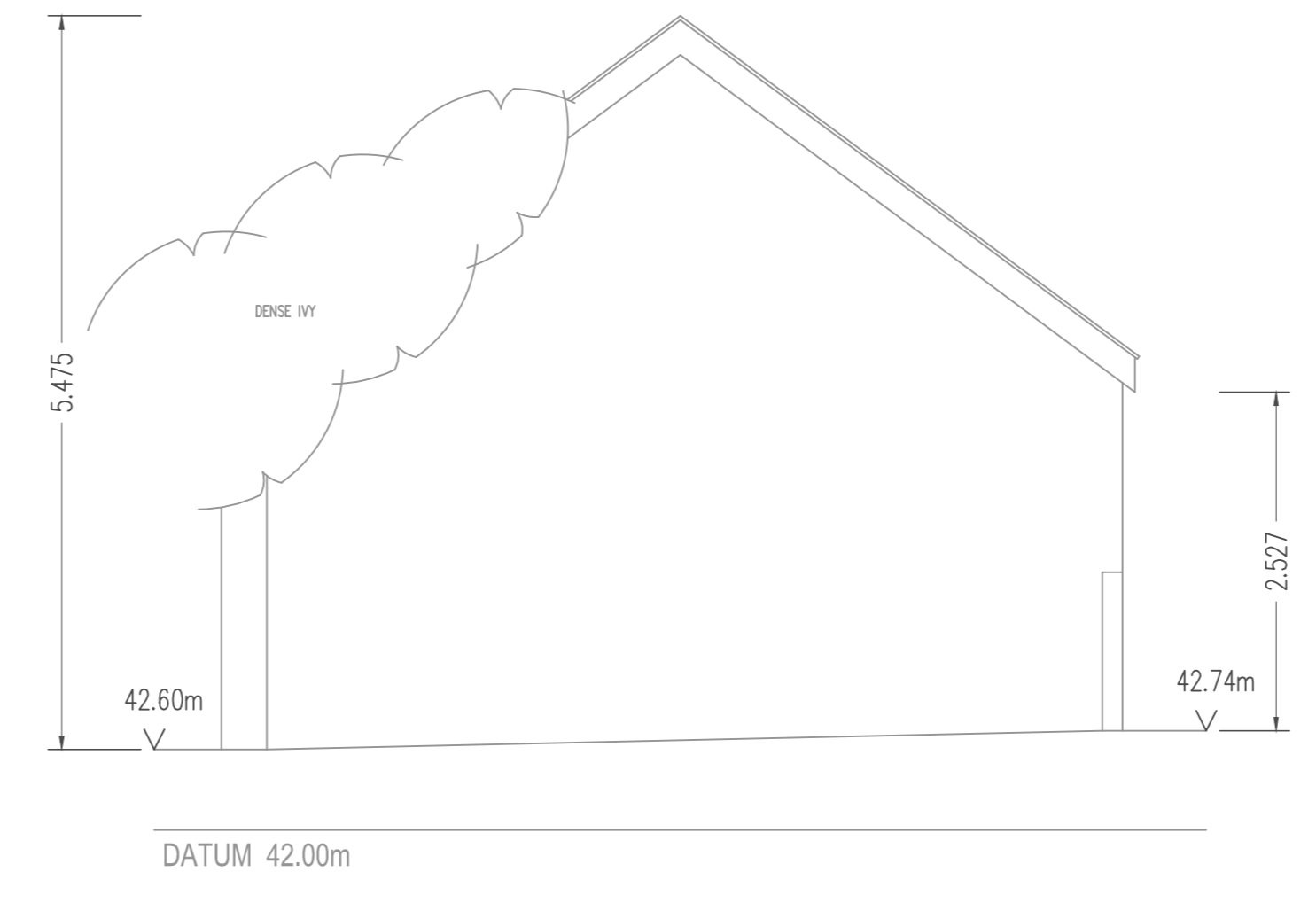
ELEVATION M



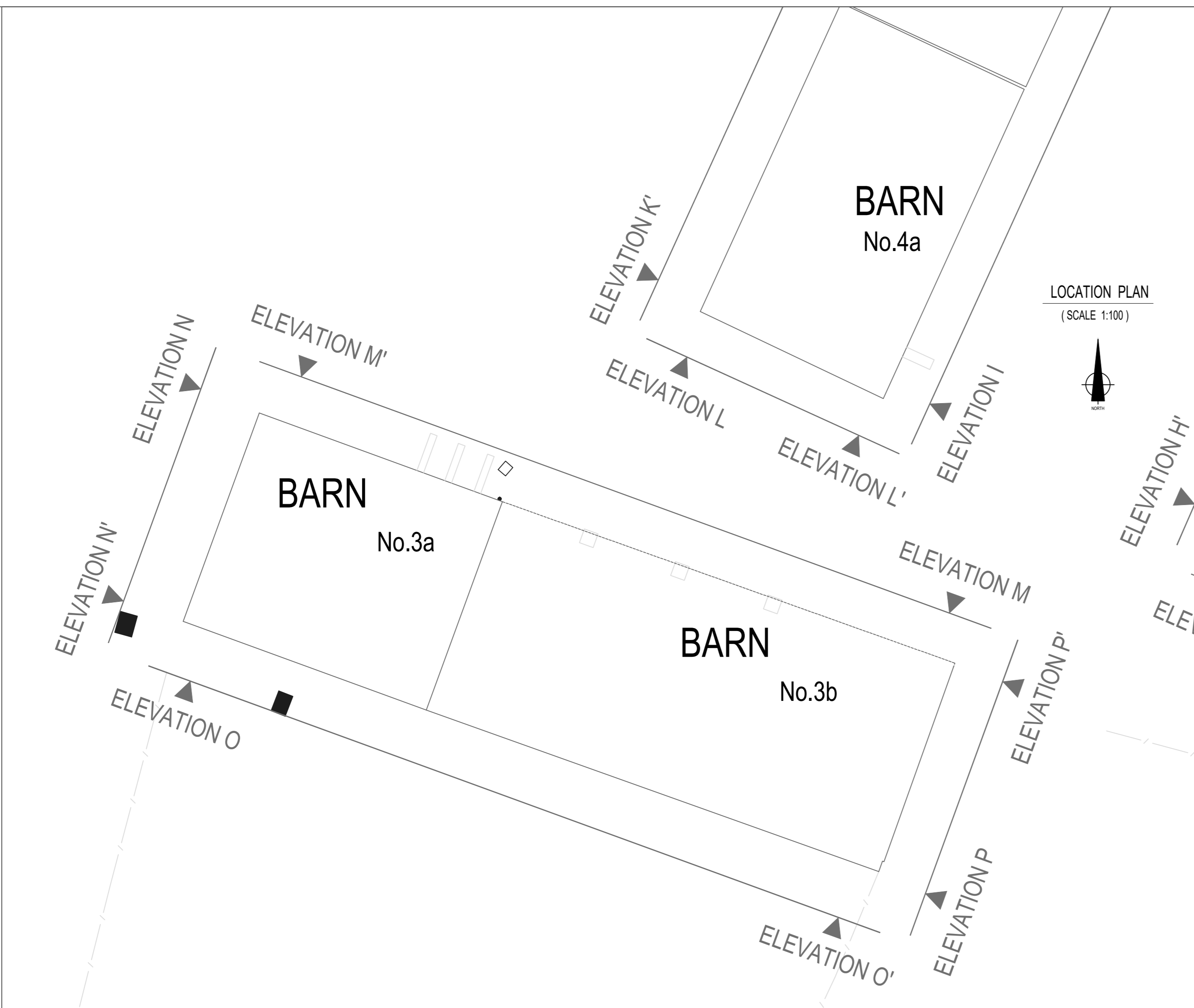
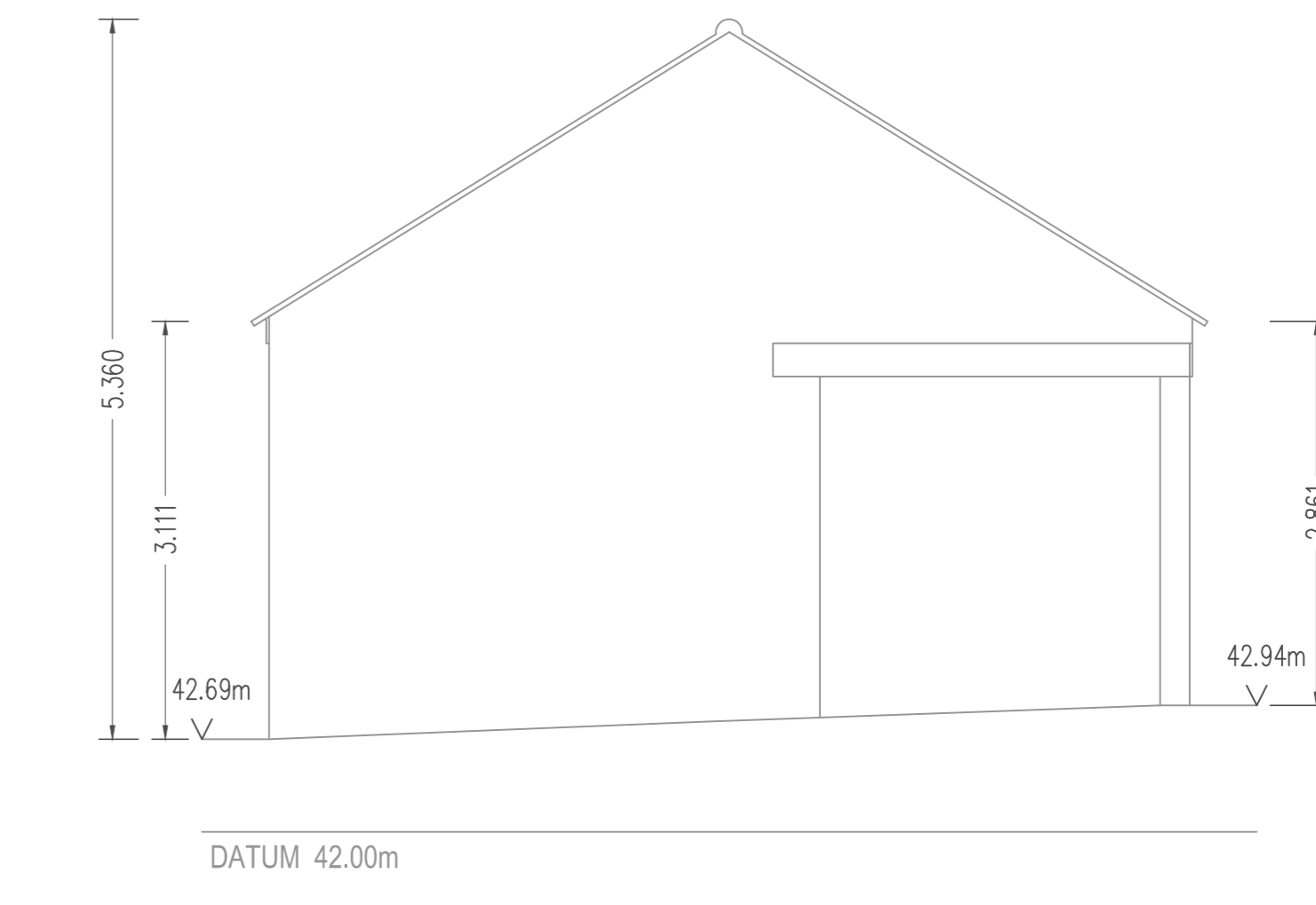
ELEVATION O



ELEVATION P



ELEVATION N



**NOTES**

SURVEY TIED INTO NATIONAL GRID OSTN2D AND OSGM2D DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS. NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED.

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PROFESSIONAL MEASURED SURVEYS		DATE	JUNE 2018
Tel: 01638 581031	Mobile: 07845 775645	DRAWN	GSMK
Web: www.cjsurveys.co.uk	E-mail: mail@cjsurveys.co.uk	SHEET SIZE	A0
PROJECT GROUND FLOOR PLAN AND ELEVATIONS, BARN No.3		SCALE	1:50
WASHINGTON FARM, GREAT STUKELEY		DRAWING NO.	0518/B3

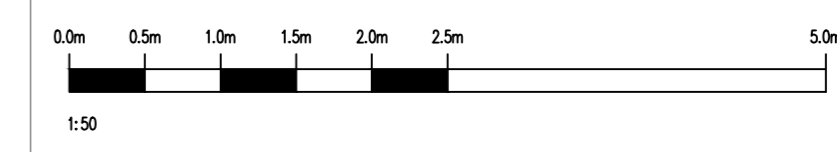
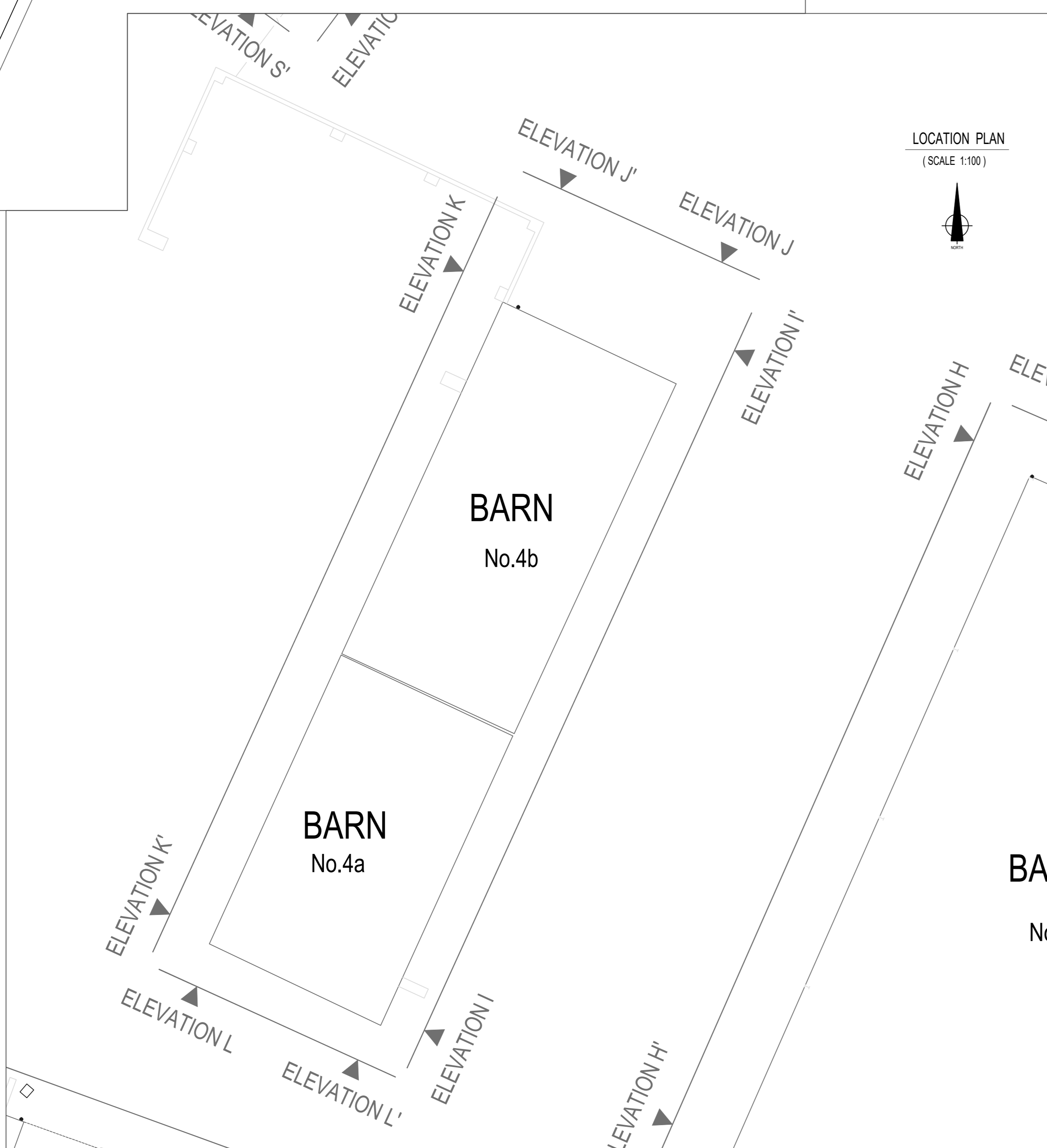
GROUND FLOOR PLAN



Page 103 of 124



LOCATION PLAN  
(SCALE 1:100)



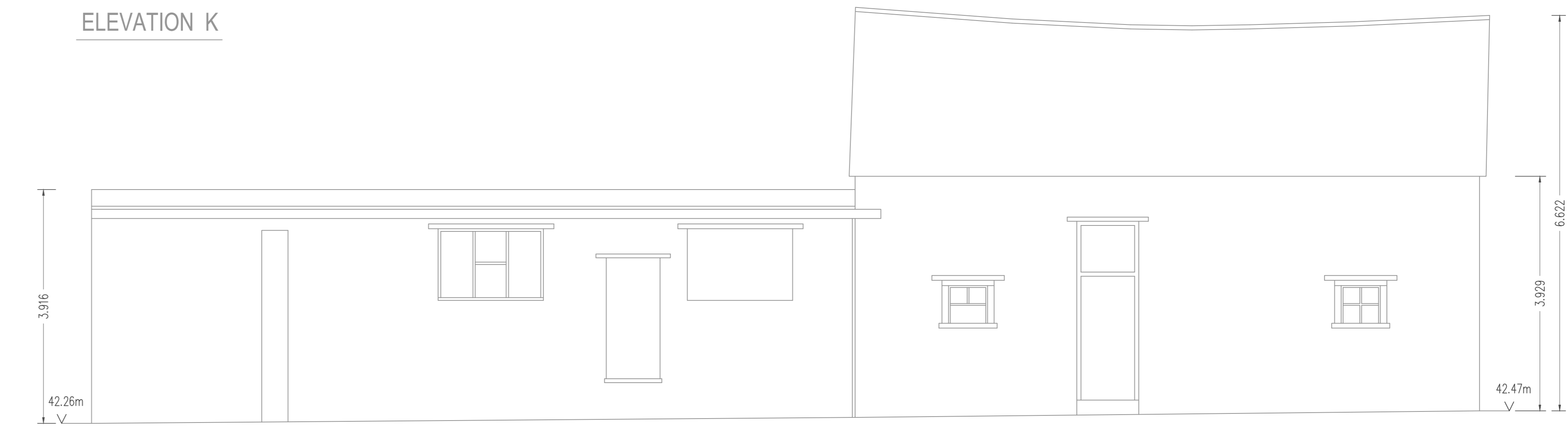
**LEGEND**

○	Telephone Socket	↔	Key Symbol For Direction Of Sloping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Stairs, Floor etc
⊙	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
⊠	Fire Alarm Sounder	—	Change in Floor Construction etc
⊡	Fire Alarm Alarm	⋯	"Ribbon Detail" Under Stairs etc
⊚	Fire Extinguisher	—	"Overhead" Beams, Roof Lights etc
⊛	Smoke Detector	—	+FFL 1.00 ..... Finished floor level value
⊜	Humiliated Fire Exit Sign	—	SLL 1.00 ..... Height of window sill and window head from FL
⊝	Single Supply Socket	—	
⊞	Double Supply Socket	—	
⊠	Single Gang Light Switch	—	
⊡	Double Gang Light Switch	—	
⊛	Radior		

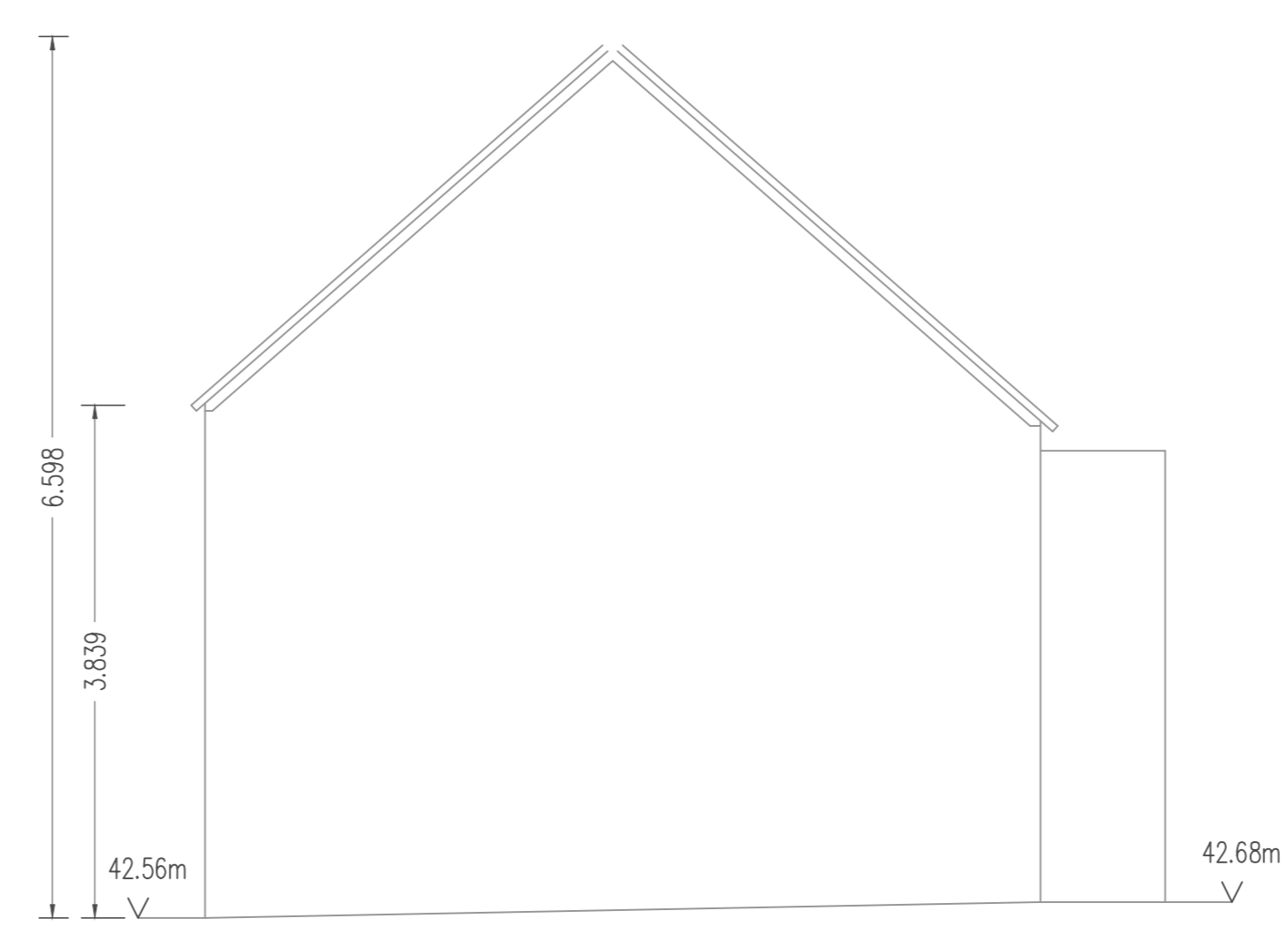
ELEVATION I



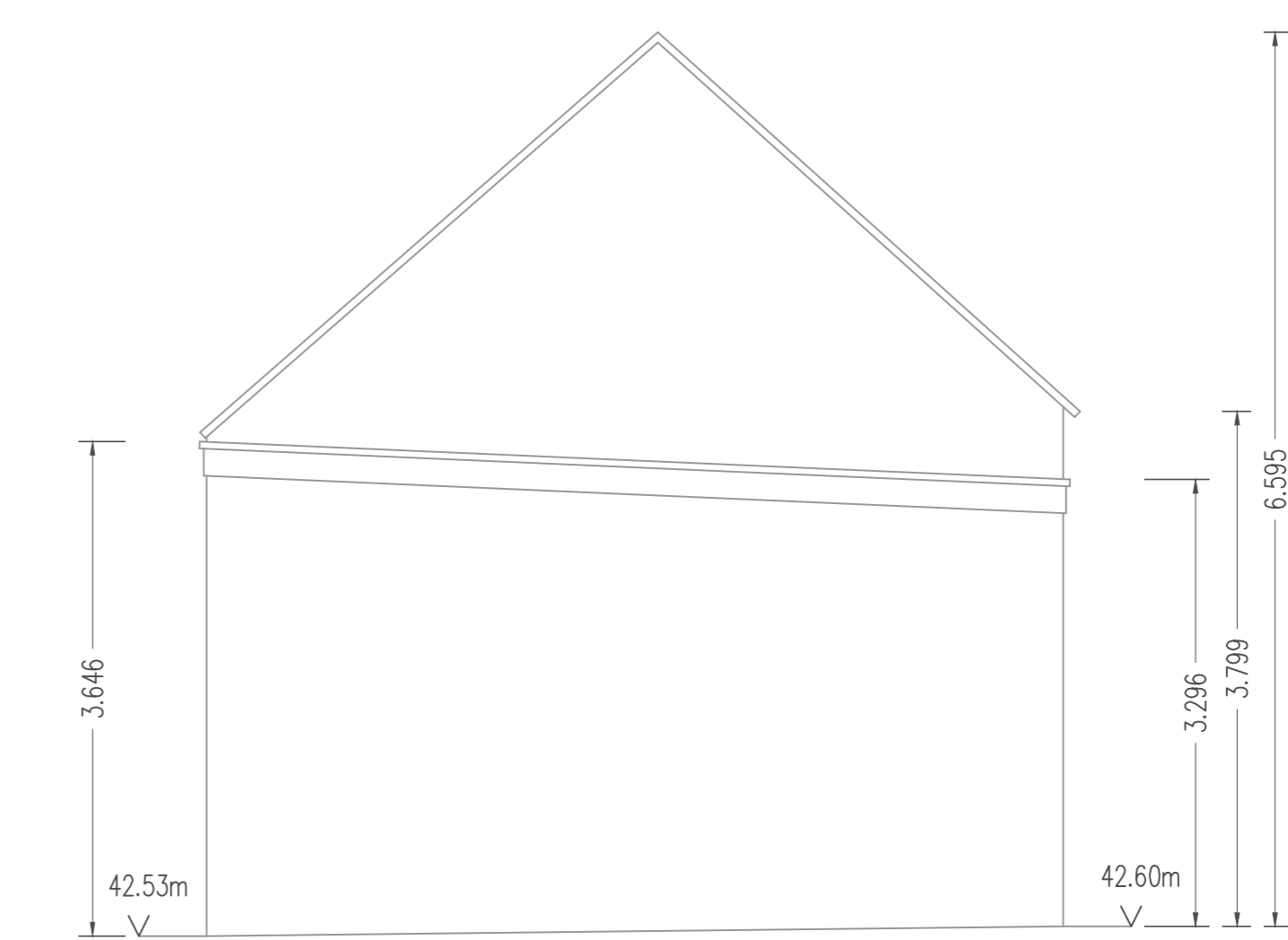
ELEVATION K



ELEVATION L



ELEVATION J



**NOTES**

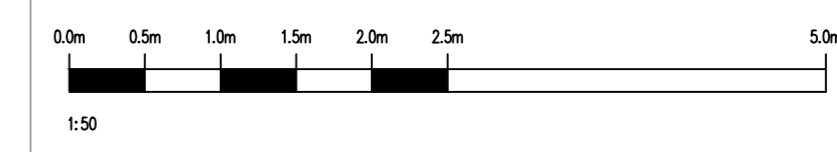
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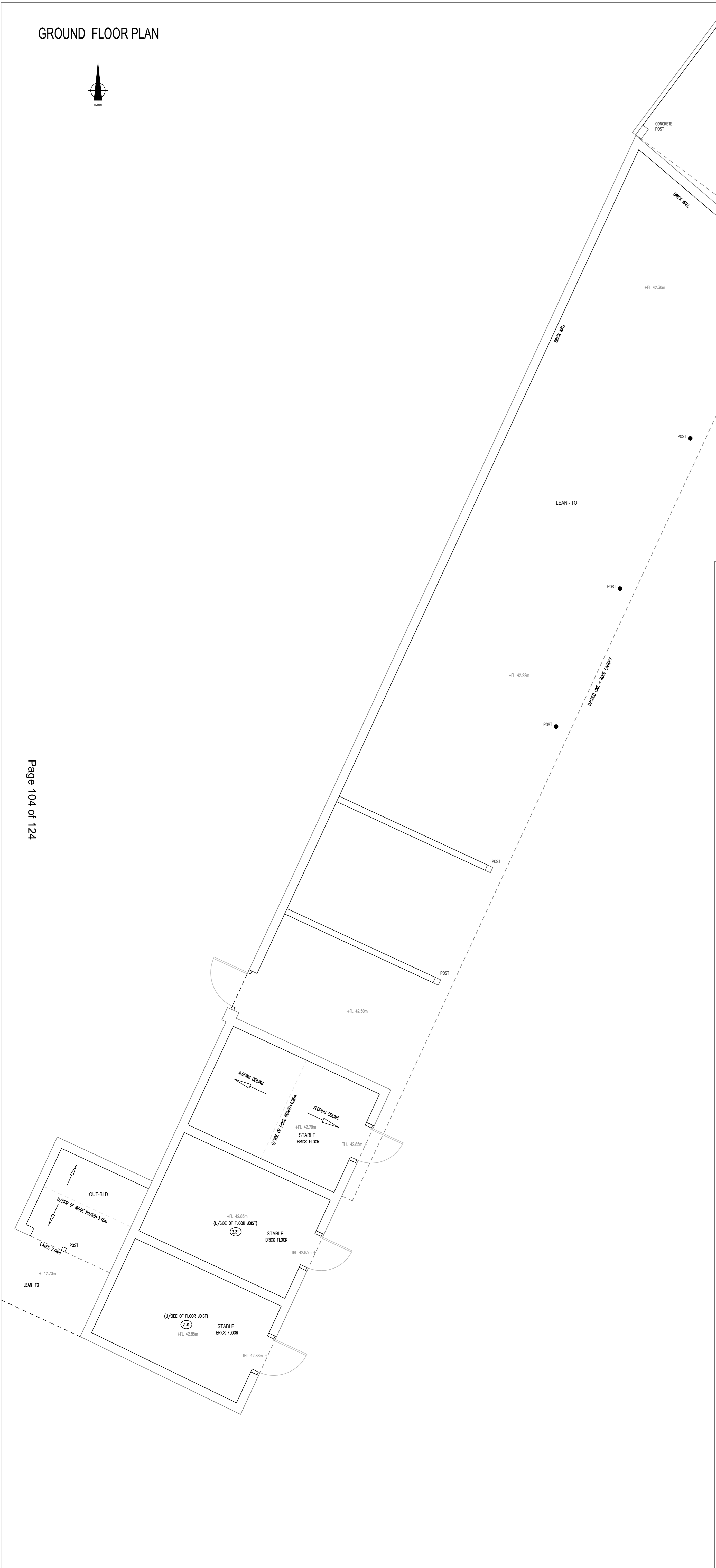
<b>C J SURVEYS LTD</b>		CLIENT: ST JOHN'S COLLEGE (IO)	
LAND   BUILDING   ENGINEERING		PARTNERS IN PLANNING & ARCHITECTURE	
PROFESSIONAL MEASURED SURVEYS			
Tel: 01638 581031	Mobile: 07845 775645	DATE: JUNE 2018	DRAWN: GSMK
Web: www.cjsurveys.co.uk	E-mail: mail@cjsurveys.co.uk	SHEET SIZE: A0	SCALE: 1:50
PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.4 WASHINGTON FARM, GREAT STUKELEY			DRAWING NO: 05318B4

GROUND FLOOR PLAN



LEGEND

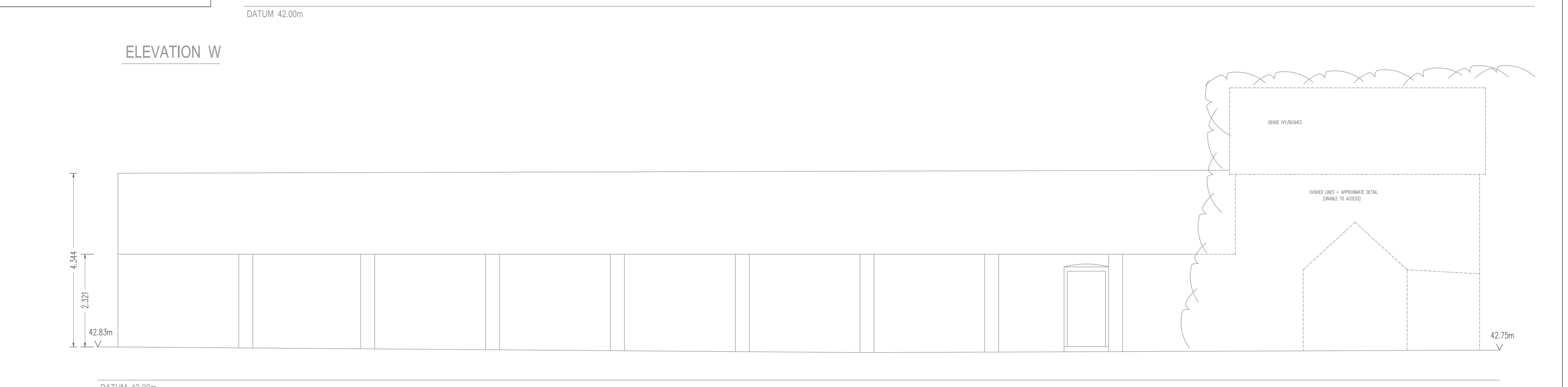
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	Ether Net Socket		Key Symbol for Direction of Stairs, Floors etc
	TV Aerial Socket		Key Symbol for Floor To Ceiling Heights
	Fire Alarm Break Glass		Walls & Solid Detail
	Fire Alarm Sounder		Change in Floor Construction etc
	Fire Extinguisher		Window Detail Under Stairs etc
	Smoke Detector		Overhead Beams, Roof Lights etc
	Illuminated Fire Exit Sign		Finished floor level value
	Single Supply Socket		Height of window sill and window head from FL
	Double Supply Socket		Radiator
	Single Gang Light Switch		
	Furniture Switch		



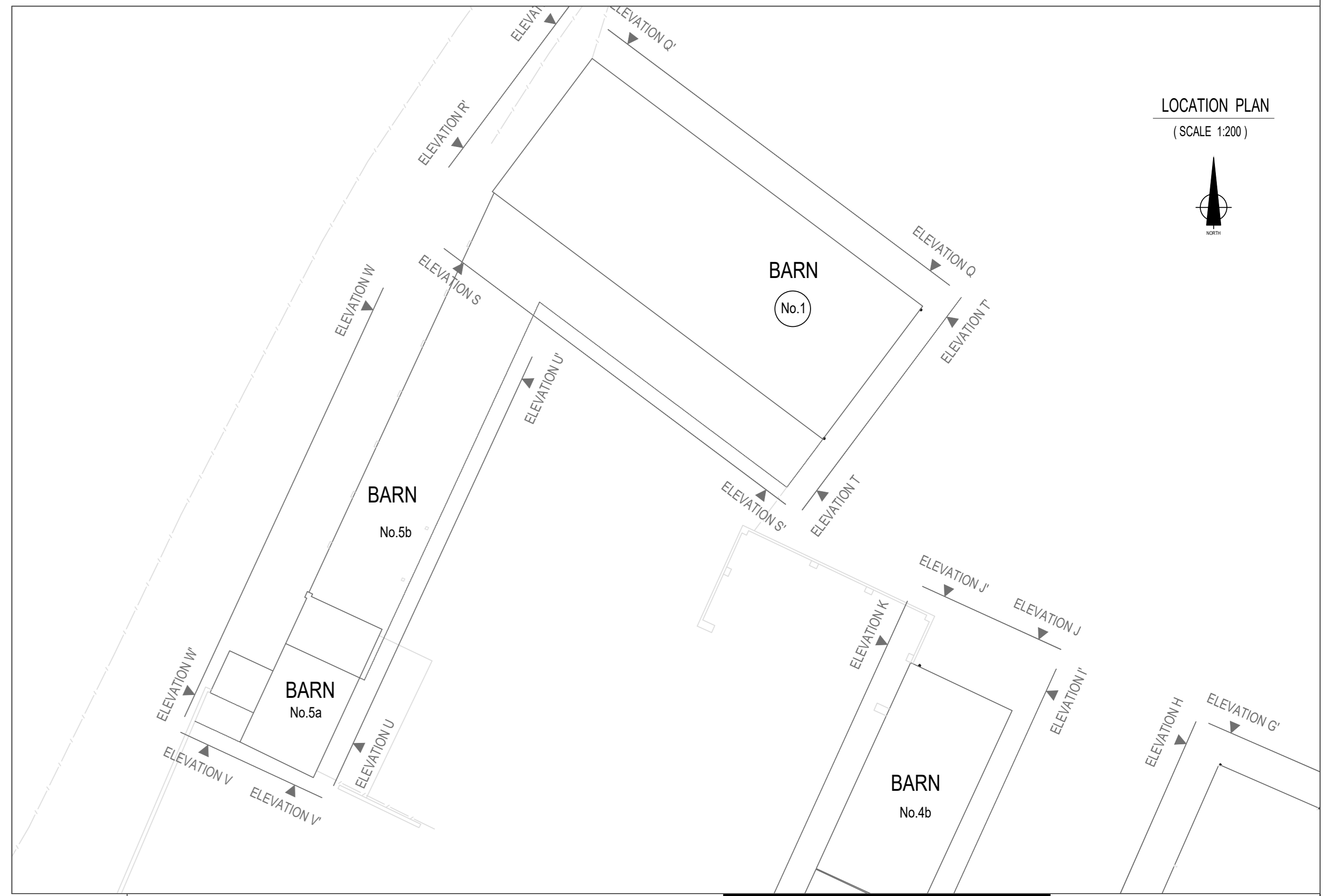
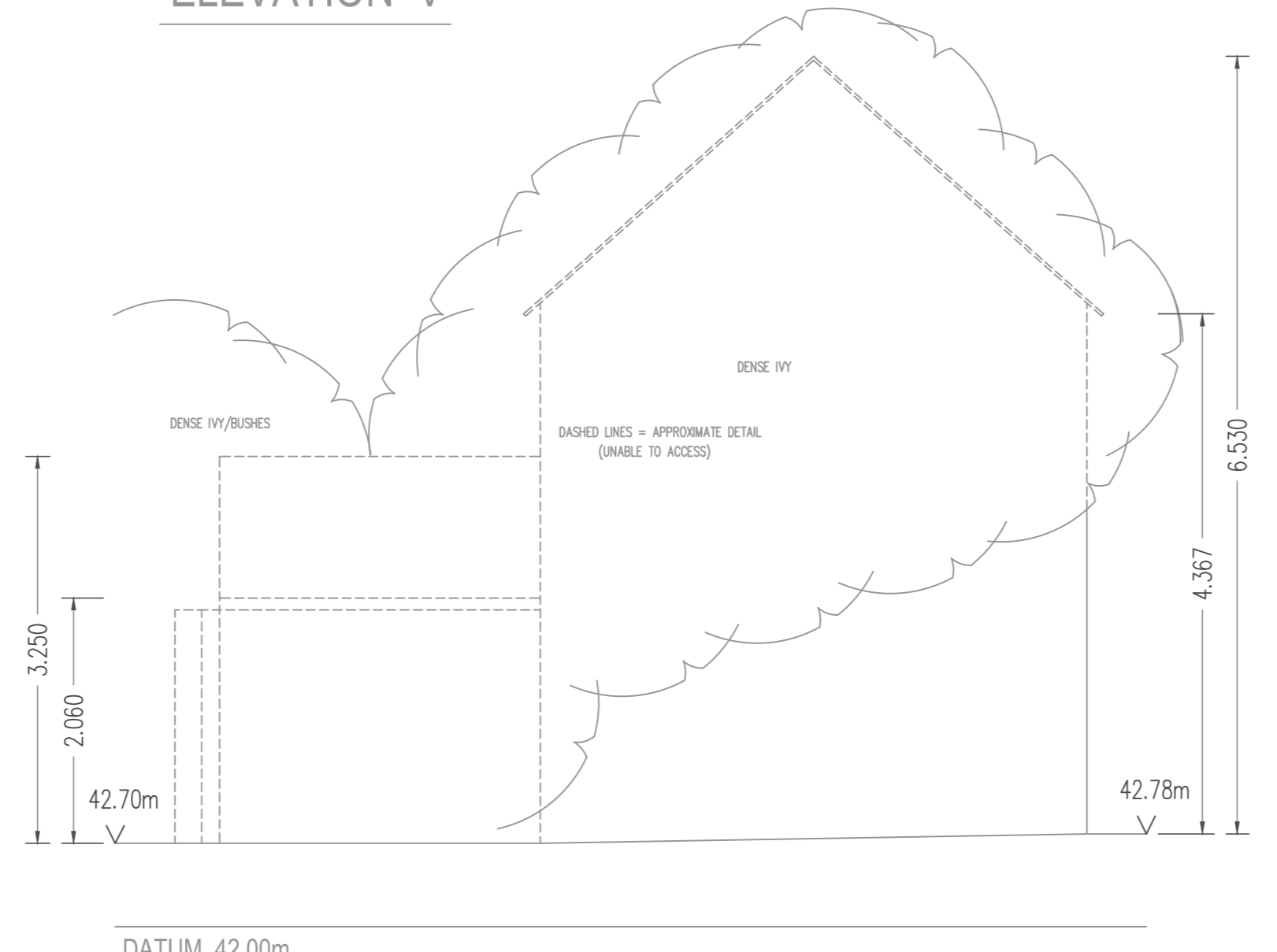
ELEVATION U



ELEVATION W



ELEVATION V



NOTES

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CLIENT: ST JOHN'S COLLEGE / IO PARTNERS IN PLANNING & ARCHITECTURE

DATE: JUNE 2018 DRAWN: GSKM SHEET SIZE: SCALE: A0 1:50

PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.5 WASHINGTON FARM, GREAT STUKELEY DRAWING NO: 05318/BS





1:100 South Elevation (Front)



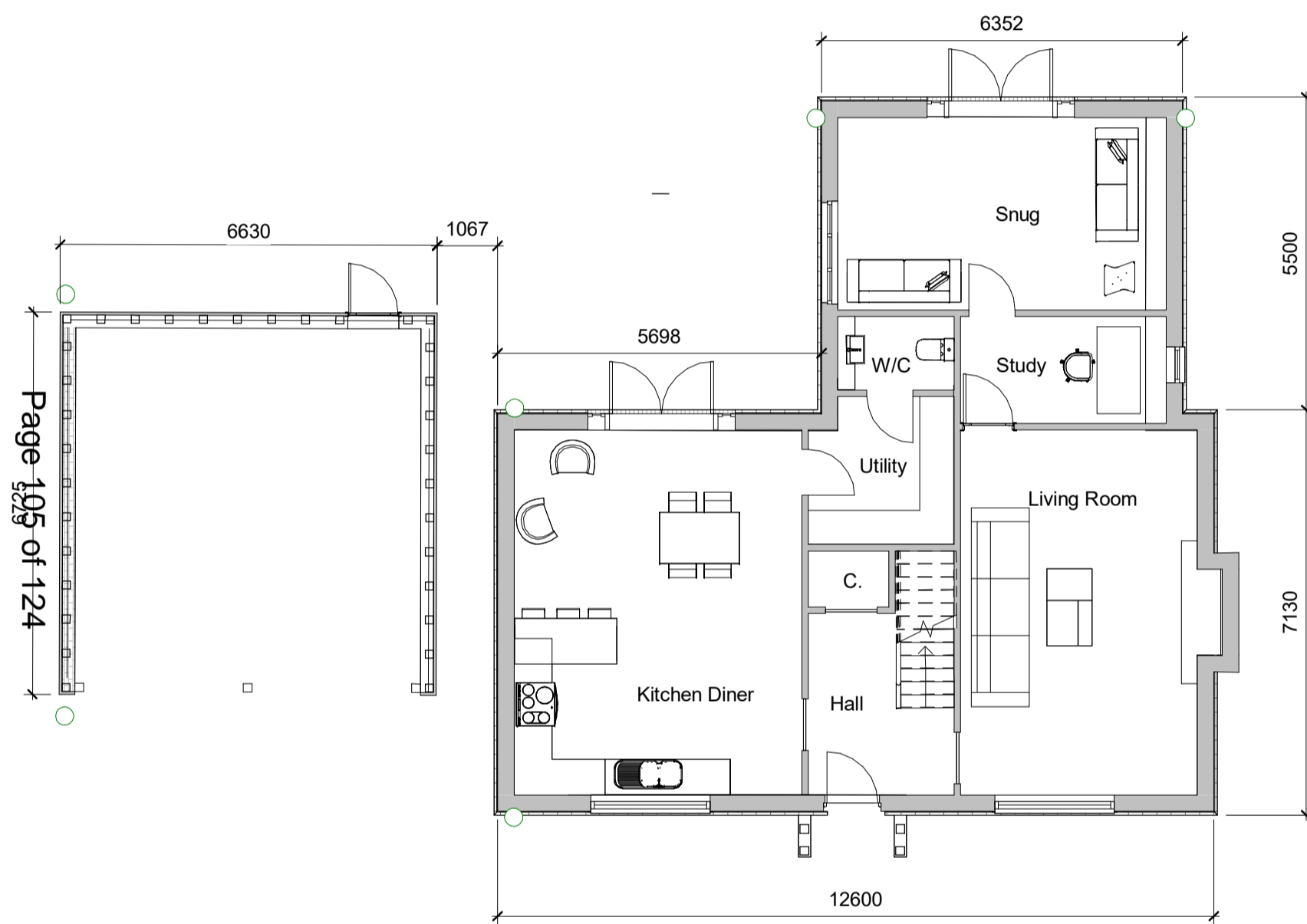
1:100 East Elevation (Side)



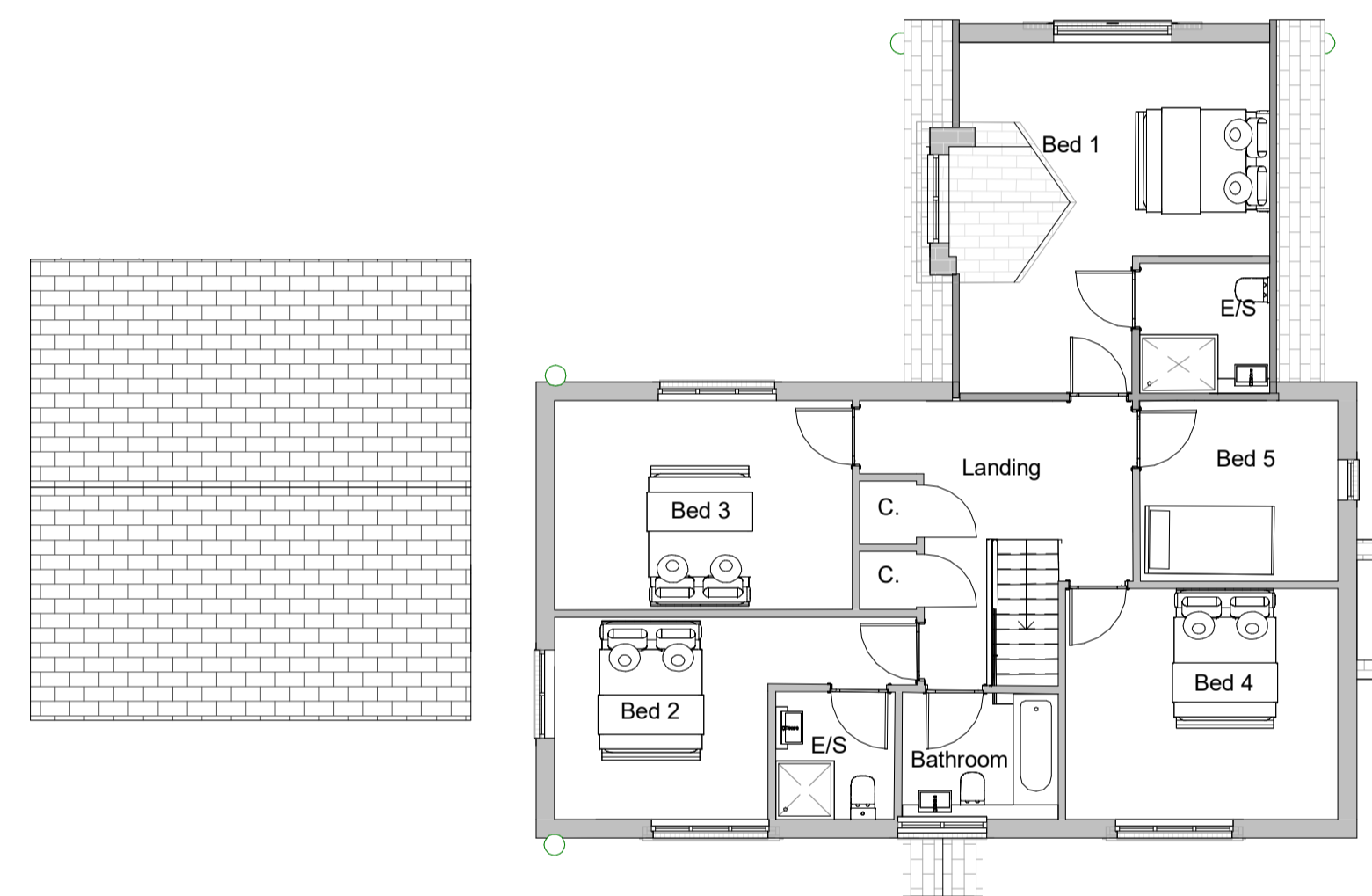
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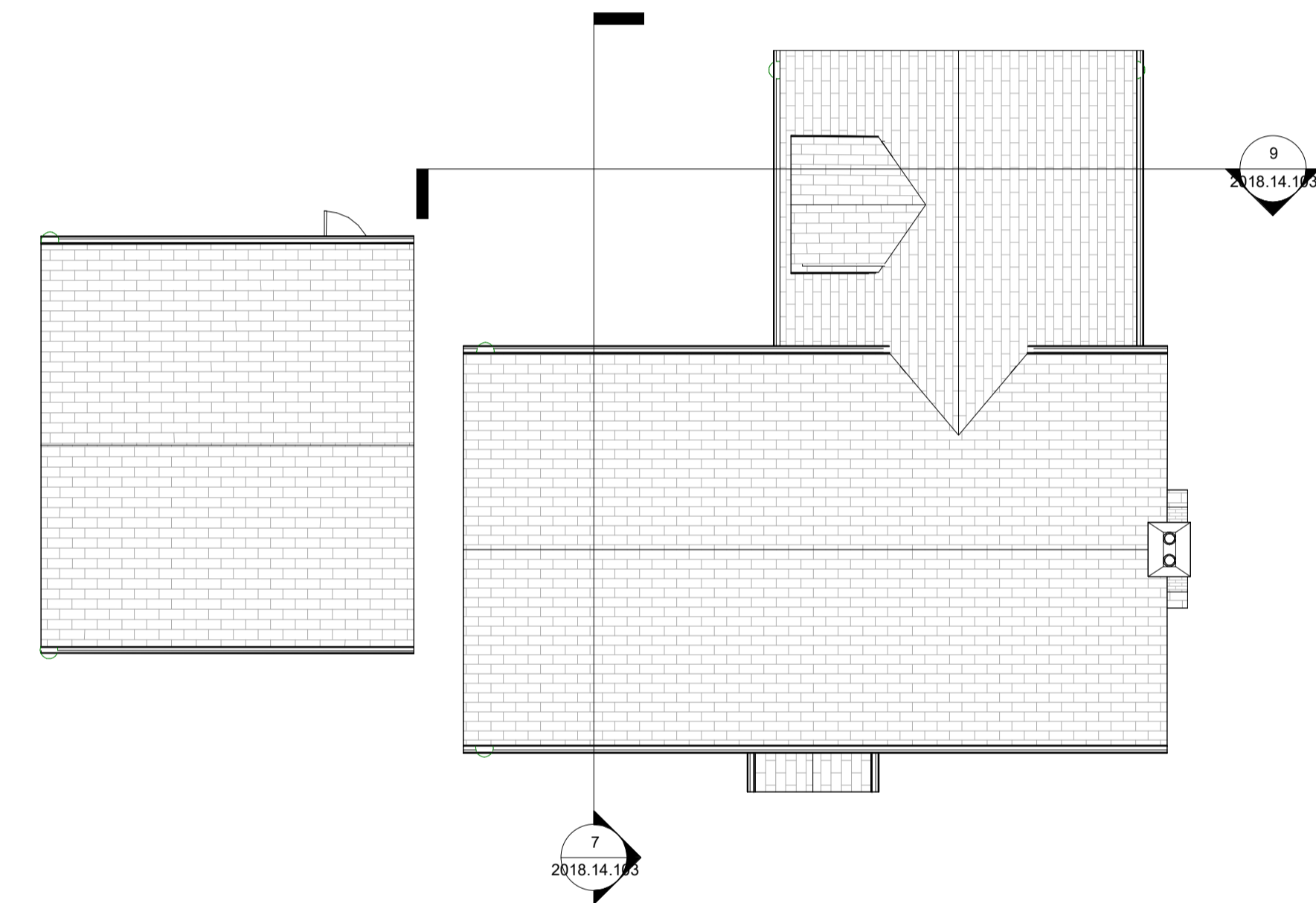
1:100 West Elevation (Side)



1:100 Ground Floor Plan



1:100 First Floor Plan



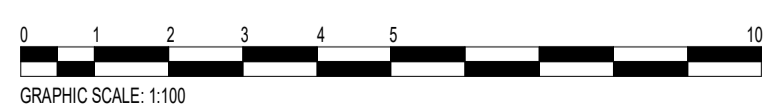
1:100 Roof Plan



1:100 Section A



1:100 Section B



GRAPHIC SCALE: 1:100

Page 105 of 124

REV	DATE	BY	REVISION NOTES
A	25.01.23	SD	Drawings amended following UD comments

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St Ives Business Park,  
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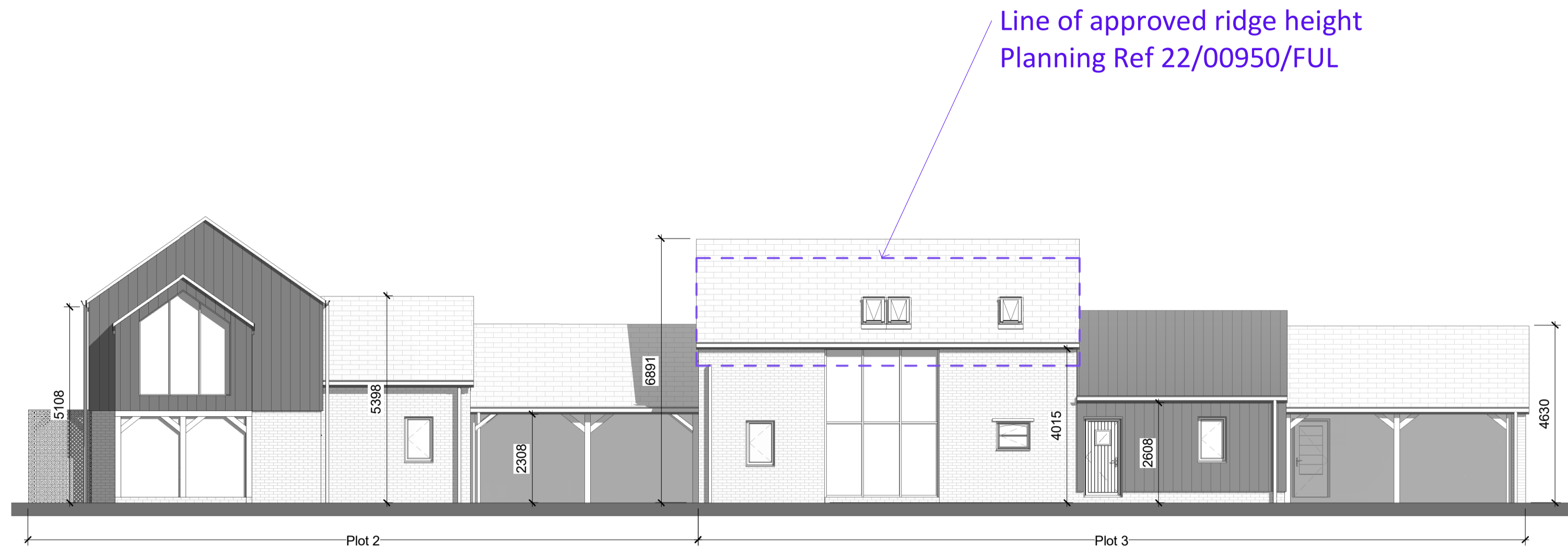
**PARTNERS  
in PLANNING  
and ARCHITECTURE**

PROJECT  
**Proposed Farmstead  
Re-development, Washingley Farm  
Barns, Great Stukeley, Huntingdon,  
PE28 4AE**

CLIENT  
**St. Johns College**

DRAWING TITLE  
**Plot 1 Plans & Elevations**

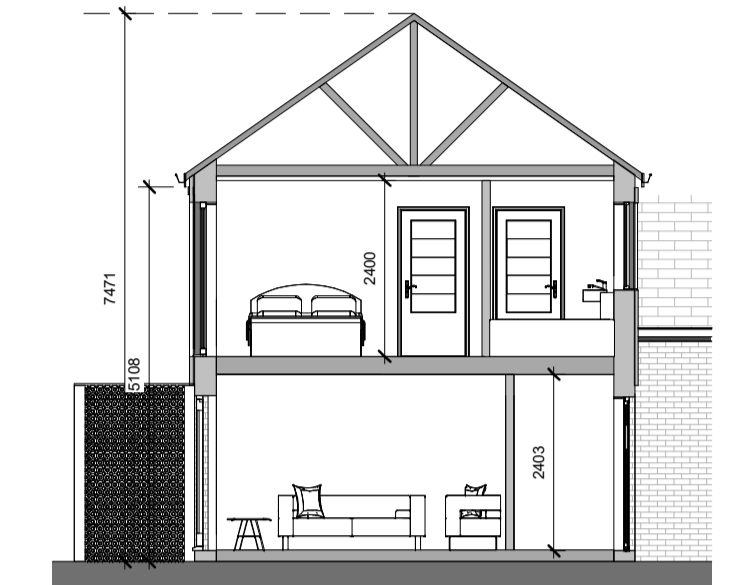
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	REV. <b>A</b>



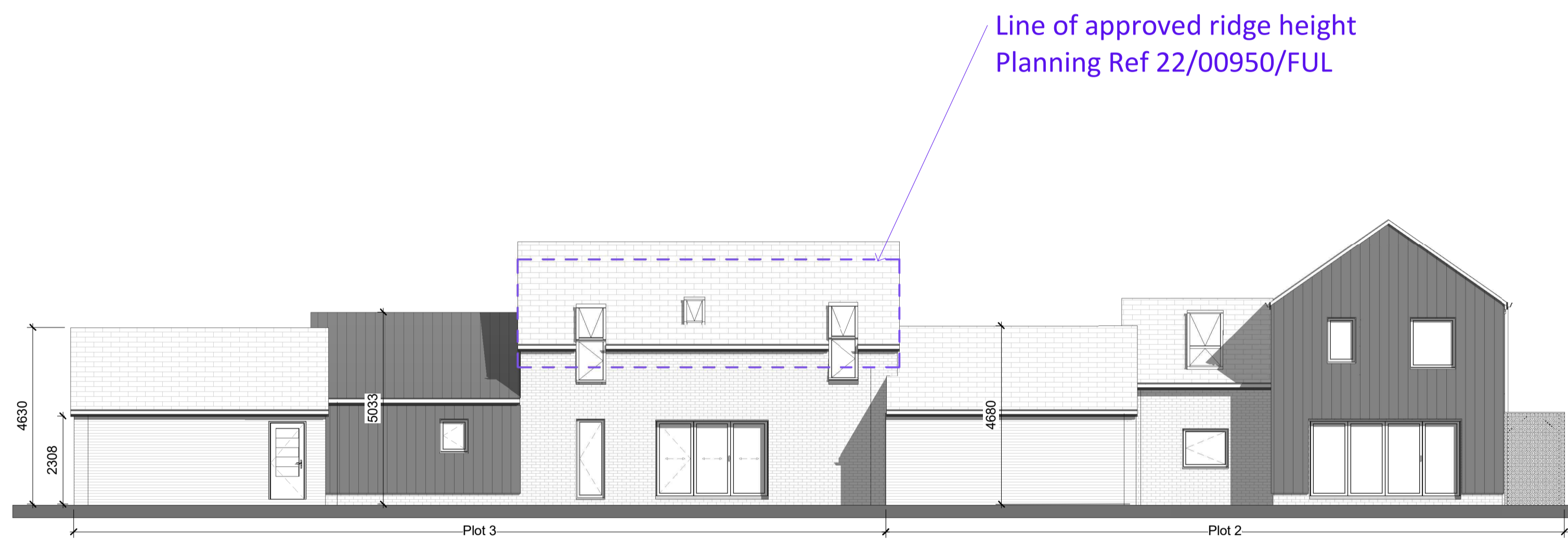
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1:100 South Elevation (Side)



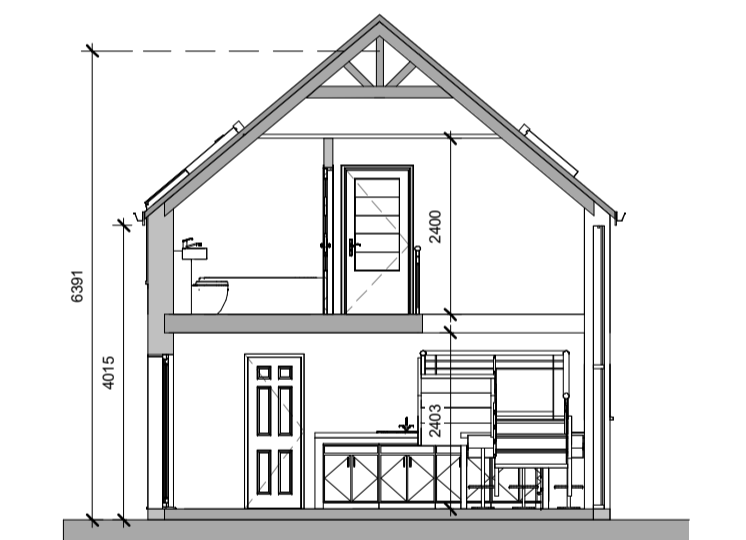
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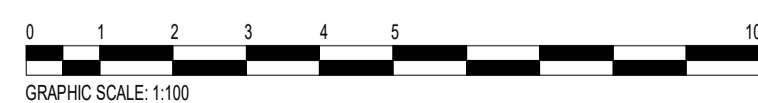
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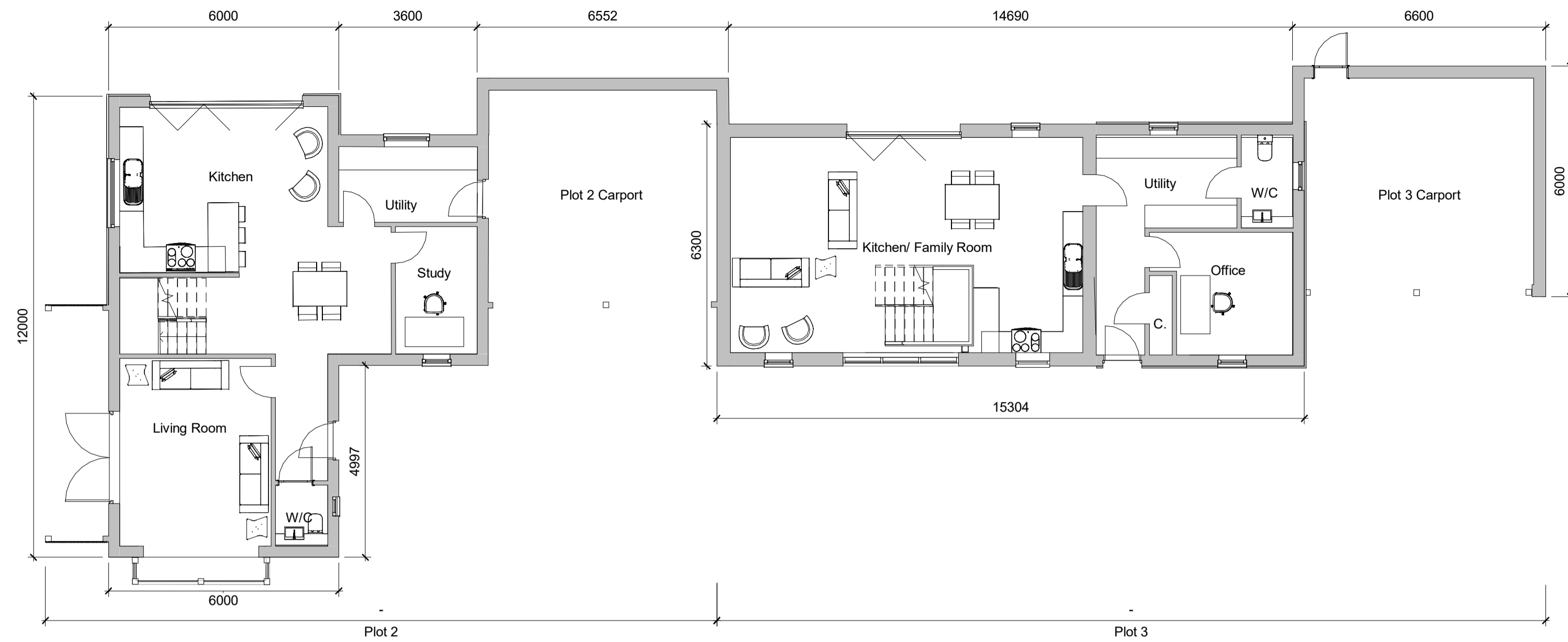
1:100 North Elevation (Side)



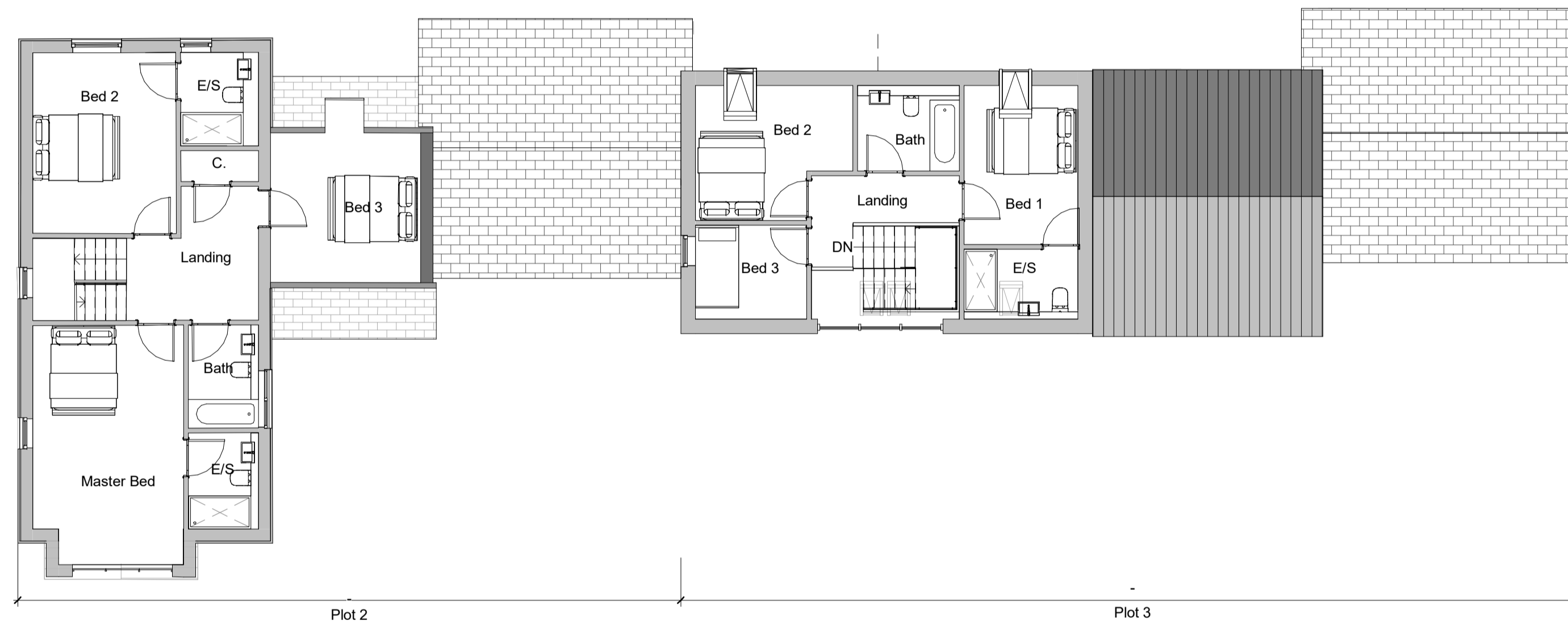
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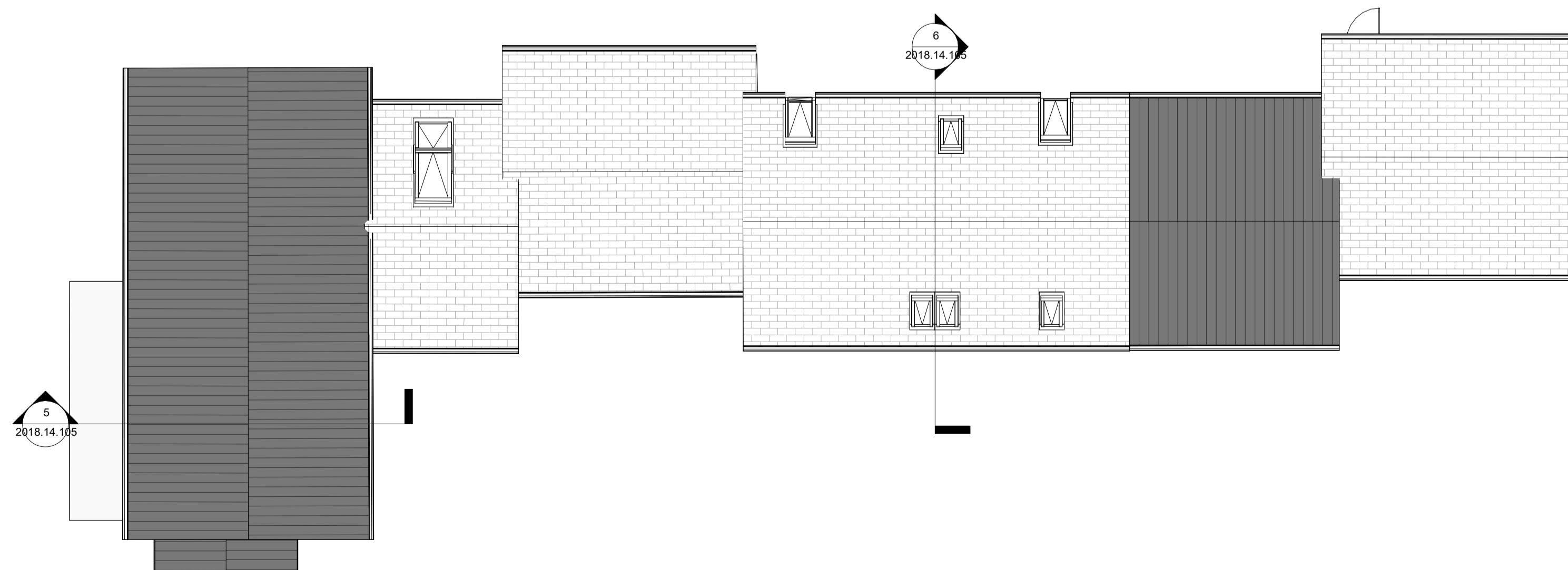
B	15.02.24	SD	Converted element changed to new-build
A	25.01.23	SD	Drawings amended following UD comments
REV	DATE	BY	REVISION NOTES
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<p>PROJECT <b>Proposed Farmstead Re-development, Washingley Farm Barns, Great Stukeley, Huntingdon, PE28 4AE</b></p>			
<p>CLIENT <b>Mr P. Allgood</b></p>			
<p>DRAWING TITLE <b>Plot 2 and 3 Elevations</b></p>			
<p>DRAWN BY <b>SD</b></p>		<p>SCALE <b>1 : 100@A1</b></p>	
<p>DATE <b>15/02/24</b></p>		<p>DWG. No. <b>2018.14.105</b></p>	<p>REV. <b>B</b></p>



1:100 Ground Floor Plans



1:100 First Floor Plans



1:100 Roof Plans



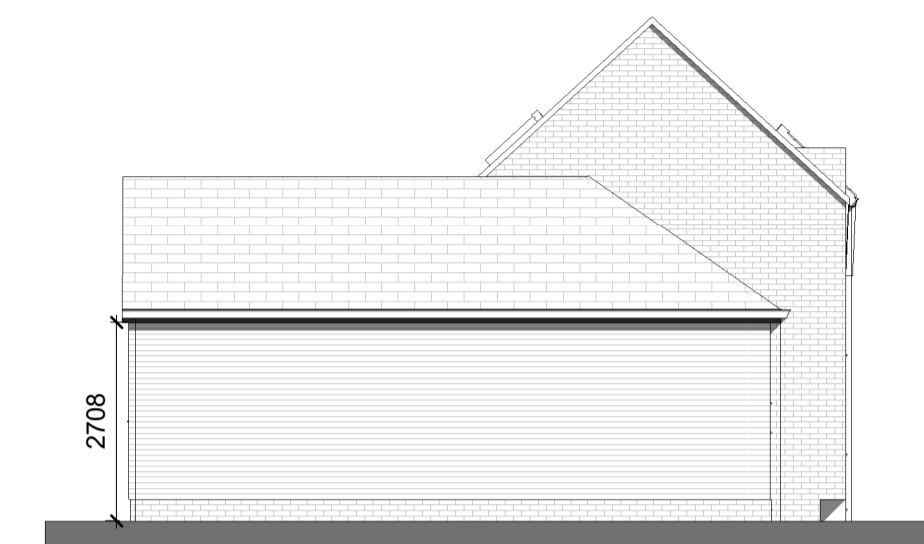
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<p>PROJECT <b>Proposed Farmstead Re-development, Washingley Farm Barns, Great Stukeley, Huntingdon, PE28 4AE</b></p>			
<p>CLIENT <b>Mr P. Allgood</b></p>			
<p>DRAWING TITLE <b>Plot 2 and 3 Floor Plans</b></p>			
<p>DRAWN BY <b>SD</b></p>		<p>SCALE <b>1 : 100@A1</b></p>	
<p>DATE <b>15/02/24</b></p>		<p>DWG. No. <b>2018.14.104</b></p>	<p>REV. <b>B</b></p>



1:100 West Elevation (Front)



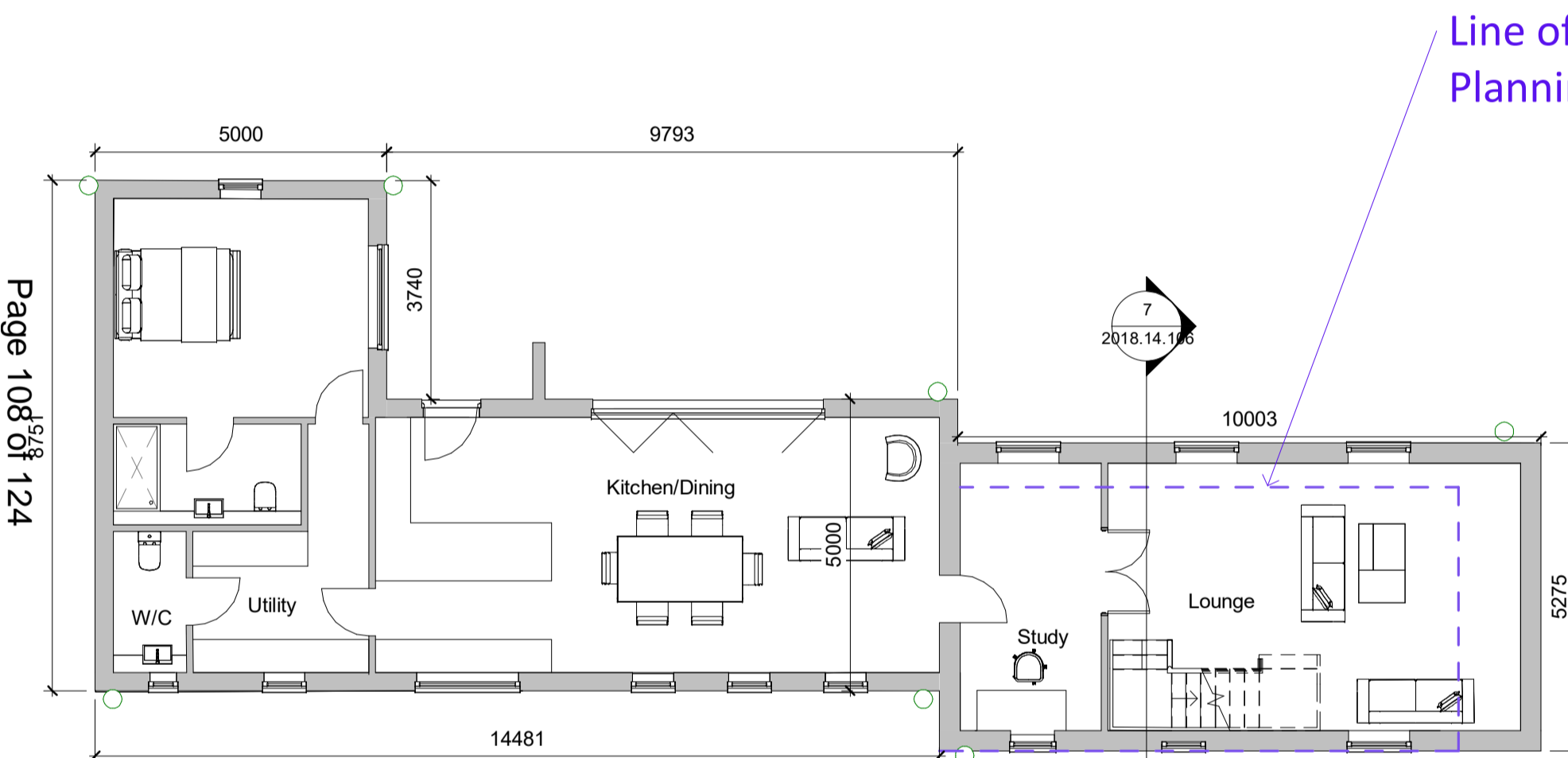
1:100 East Elevation (Rear)



1:100 North Elevation (Side)



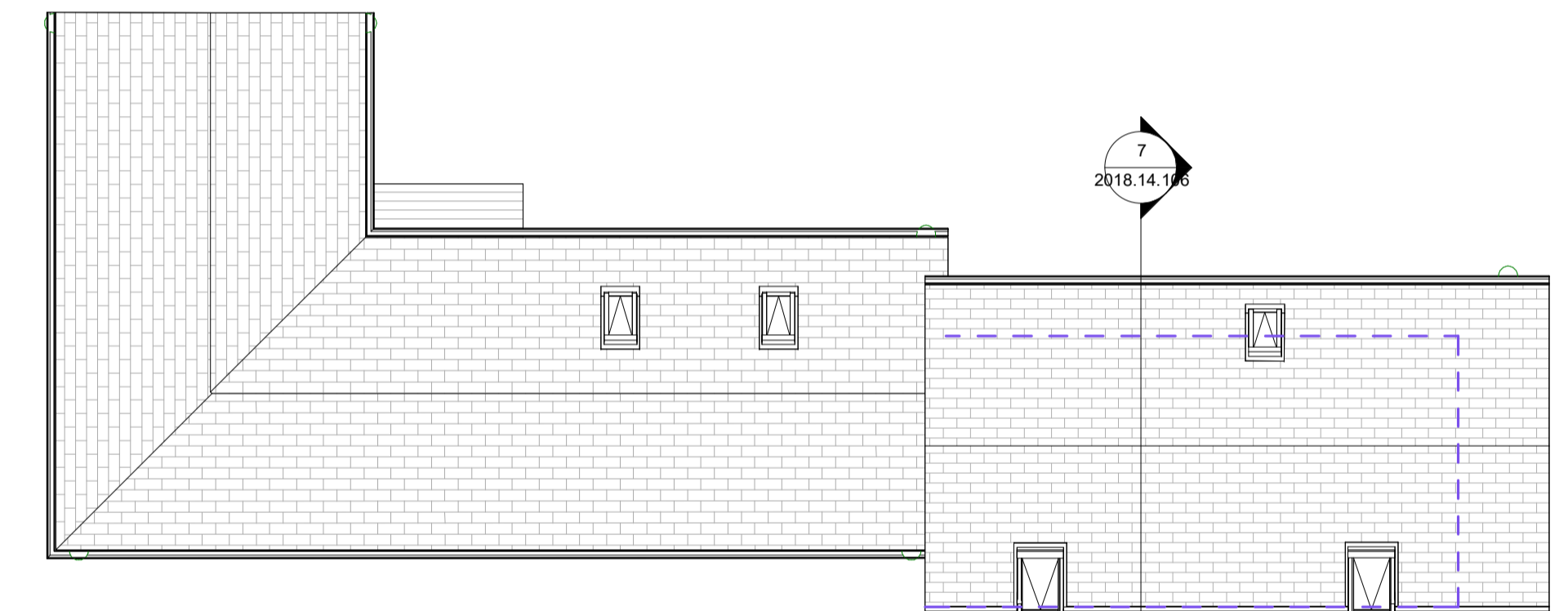
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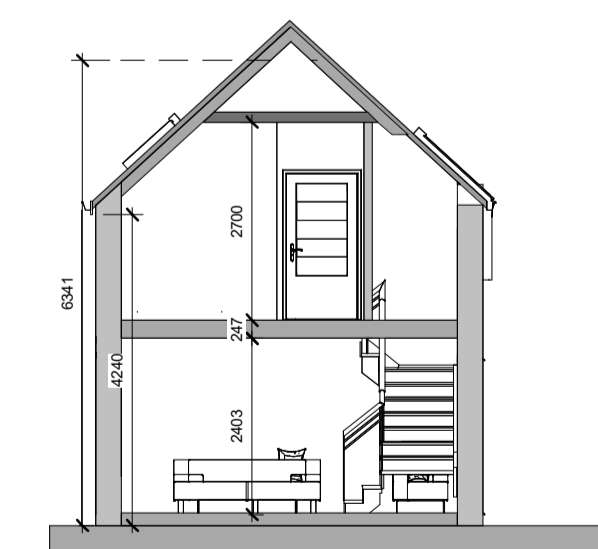
1:100 Ground Floor Plan



1:100 First Floor Plan



1:100 Roof Plan

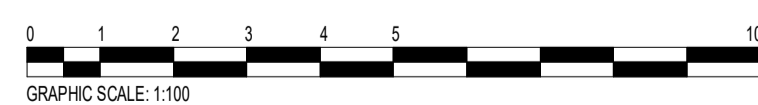


1:100 Section

Line of approved ridge height  
Planning Ref 22/00950/FUL

Line of approved ridge height  
Planning Ref 22/00950/FUL

Page 108 of 124



GRAPHIC SCALE: 1:100

REV	DATE	BY	REVISION NOTES
B	15.2.24	SD	Converted element changed to new-build
A	25.01.23	SD	Drawings amended following UD comments

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 and ARCHITECTURE

**PROJECT**  
 Proposed Farmstead  
 Re-development, Washingley Farm  
 Barns, Great Stukeley, Huntingdon,  
 PE28 4AE

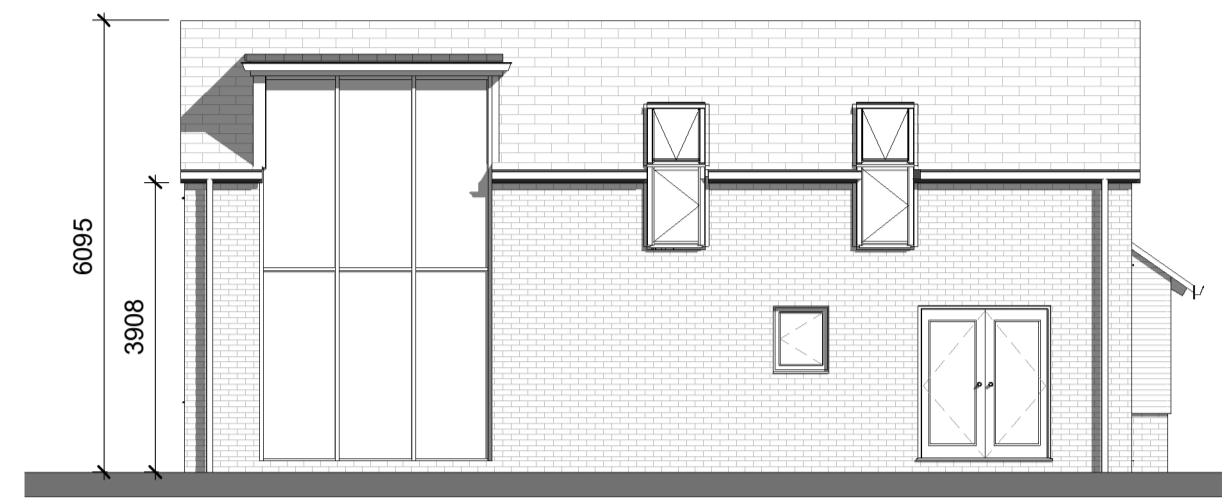
**CLIENT**  
 Mr P. Allgood

**DRAWING TITLE**  
 Plot 4 Plans & Elevations

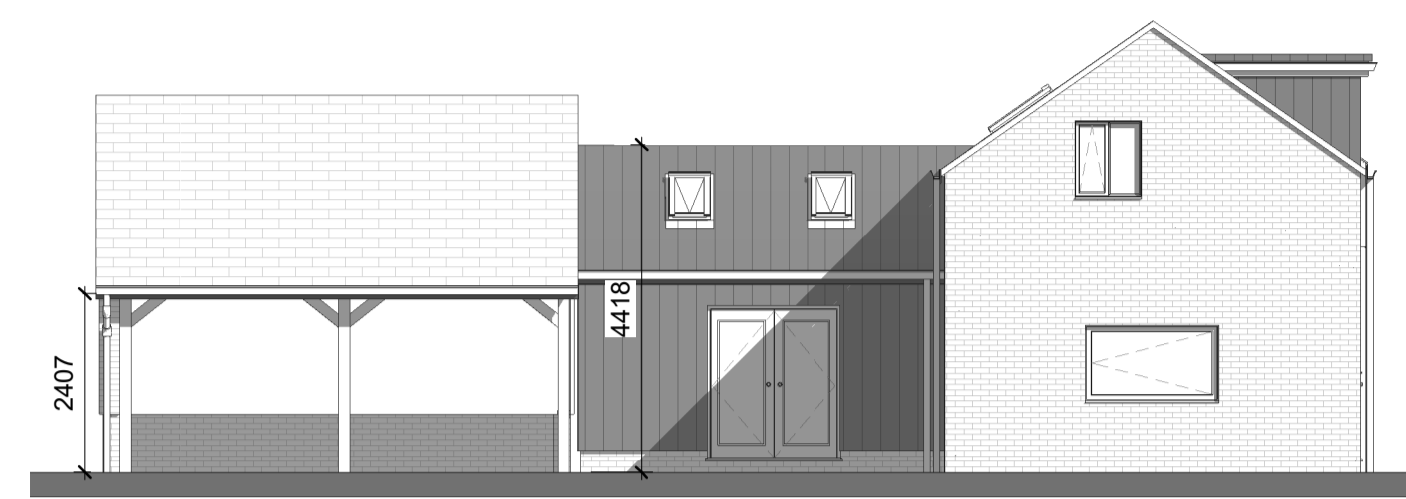
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<b>DATE</b> 15/02/24	<b>DWG. No.</b> 2018.14.106
	<b>REV.</b> B



1:100 South Elevation (Front)



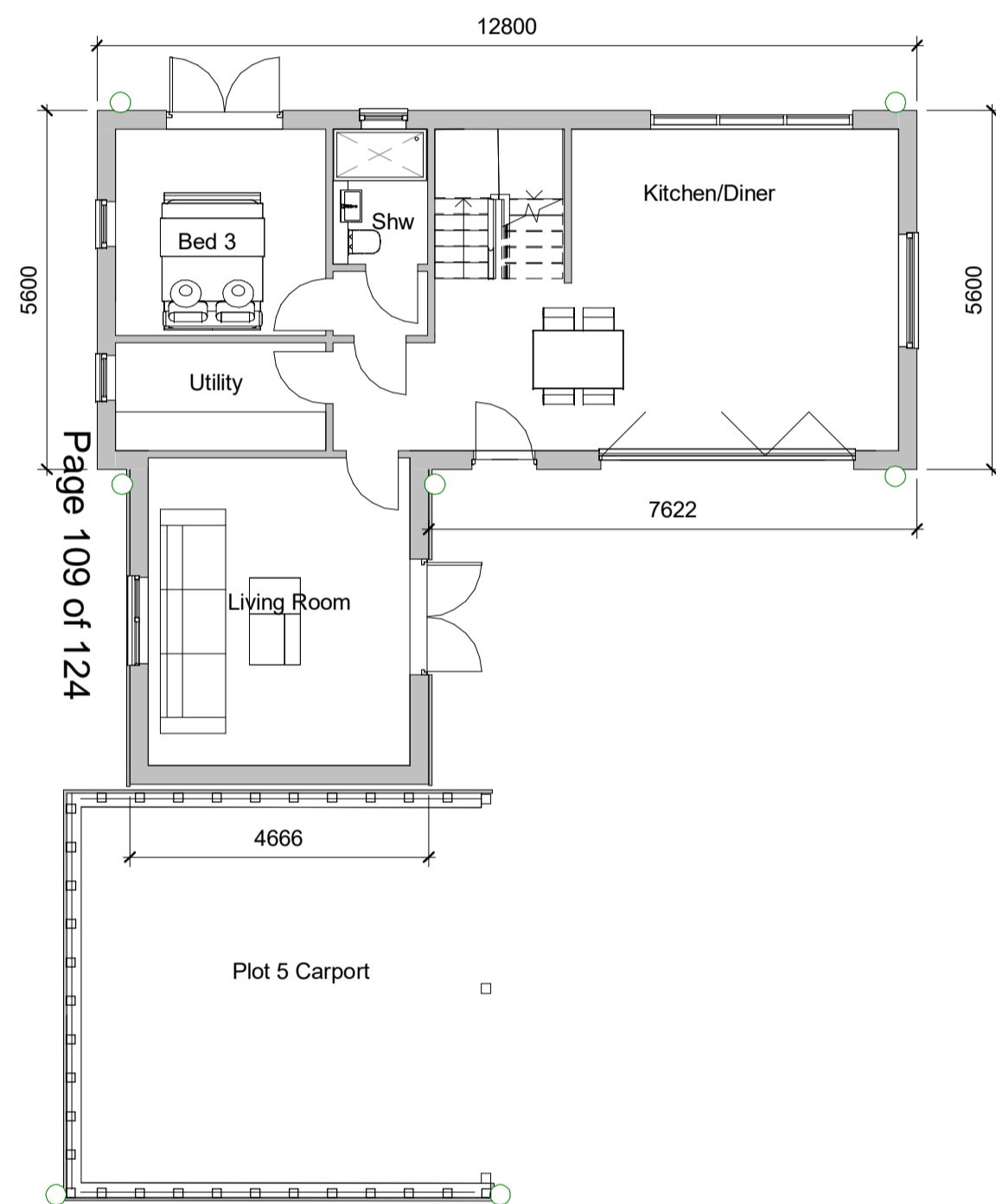
1:100 North Elevation (Rear)



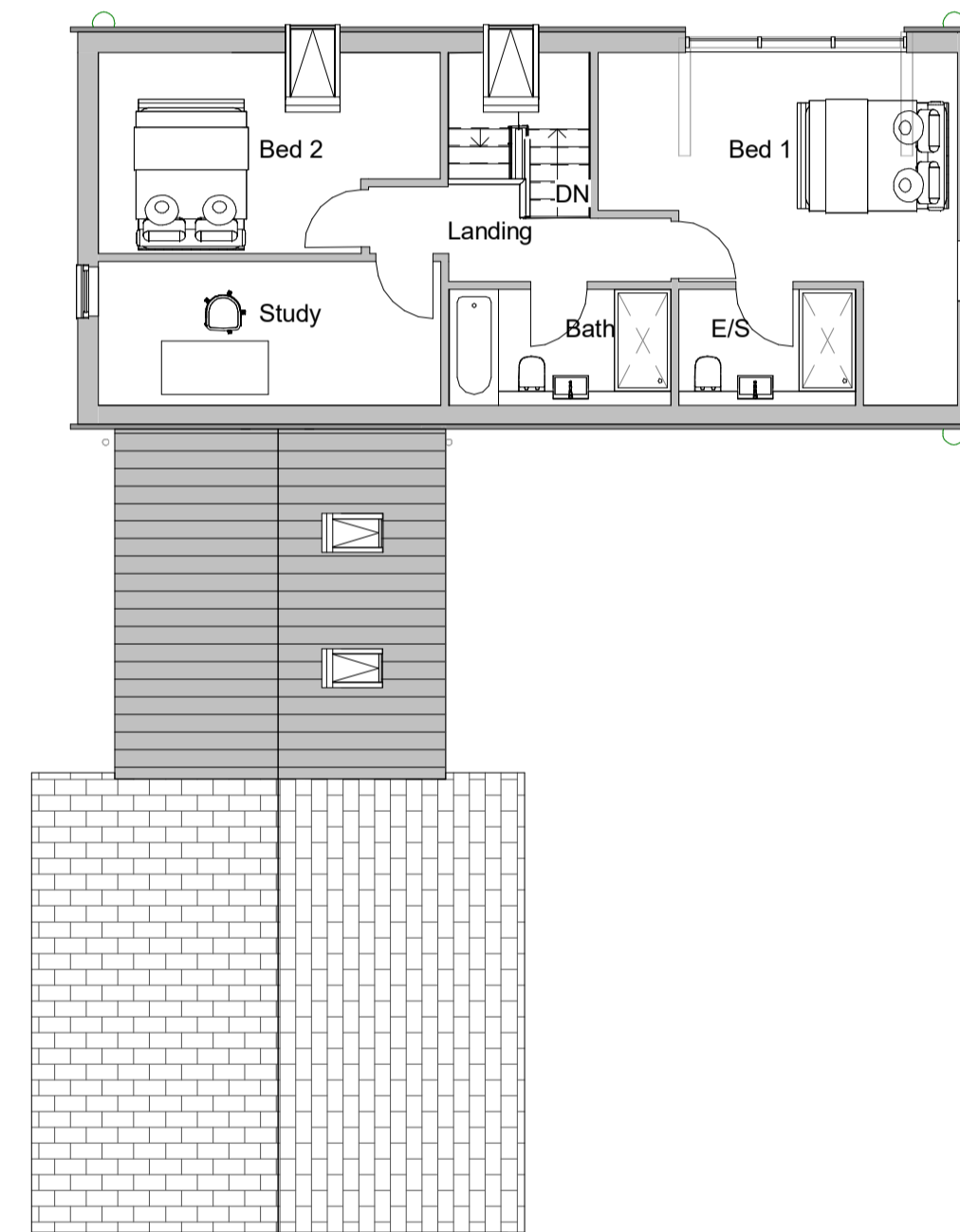
1:100 East Elevation (Side)



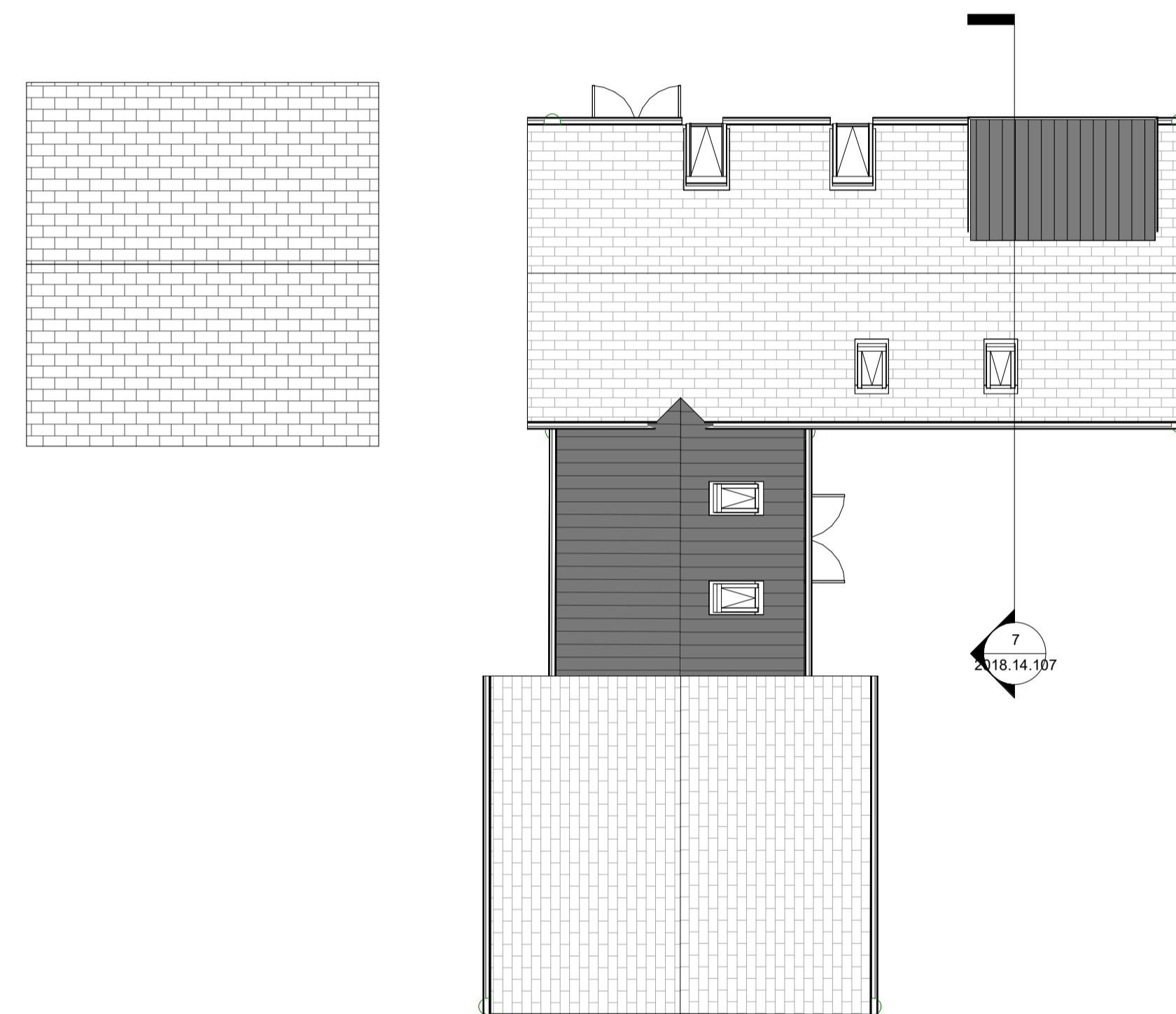
1:100 West Elevation (Side)



1:100 Ground Floor Plan



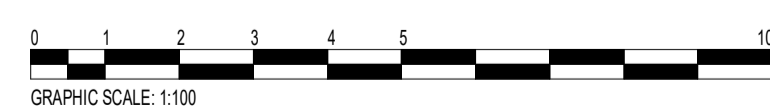
1:100 First Floor Plan



1:100 Roof Plan



1:100 Section



GRAPHIC SCALE: 1:100

REV	DATE	BY	REVISION NOTES
A	25.01.23	SD	Drawings amended following UD comments

Suite 2, Clare Hall,  
St Ives Business Park,  
Parsons Green,  
St Ives,  
Cams, PE27 4WY

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**PARTNERS  
in PLANNING  
and ARCHITECTURE**

PROJECT  
**Proposed Farmstead  
Re-development, Washingley Farm  
Barns, Great Stukeley, Huntingdon,  
PE28 4AE**

CLIENT  
**St. Johns College**

DRAWING TITLE  
**Plot 5 Plans and Elevations**

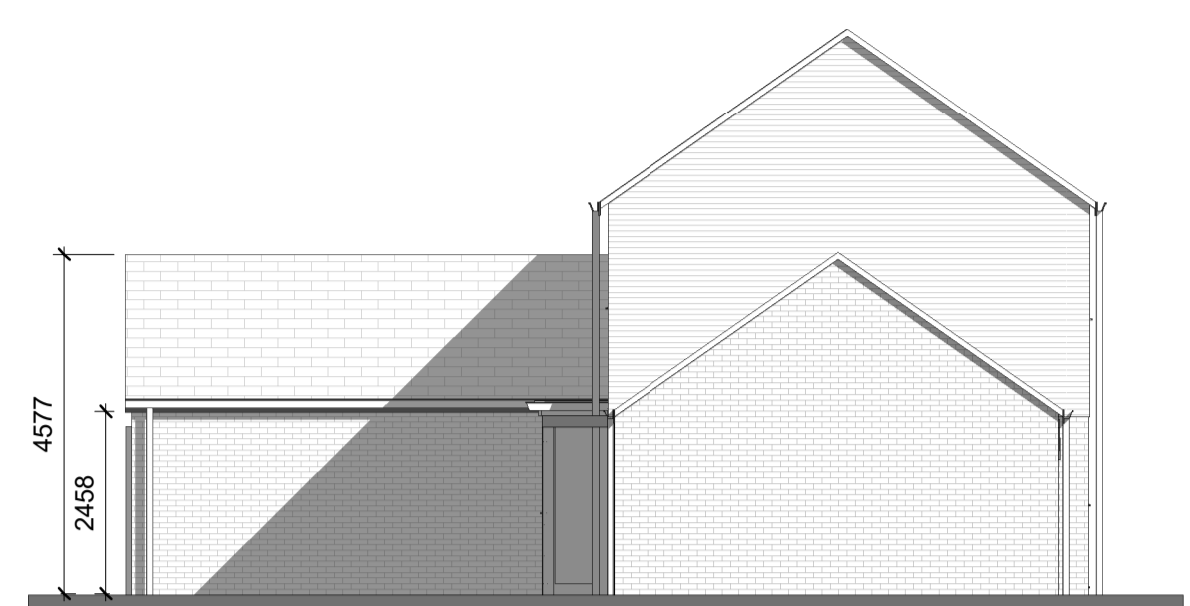
DRAWN BY <b>SD</b>	SCALE <b>1 : 100@A1</b>
DATE <b>11/16/21</b>	DWG. No. <b>2018.14.107</b>
	REV. <b>A</b>



1:100 East Elevation (Front)



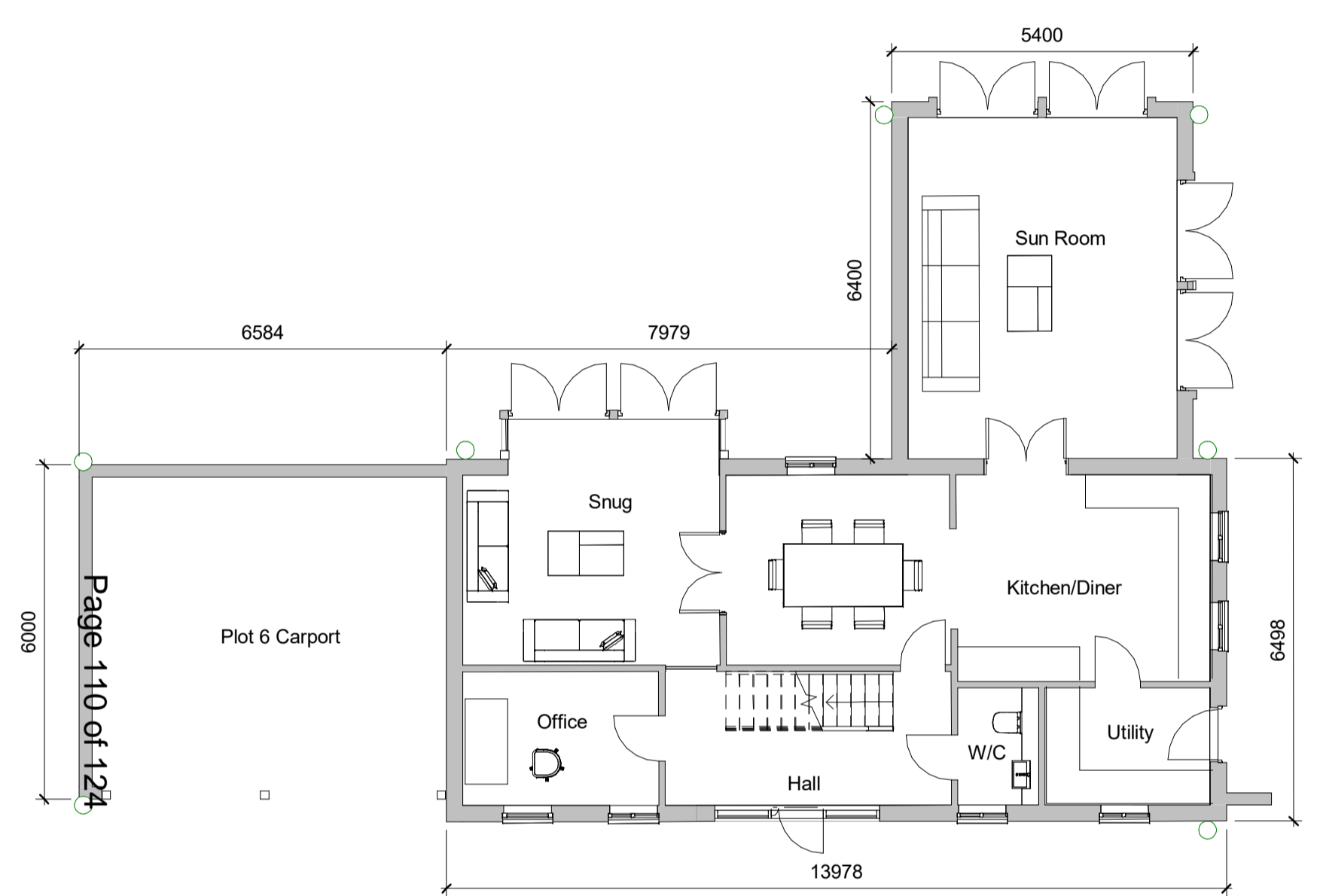
1:100 West Elevation (Rear)



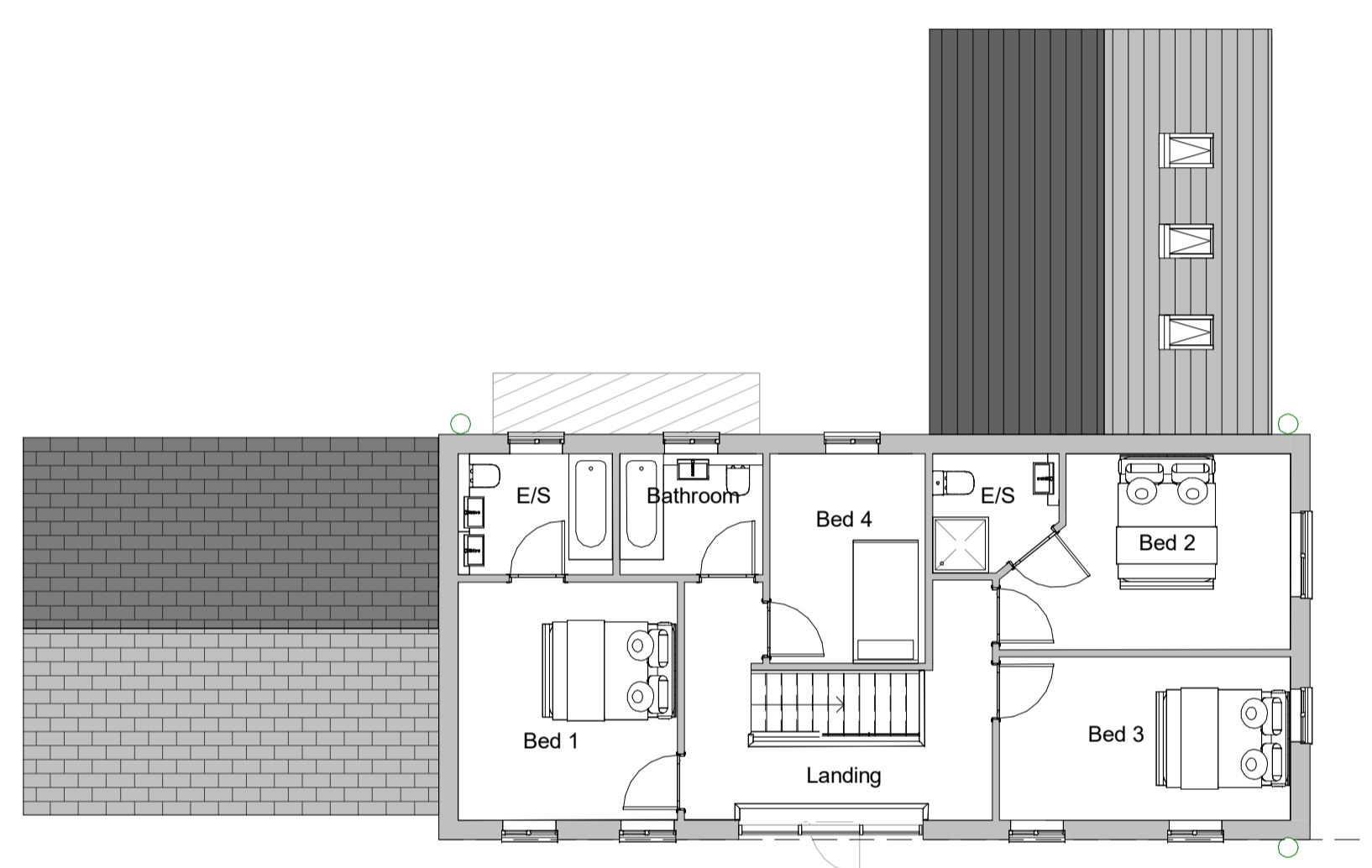
1:100 North Elevation (Side)



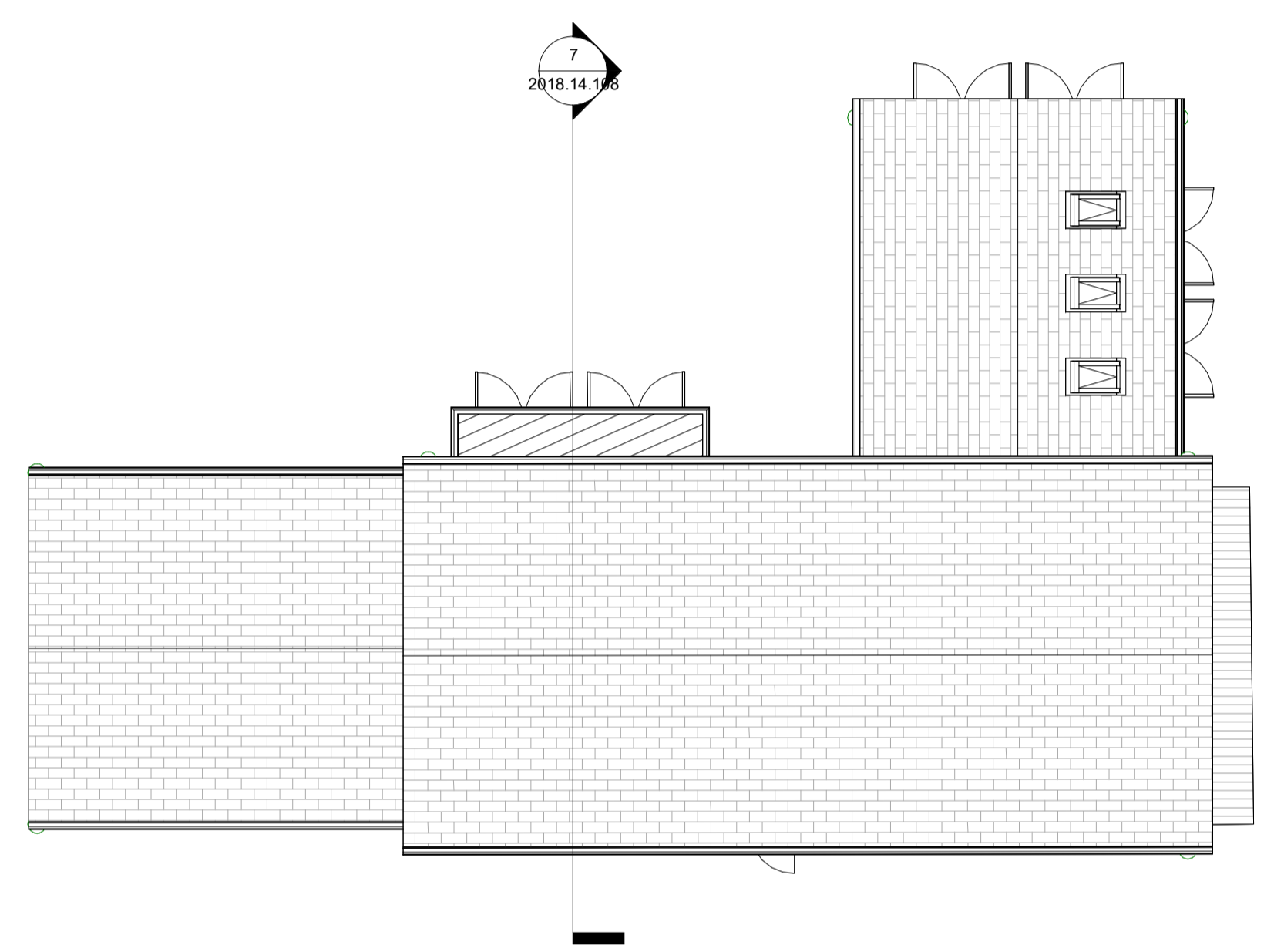
1:100 South Elevation (Side)



1:100 Ground Floor Plan



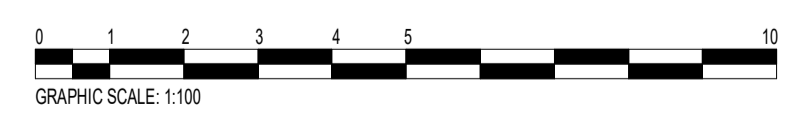
1:100 First Floor Plan



1:100 Roof Plan



1:100 Section



REV	DATE	BY	REVISION NOTES
A	25.01.23	SD	Drawings amended following UD comments

Suite 2, Clare Hall,  
St Ives Business Park,  
Parsons Green,  
St Ives,  
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**PARTNERS  
in PLANNING  
and ARCHITECTURE**

PROJECT  
**Proposed Farmstead  
Re-development, Washingley Farm  
Barns, Great Stukeley, Huntingdon,  
PE28 4AE**

CLIENT  
**St. Johns College**

DRAWING TITLE  
**Plot 6 Plans and Elevations**

DRAWN BY <b>SD</b>	SCALE <b>1 : 100@A1</b>
DATE <b>11/16/21</b>	DWG. No. <b>2018.14.108</b>
	REV. <b>A</b>

**DEVELOPMENT MANAGEMENT  
COMMITTEE  
20<sup>th</sup> JANUARY 2025**

**Case No:** 24/01980/S73

**Proposal:** Variation of condition 21 (Opening Hours) of 1101319FUL to allow 24 hour use of units 2 and 3 as a gym

**Location:** The Rowley Arts Centre, Huntingdon Street, St Neots

**Applicant:** Mr Alex Lowndes, Gainz Fitness & Strength

**Grid Ref:** 519632 260387

**Date of Registration:** 1<sup>st</sup> November 2024

**Parish:** ST NEOTS

---

**RECOMMENDATION - APPROVE**

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

**1. DESCRIPTION OF SITE AND APPLICATION**

1.1 The application site comprises two vacant former restaurant units in the Rowley Arts Centre, a leisure development which includes a cinema, gym and restaurant units.

1.2 Planning permission 1101319FUL was granted for the scheme in January 2012, redeveloping a former fire station site as a 6 screen cinema along with four restaurant buildings, three flats, car parking, a public plaza and associated facilities.

1.3 Condition 21 of that planning permission states:

*“The opening hours for the restaurants hereby approved shall be limited to 0900 – 0000 (midnight).”*

*Reason: In the interests of residential amenity.”*

1.4 The applicant currently operates the gym at Unit 4 of the centre, but wishes to relocate and expand the facility to the larger former restaurant premises at Units 2 and 3. The applicant’s current facility at Unit 4 is open 24 hours and as part of the proposed

relocation, the applicant seeks to vary/remove condition 21 to allow similar 24-hour opening in the new unit.

- 1.5 For the avoidance of doubt, changes to the Use Classes Order in 2020 moved both restaurants and gyms into the same Use Class (Class E).
- 1.6 Officers have scrutinised the submitted details and have familiarised themselves with the site and surrounding area.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (NPPF December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides that “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).”
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
  - delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant and a material consideration, given the site's location within a Conservation Area.
- 2.4 The Government's Planning Practice Guidance is also relevant and a material consideration, particularly with regard to guidance on determining an application to vary or remove a planning condition under section 73 of the Town and Country Planning Act, which is contained in Paragraph 013 (Reference ID: 17a-013-20230726).

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

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15<sup>th</sup> May 2019)
  - LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP7: Spatial Planning Areas
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity



- LP16: Sustainable Travel
- LP22: Local Services and Community Facilities
- LP34: Heritage Assets and their Settings

### 3.2 St Neots Neighbourhood Plan (Made 24<sup>th</sup> February 2016)

- A3: Design quality
- PT1: Sustainable travel
- PT2: Residential parking
- P4: Sustainable drainage
- RD1: Economic development

### 3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- St Neots Conservation Area Character Assessment (2006)

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

## 4. RELEVANT PLANNING HISTORY

- 4.1. 1101319FUL - Provision of 6 screen cinema, four restaurant buildings with external seating area (A3) and 3 flats, together with car park, public plaza, and thoroughfare, cycle parking and refuse collection facilities. - Approved 4<sup>th</sup> January 2012.
- 4.2 1301093ADV (Unit 2) - Installation of 2 no internal illuminated fascia signs, 3 no shopfront awnings with branding, 2 no internally illuminated menu cases and 3 no branded terrace parasols. (adjacent to cinema under construction) - Approved 10<sup>th</sup> September 2013.
- 4.3 24/01981/ADV (Unit 2) - External illuminated signage above main entrance. – Approved 19<sup>th</sup> December 2024.
- 4.4 1400113ADV (Unit 3) - Display of 3 sets of internally illuminated fascia text - Approved 20<sup>th</sup> June 2014
- 4.5 17/01580/FUL (Unit 4) - Change of use to Entertainment and Leisure (D2 class) for 24 hour health and fitness club and erection of 3 signs above main entrance and on rear of building - Approved 18<sup>th</sup> October 2017.

## 5. CONSULTATIONS

- 5.1 St Neots Town Council – Objection:
  - Considers the hours to be excessive
  - Noise and disturbance resulting from the use
- 5.2 HDC Environmental Health Officer – No objection

5.3 Local Highway Authority – No objection

## **6. REPRESENTATIONS**

6.1 A site notice was posted and consultation letters sent to 161 nearby addresses. One letter has been received in response, raising no objections, however requesting that any entrance door “beep” is silenced overnight.

## **7. ASSESSMENT**

7.1 The Planning Practice Guidance (PPG) advises that the Section 73 application process can be used to vary a condition on a planning permission which, if approved, will result in a completely new standalone planning permission:

"Permission granted under Section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted. A decision notice describing the new permission should clearly express that it is made under Section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect."

7.2 This application in effect seeks to delete condition 21 in relation to Units 2 and 3, thereby allowing 24-hour opening from these two units. Of the other two restaurants units originally approved, Unit 1 (Pizza Express) is excluded from this application and Unit 4 (the applicant's current premises) were lawfully changed from restaurant to 24-hour gym use when planning permission 17/01580/FUL was implemented.

7.3 The Town Council has raised concerns in respect of potential noise and disturbance, however these concerns are not shared by the Environmental Health Officer, who raises no objections. The closest residential properties are Numbers 5 to 12 Cambridge Court to the south of the Units 2 and 3. These properties are currently in closer proximity to the existing premises at Unit 4 which currently operates for 24 hours (approximately 8 metres at the closest point) whereas Unit 2 and 3, that are proposed to be used for 24 hours, are over 18 metres. There are further residential properties to the north, 6 – 18 East Street, however these properties are separated from the rear of Units 2 and 3 by the access road and their rear gardens. No objections have been received from adjacent occupiers and given the existing 24-hour gym on site would simply be locating into adjacent vacant units, it is not considered that there would not be significant detrimental

impact on surrounding neighbouring amenity. The proposal therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036.

- 7.4 It is recommended that all conditions imposed on the 1101319FUL permission should be repeated or re-worded where required. Condition 21's wording relating to the opening times of the "restaurant units" would be reworded to refer to "the restaurant at Unit 1" to reflect the 24-hour use sought at Units 2 & 3 and that Unit 4 is no longer in lawful use as a restaurant.

## **CONCLUSION**

- 7.5 The proposed development is compliant with the relevant national and local policy as it:

- \* Would not have a harmful impact upon residential amenity.
- \* There are no other material planning considerations which have a significant bearing on the determination of this application.

- 7.6 The proposed amendment to vary condition 21 is considered relatively minor to the overall scheme and will not fundamentally change the character of the development as approved.

- 7.8 It is therefore recommended that planning permission be granted and the wording of condition 21 varied as set out above. All other conditions imposed under 1101319FUL will be repeated or reworded, where relevant, as per advice in the PPG.

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

- The wording of condition 21 varied to read as follows: The opening hours for the restaurant at Unit 1 hereby approved shall be limited to 0900 – 0000 (midnight). Reason: In the interests of residential amenity in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.
- All other conditions imposed under 1101319FUL will be repeated or reworded to ensure compliance with the previously approved details.

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

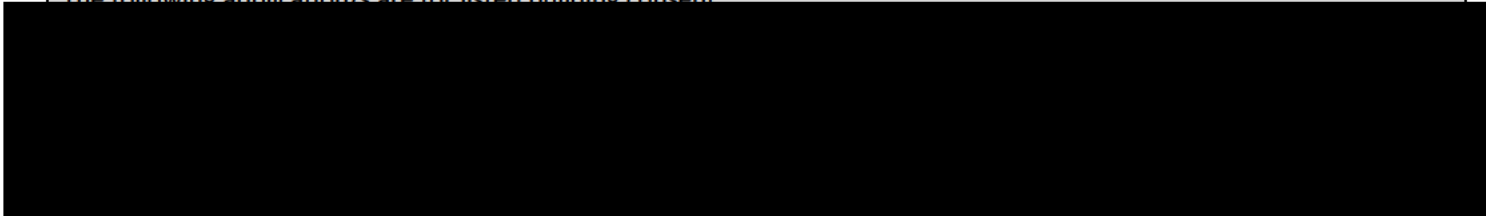
### **CONTACT OFFICER:**

Enquiries about this report to **Lucy Pateman (Senior Development Management Officer)** – [lucy.pateman@huntingdonshire.gov.uk](mailto:lucy.pateman@huntingdonshire.gov.uk)

Schedule of Planning Applications –19<sup>th</sup> November 2024

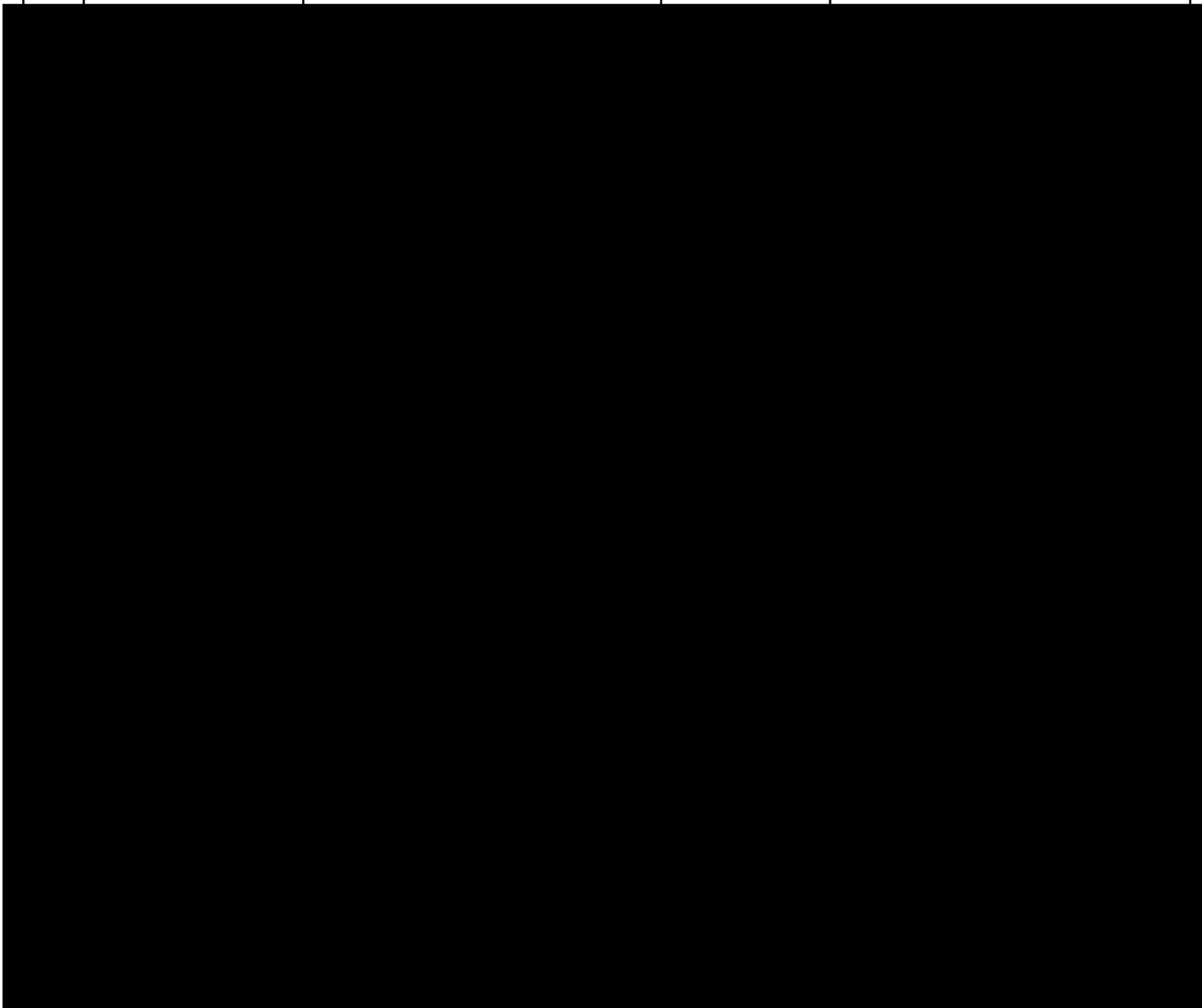
No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent



The following application/s are in a conservation area

<b>S2</b>	24/01980/S73	<b>Mr Alex Lowndes</b> <b>Unit 2 The Rowley Arts Centre</b> <b>Huntingdon Street</b> Variation of condition 21 (Opening Hours) of 1101319FUL to allow 24 hour use of units 2 and 3 as a gym	<b>OBJECT</b>	Members considered the proposed 24-hour use and felt these hours were excessive.  Noise and disturbance resulting from use.
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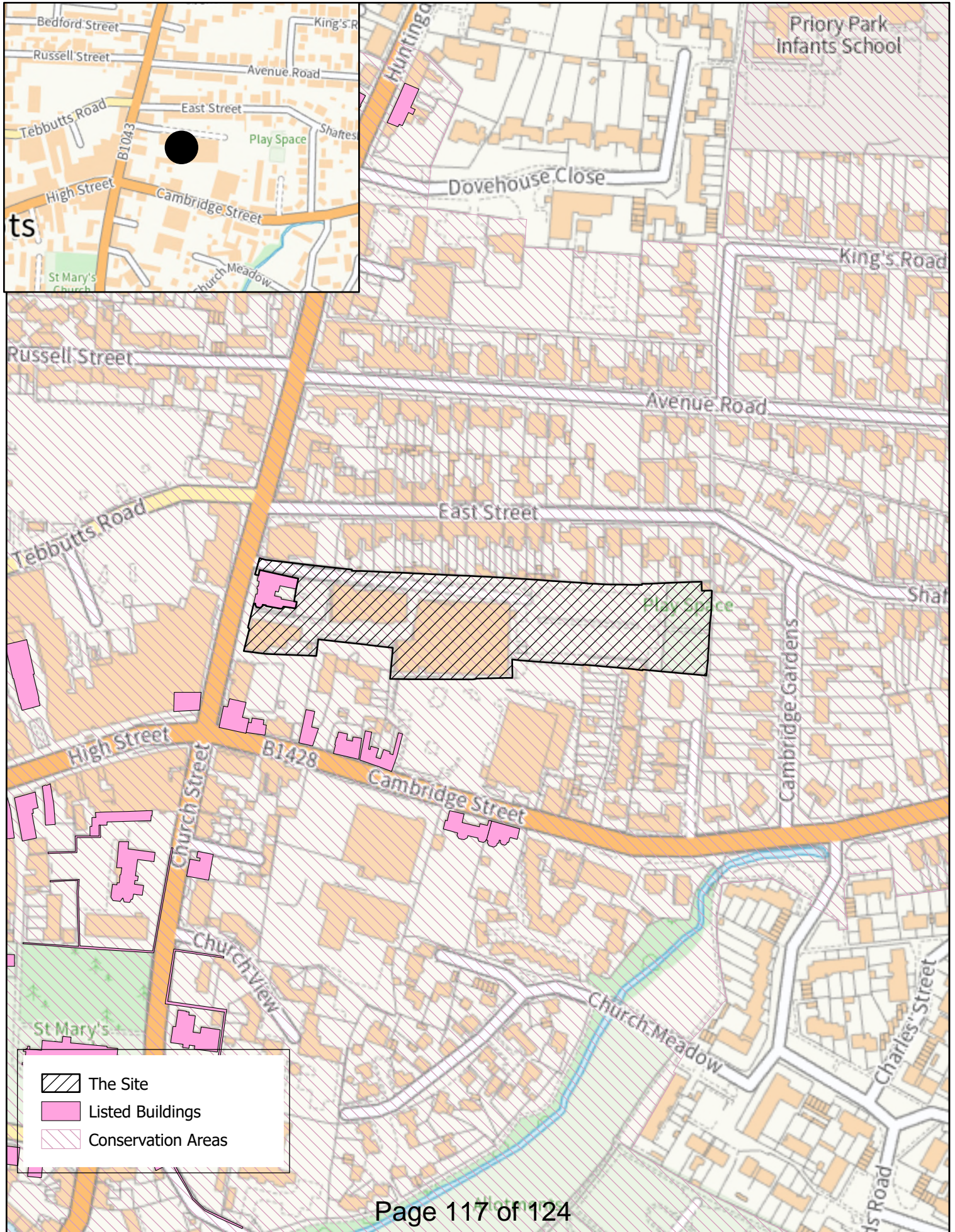
# Development Management Committee

Application Ref: 24/01980/S73



Scale = 1:2,500

Date Created: 08/01/2025





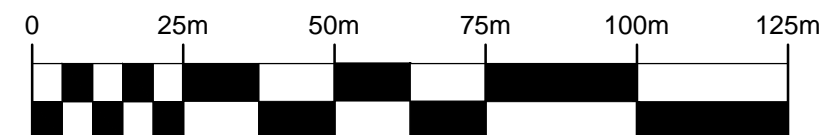
JWA Architects Limited  
Robert Tresham House,  
Clipston, Market Harborough,  
Leicestershire LE16 9RZ

T +44 (0) 1858 525343  
F +44 (0) 1858 525527  
E office@jwa-architects.co.uk  
W www.jwa-architects.co.uk

Client: Turnstone Estates

Project: Huntingdon Street,  
St. Neots

Drawing: Location Plan



Purpose: Planning Date: 03.03.11  
Scale: 1:1250 @ A3 Drawn: BJK  
Dwg. No: H7405 - 101 Revision: A

A	13.08.11	SCHEME AMENDMENTS	BJK
B	20.06.11	SCHEME AMENDMENTS	BJK
C	08.07.11	UNIT 1 POSITION REVISED,	BJK
D	11.07.11	GENERAL AMENDMENTS	BJK
E	16.07.11	UNIT 3 BINS ADDED	DAC
F	29.07.11	PLANNING NOTES ADDED	DAC
G	02.08.11	PLANNING AMENDMENTS	BJK
H	12.08.11	PLANNING AMENDMENTS	DAC
J	22.09.11	FLOOD ZONE STAIRS ADDED TO RESIDENTIAL	BJK
K	23.09.11	LEVELS ADDED TO UNIT 1	BJK
L	02.11.11	PLANNING COMMENTS ADDED	DAC
M	04.11.11	PLANNING COMMENTS ADDED	DAC

HUNTINGDON STREET

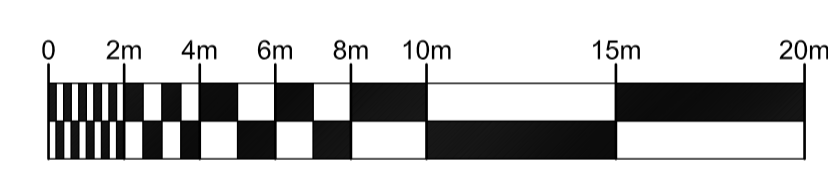
Page 119 of 124



600x600mm GREY FLAG PAVING WITH LIMESTONE AGGREGATE TEXTURE

CHARCOAL BLOCK PAVING SET

- All advertisements to separate application
- For landscaping details see H7405 - 113-115



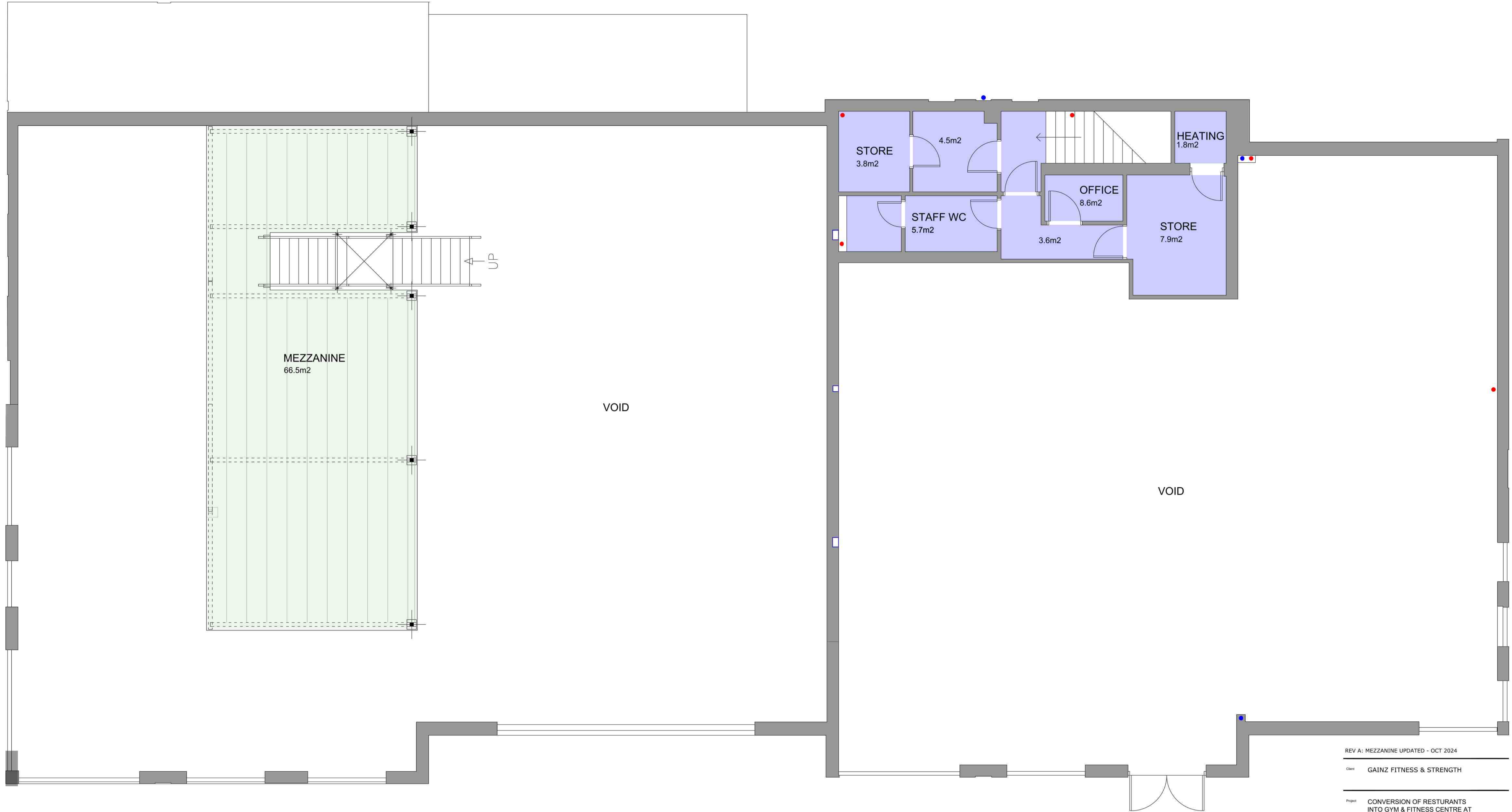
JWA Architects Limited  
Robert Tresham House,  
Clipston, Market Harborough,  
Leicestershire LE16 9RZ  
T +44 (0) 1858 525343  
F +44 (0) 1858 52527  
E office@jwa-architects.co.uk  
W www.jwa-architects.co.uk

Client: Turnstone Estates

Project: Huntingdon Street,  
St. Neots

Drawing: Proposed  
Site Detail  
Plaza

Purpose: Planning Date: 03.06.11  
Scale: 1:200 @ A1 Drawn: BJK  
Dwg. No: H7405 - 104 Revision: M



PROPOSED FLOOR PLAN -  
 Scale 1:50  
 Gross internal area: 66.5m<sup>2</sup>

PROPOSED FIRST FLOOR PLAN -  
 Scale 1:50  
 Gross internal area: FF 35.0m<sup>2</sup>

REV A: MEZZANINE UPDATED - OCT 2024

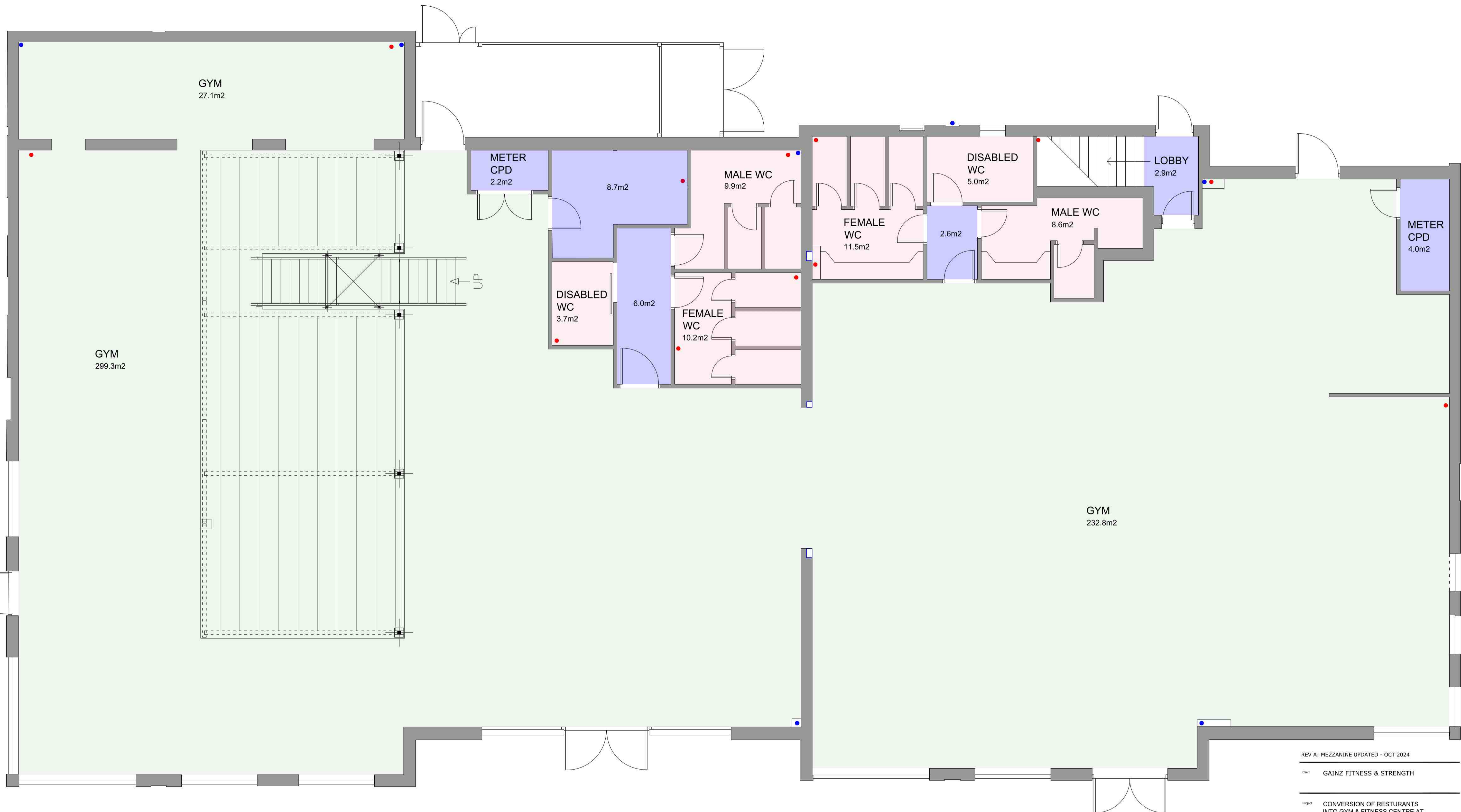
Client GAINZ FITNESS & STRENGTH

Project CONVERSION OF RESTURANTS  
 INTO GYM & FITNESS CENTRE AT  
 THE ROWLEY ARTS CENTRE,  
 HUNTINGDON ST, ST NEOTS, ST.  
 NEOTS PE19 1BG

Drawing Title PROPOSED FIRST FLOOR PLANS

Scale	1:50@A1 1:100@A3	Job No.	3428
Date	SEPT 2024	Drawing No.	05
Drawn	SCC	Revision	A





PROPOSED FLOOR PLAN -  
Scale 1:50  
Gross internal area: 371m<sup>2</sup>

PROPOSED FLOOR PLAN -  
Scale 1:50  
Gross internal area: GF 276m<sup>2</sup>

REV A: MEZZANINE UPDATED - OCT 2024

Client: GAINZ FITNESS & STRENGTH

Project: CONVERSION OF RESTURANTS  
INTO GYM & FITNESS CENTRE AT  
THE ROWLEY ARTS CENTRE,  
HUNTINGDON ST, ST NEOTS, ST.  
NEOTS PE19 1BG

Drawing Title: PROPOSED GROUND FLOOR PLANS -  
FLOOR AREAS

Scale:	1:50@A1 1:100@A3	Job No.:	3428
Date:	SEPT 2024	Drawing No.:	04
Drawn:	SCC	Revision:	B

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## Planning Appeal Decisions Since December 2024 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
13000 25ENB OC (21/00 035/E NFNO T)	Julie Ann Feltwell	Ellington	Without Planning Permission the unauthorised change of use of land and unauthorised engineering and operational development comprising the erection of a building.	Land off Malting Lane Ellington	Notice Issued	N/A	Appeal Dismissed	N/A
13000 25ENB OC (21/00 036/E NFNO T)	Julie Ann Feltwell	Ellington	Without Planning Permission the unauthorised change of use of land and unauthorised engineering and operational development comprising the erection of a building.	Land off Malting Lane Ellington	Notice Issued	N/A	Appeal Dismissed	N/A
21/017 63/ FUL	Buffalod Logistics Ltd	Ellington	Change of use of land and premises from Use Classes B1, B2 and B8 (authorised by planning permissions 06/01759/FUL and 19/02142/FUL) to a mixed use of Use Classes E, B2, B8 and haulage yard (sui generis)	Grove Parc Grove Lane Ellington Huntingdon PE28 0DA	Refused	Delegated	Appeal Dismissed	N/A

21/005 53/ LBC	Mr Darrell Bailey	Sibson-cum- Stibbington	Listed Building Consent to retain unauthorised works and for a programme of proposed works to Barnaby House	14 London Road Wansford Peterborough PE8 6JB	Refused	Delegated	Split Decision	Refused
21/011 00/ FUL	Ely Diocesan Board of Finance	Huntingdon	Erection of dwelling and alteration of access	Land Rear of Former Vicarage Church Lane Hartford	Refused	Delegated	Appeal Allowed	Refused
23/006 94/ FUL	Mr Edward Durrant	Farcet	Retrospective Application for erection of 1no industrial building and siting of 9no. shipping containers in Class E (g)iii)) and B8 Uses.	The Barracks Piggery Milk and Water Drove Farcet Peterborough PE7 3DS	Refused	Delegated	Appeal Dismissed	N/A
23/020 55/ FUL	Mr Neil Green	Wistow	Change of use from agricultural land to residential garden extension (retrospective)	Land West of 1 Parsonage Street Wistow	Grant Permission	Delegated	Appeal Dismissed	N/A
23/010 76/S73	Mrs A Beaver	The Stukeleys	Removal of Condition 13 of application 22/00810/FUL	Land South West of 10 Green End Great Stukeley	Refused	Delegated	Appeal Allowed	N/A
22/000 77/ FUL	Hayley Huskinson	Upwood and the Raveleys	Erection of 3no. attached dwellings	The Cross Keys High Street Upwood PE26 2QE	Refused	Delegated	Appeal Dismissed	N/A