



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, 17 NOVEMBER 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 20th October 2025.

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) Hemingford Abbots - 25/01248/FUL (Pages 7 - 170)

Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking - Hemingford Park, Common Lane, Hemingford Abbots.

(b) Holywell-cum-Needingworth and St Ives - 24/01802/OUT (Pages 171 - 212)

Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning

permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space) - Land North of Stocks Bridge Way Compass Point Business Park St Ives.

(c) Alwalton - 25/00922/FUL (Pages 213 - 238)

Detached self-build dwelling - 8 Mill Lane, Alwalton, PE7 3UZ.

(d) Fenstanton - 25/01003/FUL (Pages 239 - 266)

Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL) - 26 - 28 High Street, Fenstanton, PE28 9JZ.

4. APPEAL DECISIONS (Pages 267 - 268)

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

LATE REPRESENTATIONS

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

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

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

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

Emergency Procedure

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

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 20 October 2025

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, J Clarke, S J Corney, D B Dew, P A Jordan, S R McAdam, S Mokbul, 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 K P Gulson and J Neish.

29 MINUTES

The Minutes of the meeting of the Committee held on 15th September 2025 were approved as a correct record and signed by the Chair.

30 MEMBERS' INTERESTS

Councillor D Dew declared a Non-Registrable Interest in Minute No 32 by virtue of the fact that he had addressed the Committee on the application at a previous meeting in his capacity as Ward Member and, following advice from the Legal Adviser, he left the meeting for the duration of the item and took no part in the debate or voting on the application.

Councillor D Mickelburgh declared a Non-Registrable Interest in Minute No 31 by virtue of the fact that the application related to the Ward she represented and she would leave the room and take no part in the discussion or voting on the application.

31 APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - CHANGE OF USE FROM DWELLING (USE CLASS C3) & AGRICULTURAL LAND TO A WELLNESS CENTRE (CLASS E) AND WEDDING AND EVENTS VENUE (SUI GENERIS) WITH GUEST SLEEPING ACCOMMODATION AND PARKING - HEMINGFORD PARK, COMMON LANE, HEMINGFORD ABBOTS - 25/01248/FUL

Following receipt of further information relating to the application, it was

RESOLVED

that the application be not determined.

32 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF UP TO 120 HOMES (USE CLASS C3) WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, PLAY AREAS,

SURFACE WATER ATTENUATION, ROADS, CAR PARKING, PEDESTRIAN AND CYCLE ROUTES, UTILITY INFRASTRUCTURE AND ASSOCIATED WORKS - LAND BETWEEN HOUGHTON GRANGE AND THE HOW, HOUGHTON ROAD, HOUGHTON - 23/00627/OUT

(L Foster, for Houghton and Wyton Parish Council, Councillor N Wells, St Ives Town Council, Councillor D Keane, Ward Member, P Boothman, objector, and J Strike, Agent, addressed the Committee on the application).

See Minute No 30 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on the application. A copy of the report is appended in the Minute Book. The Committee discussed the recommendation contained in the report and the representations that had been received together with other matters including the terms of the Local Plan and highways. Having taken into account relevant local and national policies and legislation, it was

RESOLVED

that powers be delegated to the Head of Planning, Infrastructure and Public Protection to approve the application subject to conditions to include those listed in paragraph 4 of the report now submitted and completion of a Section 106 obligation or refuse the application in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree to an extended period for determination, or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable.

Chair

DEVELOPMENT MANAGEMENT COMMITTEE 17th NOVEMBER 2025

Case No: 25/01248/FUL

Proposal: Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking.

Location: Hemingford Park, Common Lane, Hemingford Abbots

Applicant: Dr Phil Kaziewicz

Grid Ref: 527646 270899

Date of Registration: 09.07.2025

Parish: Hemingford Abbots

RECOMMENDATION - APPROVE

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

0. BACKGROUND

- 0.1 This application was on the 15th September DMC agenda with an officer recommendation of approval.
- 0.2 On the morning of the 15th September, Officers received a letter from Richard Buxton Solicitors on behalf of Hemingford Parish Council raising concerns with the Officer Report. Officers withdrew the application from the 15th September agenda so the contents of the letter could be considered.
- 0.3 In response to concerns raised by the Parish Council, the applicant has provided an Addendum to the Heritage Statement alongside a letter setting out points to assist Members in response to the Richard Buxton Solicitors letter. This was sent out for a public 14 day consultation which expired on the 8th October.
- 0.4 Given that Members did not consider or discuss the application at the 15th September DMC because it was withdrawn from the agenda, Officers incorporated consideration of the above issues into the report for the 20th October DMC.
- 0.5 Late afternoon on the 17th October, officers received a letter from Richard Buxton Solicitors on behalf of Hemingford Parish Council

requesting the Council revoke the certificate granted under 25/01451/CLED. Officers withdrew the application from the 20th October agenda for the 2nd month in a row so the contents of the 2nd late letter could be considered.

- 0.6 The Council considered the case put forward within the letter by the Parish Council and reviewed the documents supplied by the Parish Council in detail. On the 28th October the Council issued the decision not to revoke the certificate granted under 25/01451/CLED.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Hemingford Park Hall is a Grade II* Listed private residence situated within generous grounds to the south-west of Hemingford Abbots and within the Hemingfords Conservation Area (CA). Outside of the residential curtilage of Hemingford Park Hall, the parkland is in agricultural use. Within the residential curtilage, there is a pool/spa building and various other ancillary structures – some of which are already in use as short term visitor accommodation. There are other Grade II Listed Buildings within the grounds and some structures (given their relationship and construction date) are considered to be curtilage listed. The Lodge House at the Rideaway entrance is a Grade II listed building.
- 1.2 The Hall and associated contemporary buildings are attributed to the architect Decimus Burton and originally constructed in c1843 for the Reverend James Linton. The buildings, garden and Parkland, within which they are located are within the designated Hemingford Abbots Conservation area.
- 1.3 The Hall and Park are accessed from two points, the first off Common Lane in the village and the second at the Lodge House off the Rideaway on the south side of the Park beyond the outskirts of the village on its southern side.
- 1.4 In terms of other constraints, the site is considered to be within the Countryside. There are some trees subject to Preservation Orders to the north-eastern access to the site (from Common Lane) and, given the location within the CA, any trees within the site are afforded formal protection. The site is also within Flood Zone 1 and has a low risk of flooding as per the most recent Environmental Agency Flood Risk Maps and Data.
- 1.5 The application seeks planning permission for the Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking.
- 1.6 The Planning Statement sets out the following:

The proposed development at Hemingford Park entails a change of use to enable the estate to function as a wedding venue and wellness centre. This will create a viable and sustainable future for the estate by diversifying its use and enhancing public access and enjoyment of its heritage assets. In summary, the estate will operate as follows:

(a) Wedding Events: The venue will host weekend wedding events primarily between May and September and in December but they can take place all year round. Each event will typically span Friday to Sunday. Guests may arrive on Friday, the main event will take place on Saturday, and departure and cleaning will occur on Sunday.

(b) Holiday Accommodation and Wellness Centre: When not in use for weddings, the hall and cottages will be available for holiday lets. The wellness centre will be open to the public Monday through Thursday and on non-event weekends, offering individual or small group bookings for spa and wellness experiences.

(c) Operational Capacity and Employment: The operation will support year-round economic activity, employing 5 full-time staff and full-time equivalent of 2 to 3 part-time or contract staff. Local service providers such as traffic and noise marshals, caterers, florists will also be engaged, supporting local economic growth.

(d) Local Economic Benefits: As well as providing a sustainable economic future for the heritage assets contained on the site and generating jobs in the process, the business plan demonstrates significant economic benefits for local businesses; supporting worthwhile employment especially within small companies and sole traders. The business described in this application will increase trade at the only local pub in Hemingford Abbots and the only local shop in the whole of the Hemingfords (Hemingford Grey), helping to secure the future viability of both, and to pubs and tourist destinations slightly further afield in villages like Houghton.

(e) Energy and Sustainability: The event and wellness centre will operate without the use of fossil fuels, using air-source heat pumps and supplemented by an existing 50kW solar array. This ensures a low-carbon operation in line with national and local climate objectives.

(f) Community Benefits: The venue will offer free or discounted access to local charities and residents on a limited basis, helping to foster community engagement and support.

Weddings and Events

Wedding receptions will take place in the pool house. The swimming pool has been designed and constructed to have a special cover to allow the main pool area to operate as either a private function space or a pool. The proposed mixed use will take place within buildings already constructed and no new buildings are required to facilitate the expanded commercial use thereby making efficient use of existing facilities. The applicant proposes the following scope to the wedding business:

- (a) Maximum of 26 weddings per year held on Saturdays (although spanning Friday to Sunday).*
- (b) Maximum of 180 guests.*
- (c) Event guests to use the Rideaway and eastern track access only (shown green on the Vehicle Access Plan HP004–PB003(A)).*
- (d) Event guests to be ‘managed’ in terms of their space usage by on-site marshals in accordance with HP004-PB004(A).*
- (e) Event guests to park on the hard standing outside the existing agricultural barn (future hotel) only (shown on the associated car parking layout plan).*
- (f) Operational Hours 0800 and closing at midnight.*
- (g) No external amplified music and indoor amplified music to stop at 2300.*
- (h) No guests to be allowed outside in front of the facility after 1900.*
- (i) No fireworks or Chinese lanterns.*

The wedding ceremony will either take place within the pool house or on the eastern terrace of Hemingford Park Hall (shown pale orange on HP004–PB004(A)). Any use of the eastern terrace and lawn (shown pale orange on HP004–PB004(A)) would cease by 1900. Use of outdoor areas for weddings after 1900 would be limited to the walled garden (shown Purple on HP004–PB004(A)).

Proposed Wellness Centre Use

The applicant proposes the following for the commercial use of the proposed wellness centre:

- (a) Opening time 1000 and closing time 1800, 7 days per week.*
- (b) No more than 14 guests allowed to use the spa facility at any one time*
- (c) The same access and parking arrangements would apply to wellness centre guests as event guests.*
- (d) The spa would not operate independently on wedding days but would be available for use by up to 14 members of the wedding party at any one time.*

Operational Requirements for all uses

The applicants are in a position to control the operational activities on the site and propose the following:-

- (a) All guest vehicles will use the entrance from Rideaway for access and exit. There will be no guest access from Common Lane.*
- (b) All commercial service vehicles will use the entrance from Rideaway for access and exit. There will be no service vehicle access from Common Lane.*
- (c) On entry vehicles would then use the eastern access track leading to either the event facility or the parking area located around the existing agricultural barn (future hotel) to the north of the site.*
- (d) All guests would park in the area next to the agricultural building (future hotel) in the allocated parking area as per the submitted car parking plan.*

(e) Access to the event facility by vehicle (shown orange) will be limited to drop-offs, deliveries, and emergency vehicles.

1.7 The original description of development was 'Change of use from dwelling (Use Class C3) & agricultural land to a wedding and events venue (Sui Generis) with guest sleeping accommodation and parking'. This was changed following discussions between officers and the agent to the current description. A full 21 day neighbour (over 100 letters sent to residents), parish, consultee, site notice and press advert was carried out on the revised description. Officers also granted an extension to the consultation period for both the Parish Council and neighbours. Officers are therefore satisfied that not only have the statutory duties been complied with but also the Parish Council and neighbours have had adequate time to consider the proposals.

1.8 This application has been accompanied by the following:

- Planning Statement
- Heritage Statement (including addendum)
- Transport Technical Note
- Noise Assessment
- Odour Assessment
- Economic Analysis
- Flood Risk Assessment
- Drawings
- Covering letter provided by the agent received 24th September 2025
- Heritage Statement addendum received 24th September 2025

1.9 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) is a material consideration. It 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 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide statutory duties to be applied when considering impacts on Listed Buildings (including their settings) and Conservation Areas. The 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
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP21: Town Centre Vitality and Viability
- LP22: Local Services and Community Facilities
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Annual Monitoring Review regarding housing land supply (2024)
- Hemingfords Conservation Area Character assessment (June 2008)

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

4. RELEVANT PLANNING HISTORY

- 0500222FUL - Erection of an agricultural building for livestock (APPROVED)
- 1400578FUL - Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds (APPROVED)
- 1400579LBC - Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds (APPROVED)
- 1408234COND - Condition information for 1400578FUL & 1400579LBC (C2 CONDITION REPLY)
- 1408293COND - Condition information for 1400578FUL & 1400579LBC (C2 CONDITION REPLY)
- 15/80183/COND - Condition information for 1400578FUL & 1400579LBC (DISPOSED)
- 18/02612/FUL (Extension of Existing Barn for Cattle and Hay Feed Store((APPROVED)
- 21/01768/FUL - Change of use to allow for a mixed use as private residence (Class C3a), a wedding and corporate events venue (sui generis use) with ancillary guest accommodation and parking (APPEALED AGAINST NON-DETERMINATION, APPEAL WITHDRAWN)

- 22/02454/NMA - Non material amendment for 1400578FUL to vary the floor plans and elevations in respect of the pool house. (REFUSED)
- 22/02452/LBC - Construction of a two storey pool house and spa with basement parking (Retrospective) (WITHDRAWN)
- 23/01739/HHFUL & 23/01749/LBC - Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting) phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main façade. (APPEALED AGAINST NON-DETERMINATION, APPEAL WITHDRAWN)
- 23/01770/LBC & 23/01764/FUL - Change of use of pool building and garden area to use for events and a commercial spa and change of use to agricultural track and hard standing for agricultural and commercial use associated with use of the pool house. (WITHDRAWN)
- 24/01218/P3MPA - Change of use of an agricultural building to hotel use (C1). (APPROVED)
- 24/02342/HHFUL & 24/02343/LBC - Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main façade (APPROVED)
- 25/00767/HHFUL & 25/00775/LBC - Proposed replacement greenhouse (retrospective) (APPROVED)
- 25/01451/CLED - Certificate of existing lawful use for tracks. (CERTIFICATE GRANTED)

5. CONSULTATIONS

5.1 Hemingford Abbots Parish Council –

Original comments received on 22nd August 2025.

Object on the following grounds:

- No details of what other events may take place
- Traffic/highway safety – concern over the information submitted in light of resident's own traffic report.
- Inadequate parking proposed
- Noise and disturbance (people leaving at the end of the event). Concern over the information submitted.
- The track running in front of Hemingford Park Hall and the impact upon the heritage assets as well as the ridge and furrow
- Impact upon heritage assets

Further comments received 15th September 2025.

- Officers have failed to consider Para 209 of the NPPF as there has been deliberate damage to the ridge and furrow

- Officers have failed to properly consider the implications of the proposed development on the ridge and furrow
 - Officers are prematurely relying on 25/01451/CLED
- 5.2 Cambridgeshire County Council Highway Authority – No objection subject to conditions.
- 5.3 Huntingdonshire District Council Environmental Health Officer – No objection subject to condition
- 5.4 Huntingdonshire District Council Conservation Officer – No comment.
- 5.5 Historic England – No comment.
- 5.6 Lead Local Flood Authority – No objection.
- 5.7 Cambridgeshire Fire & Rescue Service – Requests a condition for the provision of fire hydrants
- 5.8 Ecology Officer – No objection subject to conditions.

(Full responses are available on the website).

6. REPRESENTATIONS

- 6.1 Letters of objection were received from 52 local residents/neighbouring properties during the course of the application. The concerns raised have been summarised below:
- The proposal would harm the historic setting through increased traffic, noise, lighting, and commercial activity
 - Impact of the track upon the ridge and furrow, setting of the Listed Building and Conservation Area
 - Weddings will be late spring to early autumn resulting in most events taking place within a few months of the year
 - Noise and disturbance (people leaving at the end of the event, music, amplified speech, and fireworks) to the residents of Hemingford Abbots, in particular Common Lane and Rideaway
 - Failure to provide robust acoustic assessment
 - Disturbance to the tranquil setting of the countryside, Conservation Area and village
 - Additional traffic and congestion
 - Failure to provide robust highways assessment
 - Inadequate parking for events
 - Potential light pollution from the events
 - Potential impact upon local biodiversity
 - Failure to complete biodiversity checklist and failure provide PEA
 - Risk of increase flooding

- Additional load in the already at capacity water and sewerage system
 - Lack of demand for this type of service
 - Approving this application will create a precedent for future expansion
 - economic benefits are overstated as guests chose vendors
 - Inadequate consultation by the Council
- 6.2 Letters of support were received from a total of 61 residents (comprising of local businesses, local residents/neighbouring properties and residents from nearby villages/towns etc). The support raised have been summarised below:
- Long term use of heritage assets
 - New commercial enterprise
 - Economic benefits for the local area in terms of employment and spending

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to Development Plan policies in order to come to a decision. The following legislation, government policy (national and local) and guidance outline how this should be done.
- 7.2 Under the Town and Country Planning Act 1990 (Section 70(2)) in dealing with applications for planning permission the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Under the Planning and Compulsory Purchase Act 2004 (Section 38(6)), the application must be determined in accordance with the development plan unless material considerations indicate otherwise. 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 application) 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 the NPPF 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
- Trees
- Developer Obligations
- Other matters

The Principle of Development

7.6 The application seeks planning permission for Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking.

7.7 As the site falls within the open countryside, a number of policies are considered to be relevant to the proposal.

7.8 Policy LP2 (Strategy for Development) of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objectives are:

- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

7.9 Policy LP10 (The Countryside) places significant restrictions on developments in such locations, referring to only “limited and specific opportunities as provided for in other policies of this plan”

as being acceptable in principle. Policy LP10 requires all development in the countryside to:

- (a) seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - (i) avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - (ii) avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
- (b) recognise the intrinsic character and beauty of the countryside; and
- (c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Loss of a dwelling

- 7.10 The Huntingdonshire Local Plan to 2036 does not contain any specific policies that prohibit proposals which result in the loss of a residential dwelling.
- 7.11 NPPF paragraph 61 states that the Government's objective is to significantly boost the supply of homes, and paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement.
- 7.12 A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.13 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5 year housing land requirement including a 5% buffer is 5,501 homes. The current 5YHLS falls short of 5 years' supply.
- 7.14 While the Local Plan does not contain specific policies that prohibit the loss of a dwelling, in light of the Council's current inability to demonstrate a five-year housing land supply, the loss of a residential dwelling is contrary to national policy objectives and must be weighed appropriately against the proposal in the overall planning balance (which will be at the end of this report).

Agricultural land

- 7.15 Land within the red line and surrounding the residential curtilage of Hemingford Park Hall is Grade 3 agricultural land. Taking into account this is a change of use application that does not propose any operational development on agricultural land within this application, , the layout and size of the agricultural land, the fact it is within the setting of grade II* building used and currently only used for the grazing of livestock, the change of use of this agricultural land is considered acceptable.

Provision of a wellness centre (Class E) and wedding and events venue (Sui Generis)

- 7.16 As the site is located within the countryside, local plan policies such as LP19 (Rural Economy) and LP23 (Tourism and Recreation) are relevant here.
- 7.17 The aim of Policy LP19 is to promote a vibrant rural economy within the district's extensive countryside to support businesses with a genuine need to be located in the countryside. Whilst the proposal does not meet any of the qualifying criteria for new business development, the Planning Statement sets out the argument that the proposal enhances the long-term viability of the Grade II* Listed Building, without causing unacceptable harm to the built or natural environment. This will be discussed in the below relevant section 'Design, Visual Amenity and Impact on Heritage Assets' and will be weighed appropriately in the overall planning balance (which will be at the end of this report).
- 7.18 Policy LP23 states A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:
- a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
 - b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
 - c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
 - d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and
 - e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.19 Policy LP23 lends support for new leisure development in the countryside if a proposal demonstrates compliance with the above criteria. It is considered that the proposal does comply with the criteria set out in the policy.

- 7.20 Overall, the principle of development is considered acceptable. Other material planning considerations are discussed below.

Design, Visual Amenity and Impact on Heritage Assets

- 7.21 The application site relates to the Grade II* Listed Hemingford Park Hall which is also within the Hemingfords Conservation Area. The wider site contains some separate Grade II Listed outbuildings with additional curtilage listed structures.
- 7.22 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.23 Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'
- 7.24 Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.25 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 the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).
- 7.26 Both Historic England and the Council's Conservation Team were consulted as part of the application and offer no comment on the application.
- 7.27 The proposed change of use does not involve any physical alteration or works to the Listed Buildings or any of the curtilage

Listed Buildings or structures as part of the proposed development.

- 7.28 If the change of use is granted, the applicant will need to demonstrate compliance with the necessary building regulations. This is separate from the planning process. However, if any potential alterations to the historic fabric of the Listed Buildings are required to ensure compliance with Building Regulations, a Listed Building Consent will need to be submitted. This will be assessed on its own merits and determined under the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated heritage policies.
- 7.29 The Planning Statement sets out that the activities associated with the change of use would be confined to a discrete area within the estate, principally the main house and the modern spa and pool building, and that these activities are consistent with a private estate context and would not diminish the significance of the buildings or their immediate or wider settings.
- 7.30 Concerns have been raised by the Parish Council and neighbouring properties in relation to the access tracks, and in particular the track that is in situ in front of Hemingford Park Hall. A certificate has been granted under reference 25/01451/CLED which confirms the lawfulness of the tracks.
- 7.31 Richard Buxton Solicitors on behalf of the Parish Council have raised the following points in their letter of 15 September 2025:
- Officers have failed to consider Para 209 of the NPPF as there has been deliberate damage to the ridge and furrow through the unlawful and deliberate laying of a track
 - Officers have failed to properly consider the implications of the proposed development on the ridge and furrow.
 - Officers are prematurely relying on 25/01451/CLED.
- 7.32 In support of the letter from Richard Buxton Solicitors, a Heritage Assessment by Pegasus Group on behalf of the residents of Hemingford Abbots has been provided (the Heritage Assessment was first submitted in response to an earlier application on the site). Officers note the content of this third party Heritage Assessment, and the relevant pages relating to Ridge and Furrow. Both the Richard Buxton Solicitors' letter and the Heritage Assessment by Pegasus Group are appended to this Report.
- 7.33 The applicant has provided an addendum to the Heritage Statement which describes the significance of the ridge and furrow potentially affected and assesses the potential impact of the proposal upon that significance. The applicant has also provided a covering letter with the Addendum Heritage Statement and both are appended to this Report. The Heritage Statement Addendum adopts the Hall/English Heritage methodology, 2001 methodology for the assessment of ridge and furrow. The methodology looks at

a number of criteria: Group Value (Association), survival, potential, documentation (archaeological and historical), diversity (features) and amenity value. In summary, it concludes that the ridge and furrow within Hemingford Park has an overall score of low to medium. Assessment was also carried out against the interests defined in the NPPF (architectural, artistic, historic, and archaeological).

- 7.34 In terms of the assessment of the proposal, its potential impact and effects on the significance, the addendum makes a number of points. It states that the proposals do not include works that would physically impact, cause loss of, or diminish the extent of surviving ridge and furrow within Hemingford Park, noting the access track for which a Lawful Development Certificate has been granted. The proposals do not seek to change the openness or the features of the parkland setting which make a positive contribution to the setting of the Grade II* listed Hemingford Park Hall, or its Grade II listed ancillary estate buildings. The ridge and furrow would remain a visible and appreciable landscape feature within the parkland, sustaining their historic and archaeological interests. The ridge and furrow forms part of the landscape used for the production of hay. The change of use of Hemingford Park Hall would maintain the established requirement to mow or graze those parts of the parkland in which ridge and furrow survives. These activities or actions, including use of agricultural machinery and human footfall, would not in themselves cause impacts sufficient to cause harm to the non designated heritage asset or the designated heritage assets to which they relate.
- 7.35 The addendum also notes that the ridge and furrow within the privately owned Home Farm could lawfully be ploughed whilst that within the Godmanchester Eastside Common, to the West of Hemingford Abbots, could be openly accessed by public footfall and activity, or used for grazing (for example).
- 7.36 The addendum to the Heritage Statement concludes that the incomplete nature and survival, detachment from the wider group, lack of typically affiliated features and its seclusion within a private estate, limit the potential interest of the ridge and furrow. Its survival can most likely be attributed to its inclusion within the parkland of Hemingford Park. The remains of the Hemingford Abbots open field system, notably the surviving ridge and furrow, merits recognition as a non-designated heritage asset. It is important to note that those remains within Hemingford Park are smaller and less complete than those surviving at Home Farm and within the Godmanchester Eastside Common (both of which are included within the Hemingfords Conservation Area but not properly mapped in its character appraisal). Overall it is concluded that any potential impacts upon the ridge and furrow would cause no harm to designated or non designated heritage assets. It is therefore concluded that the significance of the ridge and furrow within the application site, as a fragmentary remains of

Hemingford Abbots' open field system, would be preserved. Arguably any increase in visitors to the Site would increase its amenity value (Hall, 2001) and exposure to the appreciation of the heritage assets.

7.37 In addition to this, the applicant has provided a covering letter that set out the following:

- The current lawful position of the site is agricultural. A wide range of normal agricultural activities can therefore lawfully take place without the need for planning permission. This includes the movement of heavy agricultural machinery across the field and the grazing of livestock, both of which can create as much or more ground impact than the occasional visitor activity proposed. Importantly, it would also be lawful to plough or reseed the land, which would remove the ridge and furrow formation altogether. This has evidently happened in the wider landscape where most examples of ridge and furrow have already been lost as a result of routine agricultural management. The continued survival of the earthworks at this location is therefore incidental and contingent on past and current land management choices, not secured by planning control.
- The land is actively managed for hay production and is expected to continue in this use. This is a routine and lawful agricultural practice which requires the use of tractors and other heavy machinery to cut, turn, rake and bale the grass each season, followed by the removal of bales by tractor and trailer. These operations take place annually and are an inherent part of the ongoing management of the land. The ridge and furrow earthworks have persisted in spite of this repeated agricultural activity, which is far more intensive than the occasional visitor movements associated with the proposed use. The evidence of survival under continuous hay production makes clear that incidental pedestrian activity will have no measurable impact on the physical form or legibility of the ridge and furrow.
- In addition to the ongoing agricultural use, Part 4 of the General Permitted Development Order (as amended) allows the land to be used for up to 28 days each year for temporary events. Such use could include the erection of marquees, temporary parking and pedestrian or vehicular activity across the grassland, with no planning control or ability for the Council to regulate heritage impacts. In practice, this fallback position represents a greater risk to the ridge and furrow than the present application, because activities and structures could lawfully be placed directly on the land. By contrast, the current proposal concentrates the events on the Hall itself and vehicle movements to the

existing lawful track, thereby offering the Council a greater degree of certainty and control over how the land is used.

- Although the whole estate falls within the application site boundary and will form part of the planning unit for the proposed use, the ridge and furrow areas will continue to be maintained in the same manner as at present as part of the site's overall management. This management includes the cutting and baling of hay, undertaken seasonally with agricultural machinery, to keep the grassland in good condition. These operations are part of the wider upkeep of the estate rather than a continuation of a separate agricultural use. No construction or physical alteration is proposed on the ridge and furrow itself, and visitor activity associated with the new use will be concentrated within Hemingford Park Hall, with access provided via the established lawful track.

- 7.38 Officers have considered the issues raised by the Parish Council.
- 7.39 Paragraph 209 of the NPPF states where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 7.40 Officers note the argument put forward by the Parish Council that there has been deliberate damage to the ridge and furrow through the unlawful and deliberate laying of a track.
- 7.41 The applicant has stated that the track was put in for the purpose of serving the agriculture use on the site (contained within paragraph 1.2(d) of appendix 10 of the Planning Statement submitted in support of 25/01451/CLED). It was not put in with the purpose of causing harm to a heritage asset, but as a means to facilitate and help the lawful uses on the site. It appears that the route chosen was to provide the most direct and appropriate access for the uses on site. It does not appear to have been chosen in any way to cause deliberate harm to the ridge and furrow. Officers therefore consider there is no evidence of deliberate neglect or damage to the heritage asset of ridge and furrow, and NPPF paragraph 209 is not engaged.
- 7.42 In terms of considering the implications of the proposed development on the ridge and furrow, officers have taken into account the Pegasus report, and also the submitted Heritage Statement Addendum, which used the appropriate methodology for the assessment of the significance of the ridge and furrow. It is considered the incomplete nature and survival, detachment from the wider group, lack of typically affiliated features and its seclusion within a private estate limit the ridge and furrow's potential interest. The proposal does not include any alteration or expansion of the track as passing places are in existence. As

discussed below in the relevant sections, conditions such as a noise management plan, which may include management of visitors attending and leaving the site, could help avoid other potential impacts that may arise from the proposed use. It is considered that the proposal will not result in harm to the ridge and furrow and will preserve it. Furthermore, when considering what could take place on the site lawfully and the potential impacts of those lawful activities upon the ridge and furrow, the proposal represents a more appropriate use for preserving heritage assets such as ridge and furrow.

- 7.43 Even if it were considered that Paragraph 209 was engaged because the track represented deliberate damage to the ridge and furrow as a non designated heritage asset, it is clear from the above assessment that officers have not given weight to the 'deteriorated state of the heritage asset' in assessing the potential impact of the proposal upon the ridge and furrow and coming to the officer recommendation. The use of the tracks is discussed further below.
- 7.44 Concerns have also been raised that the proposal would harm the historic setting through increased traffic, noise, lighting, and commercial activity. The change of use proposal will utilise these tracks as they will provide connectivity from the Rideaway access to the pool and spa building, the hotel approved under 24/01218/P3MPA and the proposed parking area.
- 7.45 However, officers take account of the points made on behalf of the applicant: the lawful use of the site is agricultural, allowing a wide range of agricultural activities; the land is actively managed for hay production which is expected to continue; the General Permitted Development Order allows for temporary events 28 days a year; and that given the extent of the change of use and nature of the operation, the ridge and furrow will continue to be maintained in the same manner as at present as part of the site's overall management. Further, and against that background, officers agree with the applicant's addendum heritage statement that the proposal will preserve the significance of the ridge and furrow within the site. It would preserve the contribution which the former agricultural landscape would make to the significance of Hemingford Park Hall. It would sustain the contribution made by the ridge and furrow to the character and appearance of the conservation area. Moreover, there will be restrictions and control on not only the frequency but also the amount of events through the grant of planning permission (which is discussed in more detail below). As a result, it is considered that the proposed use of the existing tracks as well as the wider site in conjunction with the proposed use will not be harmful to the setting of the Listed Buildings, the non-designated heritage asset Ridge and Furrow, the character and appearance of the Conservation Area, or the countryside.

- 7.46 The proposal also includes holiday accommodation within the Hemingford Park Hall and the various cottages on the site including the Lodge House. Given that this proposed use is not too dissimilar from the current residential use, it would preserve the significance of the heritage assets and their settings as well as complementing the proposed change of use for the wider site.
- 7.47 In regard to the proposed wellness Centre, the Planning Statement sets out that the wellness centre will be open to the public Monday through Thursday and on non-event weekends, offering individual or small group bookings for spa and wellness experiences. Wedding receptions will take place in the pool house. The swimming pool has been designed and constructed to have a special cover to allow the main pool area to operate as either a private function space or a pool. The proposed mixed use will take place within buildings already constructed and no new buildings are required to facilitate the expanded commercial use thereby making efficient use of existing facilities. The proposed use of the pool/spa building would therefore preserve the significance of the heritage assets and their settings.
- 7.48 The Planning Statement sets out that the proposals present a neutral to beneficial impact in heritage terms. This is consistent with the conclusions of the Heritage Statement submitted in support of the application (Jon Lowe Heritage Ltd, July 2025). Increased public access to the site via its commercial operation would better reveal the significance of the heritage assets, consistent with paragraph 210 (c) of the NPPF (2024). Moreover, the income generated would contribute directly to the future maintenance and conservation of the estate as a whole, providing a sustainable long-term use that aligns with both national policy and the objectives of Policy LP34 of the Huntingdonshire Local Plan.
- 7.49 The benefits will be discussed at the end of the report within the planning balance section.
- 7.50 The proposal includes a larger area to be used for car parking beyond the parking area approved under 24/01218/P3MPA. This is on existing hard standing. Acoustic barriers in the form of 1.8-2m close boarded fences are proposed on the north-eastern and the north-western boundaries of the proposed car parking area in order to mitigate potential noise (which is discussed in more detail in the below residential amenity section). This is within the Conservation Area but is situated a distance away from the Grade II* Listed Building and separated by other built form. Given that the general siting and height of the acoustic barriers is known, full details of the acoustic barriers can also be secured by condition. It is considered the visual impact of the 1.8-2m acoustic barrier can be mitigated by soft landscaping which can also be secured by condition. Hard landscaping should also be conditioned. Subject to the conditions, the proposed acoustic barriers and car

parking area would not result in harm to the significance of the identified heritage assets and settings.

- 7.51 The statutory duties under sections 66 and 72 of the Planning, Listed Buildings and Conservation Area Act (1990) require that considerable importance and weight be given to any heritage harm to conservation areas and listed buildings (including their settings). However, overall, it is considered that the proposed change of use here will preserve the character and appearance of the Conservation Area, preserve the Ridge and Furrow and the setting of the Listed Buildings. The proposal will not result in any harm to the significance of the identified heritage assets or to the countryside. The proposal therefore complies with Policies LP10, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Hemingfords Conservation Area Character assessment (June 2008), the provisions of Section 12 of the NPPF (2024) and part C2 of the National Design Guide (2021).

Residential Amenity

- 7.52 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.
- 7.53 Given that the proposal seeks permission for a change of use, the main consideration on residential amenity is noise and odour.
- 7.54 The nearest residential properties in order of closest are Home Farm to the north-west (immediate neighbour), The Old Pavillion to the east, properties on Common Lane to the north/north-east and properties on Rideaway to the east.
- 7.55 Officers also note the concern raised by neighbouring properties and the Paish Council about the general odour impact, the general potential noise impact of the events, especially the noise associated with the comings/goings through the use of the car parking area and the access tracks.
- 7.56 In terms of odour, an Odour Assessment has been submitted with the application. The Environmental Health Team have been consulted as part of the application and are the technical experts regarding odour.
- 7.57 The submitted Odour Assessment sets out that the activities considered include daytime preparation of hot meals for up to 120 guests, occasional outdoor cooking, and evening use of mobile food vans for informal catering. The nearest receptor, Home Farm, lies 65m away and is screened by a 3m-high wall. Other residential dwellings lie at distances of 205m or more. The assessment finds that the source odour potential is small to medium, with any odours likely to be pleasant or neutral. Local meteorological data and the

limited number and duration of event days further reduce risk. To reinforce this conclusion, an Odour Management Plan has been prepared and includes appropriate control measures. These include carbon filtration within the kitchen extraction system, directional controls for food vans, avoidance of food waste build-up, and regular cleaning and maintenance procedures. Mobile food providers will be sited away from receptors, and collections will follow events without delay. A complaints procedure is also in place to ensure prompt action in the event of any concerns. The assessment concludes that odour does not present a constraint to the development, and that the proposed use is acceptable in planning terms. The Environmental Health Team agree with this.

- 7.58 In terms of noise, the application is supported by a Planning Noise Impact Assessment. The Environmental Health Team have been consulted as part of the application and are the technical experts regarding noise.
- 7.59 The Noise Impact Assessment (NIA), entitled 'Hemingford Park Hall' reference RP02-21458-R0, dated 21st May 2025 notes that the proposal is for up to 26 events per year, with music finishing at 23:00. The NIA considers there may be an adverse impact whilst larger groups utilise the area to the front of the property, and that this may impact on the property to the southeast. The mitigation proposed is to limit any larger gatherings to prior to 20:00, however the plan for wedding and events indicates that larger groups would be moved along earlier than this. The duration, timings and management of this aspect could form part of a Noise Management Plan (NMP) which could be conditioned.
- 7.60 The Noise Impact Assessment was completed with the bifold doors open. The door to the ground floor bar area of the pool building will remain closed (with the exception of ingress and egress) whilst amplified music is playing and the use of the doors will form part of the NMP. The use of the external areas will again be covered by the NMP. The use of a sound limiter is a potential mitigation measure to control the music noise levels at source, however because one of the mitigation measures is to close the bifold doors, this would have implications on the level the sound limiter could be set at, so actual (and appropriate) noise monitoring could be more suitable. This would need to be logged and results made available to the LPA on request.
- 7.61 Members should note that the Planning Officer, the Environmental Health Officer and a Licensing colleague visited the site where a demonstration of music levels took place. Music was played at a high volume, with doors open, and officers were able to observe this from the boundary. However, since this was a one off demonstration, it should be noted this has not been given significant weighting in the Environmental Health assessment and the comments are not based on this alone.

- 7.62 Acoustic barriers in the form of 1.8-2m close boarded fences are also proposed on the north-eastern and the north-western boundaries of the proposed car parking area in order to mitigate potential noise impact upon. The acoustic barrier on the north-eastern boundary of the car parking area was previously requested by the Parish Council and therefore offered by the applicant. This will help mitigate any potential impact upon the nearest properties on Common Lane to the north-east. The acoustic barrier on the north-western boundary of the car parking area was requested by Environmental Health and will help mitigate any potential impact upon Home Farm to the south-east which is approx. 75m away. The existing building which is the subject of the 24/01218/P3MPA approval will also help mitigate any potential impact.
- 7.63 It has also been agreed that the hard standing immediately west to the existing building which is the subject of the 24/01218/P3MPA approval shall not be used for any event parking. Environmental Health have considered whether a further acoustic barrier will be required on the south-east boundary of the car park, but this is not considered necessary.
- 7.64 The concerns raised by neighbouring properties and the Parish Council regarding the potential noise impact are understood and noted. However from the information available, Environmental Health consider noise from events may be above the Lowest Observed Adverse Effect Level (LOAEL), but will be below the Significant Observed Adverse Effect Level (SOAEL). Therefore, they consider that with robust conditions the impact can be mitigated and reduced to a minimum. The Environmental Health Team have therefore advised there are not grounds to make an objection on noise, subject to appropriate conditions being utilised. Likewise, the Environmental Health Team have advised there are no grounds to make an objection on odour, subject to appropriate conditions being utilised.
- 7.65 Paragraph 56 of the NPPF states: *Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.* Therefore, Officers must consider whether a proposal can be made acceptable through the imposition of appropriately worded planning conditions.
- 7.66 The Environmental Health Team have advised that: (1) the imposition of conditions regarding a Noise Management Plan (covering general management of the site and events including bifold doors and when they will be closed, Management of Waste, Management of people, Management of vehicles – speed etc, complaint procedure, Monitoring procedure, management of large

groups to the front of the property, leaving procedure and timings, etc); and (2) a noise condition in line with the NIA, Odour Management Plan, limit number of events per calendar year, no events on consecutive weekends, limit times of amplified music, no external amplification, delivery and collection times limited and no fireworks, will address any noise and odour issues.

- 7.67 It is therefore considered that subject to the imposition of the above conditions, the proposal would not result in an unacceptable impact on the neighbouring properties' amenities and therefore the proposal would be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024) in this regard.

Highway Safety, access and Parking Provision

- 7.68 Local Plan Policy LP16 sets out that a proposal will be supported where it's likely transport impacts have been assessed and safe physical access from the public highway can be achieved. Local Plan LP17 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.
- 7.69 The application is supported by a Transport Technical Note (Paul Basham Associates, May 2025) that builds upon the access and trip generation assessments which were assessed and accepted by the Highway Authority under prior approval ref. 24/01218/P3MPA (conversion of an agricultural building to a hotel). That approval confirmed the suitability of the Rideaway access. Those access arrangements remain unchanged as part of this proposal. To be clear, the proposal does not include use of Common Lane access by the main contractors or guests.
- 7.70 The Cambridgeshire County Council Highway Authority have been consulted as part of the application and are the technical experts regarding transport and highway safety.
- 7.71 Officers also note the concern raised by neighbouring properties and the Paish Council about the potential transport impact of the proposal, highway safety concerns about the access onto Rideaway and the inconsistencies within and between the submitted documents.
- 7.72 The Planning Statement and associated document sets out the following:

'All guest and commercial vehicles associated with the wedding and events venue, wellness centre, and overnight accommodation will be routed via the Rideaway entrance. The Rideaway access measures over 5m in width for a distance of 8m from the public

highway and benefits from gates set back 31m, preventing any queuing on the carriageway. Visibility splays of 2.4m x 120m are shown to be achievable in both directions, in line with national guidance and exceeding the requirements based on actual recorded 85th percentile speeds of 33.3mph. The access can safely accommodate vehicles entering and exiting simultaneously, and tracking diagrams confirm that it can be used by a 7.5t box van alongside a standard car, as well as by a fire appliance. There are no proposals for HGV access.

Trip generation is modest and seasonal. The spa facility, operating throughout the week with a maximum of 14 guests at any one time, is forecast to generate no more than 28 daily two-way trips. Weddings are confined to Saturdays and are expected to generate between 60 and 80 car movements, supplemented by taxis and minibuses. Larger events may charter shuttle buses. These volumes remain within levels previously accepted by the Highway Authority and are comparable to those associated with a small residential development of 10 dwellings. Furthermore, wedding-related traffic occurs outside of weekday peak hours and will not impact the strategic highway network.

Parking provision across the site exceeds 50 formal spaces with ample overspill areas available on existing hardstanding. For a 180-guest event, the majority of guests are expected to arrive via shared transport, with 30 to 40 private vehicles anticipated on site at peak.'

7.73 The Highway Authority provided an initial response and then a further response in light of comments received from neighbouring properties and the Parish Council. The Highway Authority has confirmed that whilst there are inconsistencies within and between documents, the Highway Authority has assessed the highway impact based on the information provided and also factoring in additional vehicle trips for staff, deliveries and servicing, and the occasional larger vehicle.

7.74 The Highway Authority has advised:

- The previous application confirmed that the access is 5m wide for 8m from the carriageway edge which is acceptable.
- Rideaway is a 'C' Class road so acceptable for the additional vehicle movements.
- The additional traffic flow will be insignificant with the exception of on a Saturday when, although it will be greater, it will be tidal with minimal two way movements at the access and will not be at peak times.
- The highway element of the access is adequate for a competent coach driver to use and any issue with over-running or damage will be within the site so a consideration for the applicant, not the LHA.

- Should a large box-type van etc be exiting the access whilst a car is approaching, or vice versa, there is adequate visibility onto the access such that the vehicle will not start to turn into the access and then have to reverse back onto the carriageway. Also, we do not consider it un-safe for a vehicle to wait in the carriageway in this location as there is adequate forward visibility.
- Although the visibility splay to the south is detailed a 2.4m x 120 which is commensurate with a 40mph speed limit, the access is located only approximately 25m north of the start of the speed limit. However, our indicative highway records indicate that a visibility splay of 2.4m x 215m, commensurate with the National Speed Limit, appears to be achievable.

7.75 The Highway Authority has concluded that there would not be an unacceptable impact on highway safety and there is no reason to refuse the application or to request improvements to the access. A condition is recommended to ensure compliance with the submitted Technical note to ensure that delivery/servicing vehicles, wedding guests, and wellness centre users do not access the development via Common Lane. Officers consider that it is appropriate to exclude staff arriving by foot or cycle from this as access to the site from Common Lane would provides a better option for those residing in the village.

7.76 In regard to the amount of parking proposed, officers note the argument put forward by the applicant that 50 formal spaces (with overspill areas available) would be appropriate given that the majority of guests are expected to arrive via shared transport, with 30 to 40 private vehicles anticipated on site at peak. This approach is agreed.

7.77 As such, subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036. The proposals do not conflict with Section 9 of the National Planning Policy Framework (2024).

Flood Risk and Surface Water

7.78 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2024 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. A small area of Flood Zone 2 exists at the far eastern edge of the wider landholding but does not affect any operational part of the site. Accordingly the sequential and exceptions tests for flooding not engaged and the submission of a flood risk assessment is not considered necessary in this instance in accordance with the NPPF and NPPG.

- 7.79 The proposed development involves no new buildings and no changes to ground levels or drainage infrastructure. All access roads, parking areas, and buildings are already in place, and no external alterations are proposed. The site is not connected to the mains sewage/drainage network and therefore the proposed change of use will have no effect on the public system. The Lead Local Flood Authority has raised no objection to the proposal. As such, 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 (2024) in this regard.

Biodiversity

- 7.80 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment in a number of ways. 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.
- 7.81 Concerns have been raised by neighbouring parties that the application has failed to complete the biodiversity checklist and has subsequently failed provide a Preliminary Ecological Assessment to assess the impact of the development on surrounding wildlife.
- 7.82 Given that the proposal did not include the creation of any new floorspace, it was a matter of planning judgement for officers at validation, who considered that the biodiversity checklist was not required. Nor was a PEA required in order to validate the application.
- 7.83 The Ecology Officer has been consulted as part of the application. The application seeks permission for a change of use only, making use of the existing access, tracks, and buildings. The site currently accommodates both residential use (including short-term visitor accommodation) and agricultural activities. The proposed change will result in an intensification of use, particularly in terms of visitor numbers, traffic, and associated noise. However, this will be limited to a maximum of 26 events per year, with activities concentrated around the main buildings. The Ecology Officer notes that the Environmental Health Team have recommended conditions to ensure noise is appropriately managed. In addition to those conditions, the Ecology Officer recommends a condition of no lighting without prior consent and no overnight stays outside of the built form. The Ecology Officer has advised that based on the information submitted, they raise no objections to the

application. Officers accept the advice and these conditions are therefore recommended.

- 7.84 It is therefore considered that sufficient information has been submitted with the application to form an assessment on the impact of wildlife, and that the imposition of conditions will address any potential impact upon wildlife, especially in terms of noise and disturbance.
- 7.85 The proposed development involves no new buildings and no changes to ground levels or drainage infrastructure. All access roads, parking areas, and buildings are already in place, and no external alterations are proposed. The application is therefore not required to demonstrate Biodiversity Net Gain pursuant to the Environment Act 2021. Given the information submitted with the application, it is considered the proposal would not result in an adverse impact upon local wildlife. It is also noted that no lighting is proposed as part of the application but a condition ensuring no additional lighting is installed without prior consent is recommended. Overall, the proposal accords with Local Plan Policy LP30 and Section 15 of the NPPF (2024).

Trees

- 7.86 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. 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. Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.
- 7.87 There are some trees subject to Preservation Orders to the north-eastern access to the site (from Common Lane) and, given the location within the CA, any trees within the site are afforded formal protection. The proposal does not include any works that will affect the trees within the site. The proposal therefore complies with Policy LP31 of the Local Plan.

Development Obligations

Community Infrastructure Levy (CIL)

- 7.88 The development may 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 Matters

Fire Hydrants

- 7.89 The comments from the Cambridgeshire Fire & Rescue Service requesting a condition for the provision of fire hydrants are noted. It is considered that the principle of a fire hydrant on the site is acceptable in terms of heritage and therefore can be conditioned. This is because the red line for the application is big enough to ensure the fire hydrant is capable of being sited in a less sensitive area within the site. It is also noted that a fire hydrant is low-level feature, and therefore could also be potentially mitigated in terms of visual impact.

Neighbour concern: Approving this application will create a precedent for future expansion

- 7.90 Officers and members can only assess what is in front of them. Any future application will be assessed on its own merits and against relevant local and national policy.

Premature reliance on 25/01451/CLED

- 7.91 This report has been prepared for DMC on the 20th October. The Judicial Review period for 25/01451/CLED is until the 16th October. At the time of writing this report, the Council has not received any challenge to 25/01451/CLED.

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 proposed change of use does not involve any physical alteration or works to the Listed Buildings or any of the curtilage Listed Buildings or structures as part of the proposed development. It is considered that the proposed development will preserve the character and appearance of the Conservation Area, preserve the Ridge and Furrow and will preserve the setting of the Listed Buildings. There will be no harm to the significance of any heritage assets.
- 7.94 It is considered that the proposal is acceptable in regard to the transport, highways (including highway safety), odour, noise, flood risk, biodiversity and trees.
- 7.95 While the Local Plan does not contain specific policies that prohibit the loss of a dwelling, in light of the Council's current inability to

demonstrate a five-year housing land supply, the loss of a residential dwelling is a material consideration and must be weighed appropriately against the proposal in the overall planning balance.

- 7.96 Hemingford Park Hall is a country manor house situated in the countryside and is not reflective of the average housing stock. Notwithstanding this, the loss of a dwelling in light of the Council not being able to demonstrate a five-year housing land supply weighs negatively in the balance but carries only limited weight given the loss is of one dwelling which is not average housing stock.
- 7.97 Against that, there are several benefits to consider. Regarding the heritage benefits, the site is currently within private ownership (residential and agricultural) and the proposed change of use would increase public access to site due to its commercial operation which would better reveal the significance of the heritage assets for the enjoyment of the public. In comparison to the existing residential use, the income generated from the proposed use would contribute directly to the future maintenance and conservation of the estate, providing a sustainable long-term use. Significant positive weight is afforded to both heritage benefits.
- 7.98 The Planning Statement sets out the following additional benefits:
- (a) The applicant will be looking to preferentially employ local retired people to be traffic and noise marshals during events.
 - (b) Discounts to access the wellness centre, to hire the event facility (and to hire hotel rooms in the future) will be made available to local residents.
 - (c) Local charities will be given free hire of the event venue for one or two events per year.
 - (d) Events will not be held at the same time as the Hemingford Abbots Flower Festival but instead coaches will be able to park on the hardstanding next to the barn (future hotel) during the festival, discounts at the upcoming hotel will be made available to flower festival attendees and the parkland itself will be opened to festival attendees.
 - (e) As well as providing a sustainable economic future for the heritage assets contained on the site and generating jobs in the process, the business plan demonstrates significant economic benefits for local businesses; supporting worthwhile employment especially within small companies and sole traders. The business described in this application will increase trade at the only local pub in Hemingford Abbots and the only local shop in the whole of the Hemingfords (Hemingford Grey), helping to secure the future viability of both, and to pubs and tourist destinations slightly further afield in villages like Houghton.
- 7.99 The benefits that relate to discounts, free hire and not clashing with other events cannot be taken into account as these cannot be

secured through planning conditions. Limited positive weight is also afforded to the potential employment of local retired people to be traffic and noise marshals during events on the basis that the development will generate local employment. However, moderate positive weight is afforded to the economic benefits of the proposal.

7.100 It should be noted that not all proposed developments are entirely without harm or entirely without benefit. Therefore, in reaching a recommendation on the application, Officers have considered the potential harm of the development against the potential benefits of the development. Officers have considered what weight should be given to each material consideration. This forms the overall planning balance.

7.101 It is considered that the above identified benefits outweigh the loss of a dwelling in this instance. The development is policy compliant in all other regards. The proposal is in overall accordance with the Development Plan and there are no material considerations which indicate that permission should be refused.

7.102 For the above reasons, it is recommended that planning permission be granted in this instance.

8. RECOMMENDATION - Approval subject to the following conditions;

- Time
- Drawings
- Use class control
- Compliance with Transport Technical Note
- A Noise Management Plan
- Noise condition in line with the NIA.
- Odour Management Plan
- Limit number of events per calendar year
- No events on consecutive weekends
- Limit times of amplified music
- No external amplification
- Delivery and collection times limited
- No fireworks
- No lighting
- No overnight stays outside built form
- Full details of the acoustic barriers
- Hard and soft landscaping plan
- Fire hydrants

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

CONTACT OFFICER:

Enquires about this report to **Lewis Tomlinson, Senior Planning Officer** lewis.tomlinson@huntingdonshire.gov.uk



22nd August 2025

Lewis Tomlinson Planning Officer

Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN

Dear Lewis

Ref: Planning Application: 25/01248/FUL|Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking

Hemingford Abbots Parish Council has voted unanimously to recommend refusal for this planning application for the following reasons:

1. Nature of the Planning Application (Descriptor)

The application states “wedding and events venue”. This title is repeated in the accompanying ‘Design and Access Statement’. No details of any events other than weddings are included in the application.

A very similar application was previously submitted in 2021, namely:
(21/01768/FUL|Change of use to allow for a mixed use as private residence (Class C3a), a wedding and corporate events venue (sui generis use) with ancillary guest accommodation and parking)”

There is therefore a reasonable assumption or presumption that there is an intention for events other than weddings to take place on the site, but again no details are provided.

The applicant’s representative has verbally stated that the wording used for the planning application is not correct, but the Parish Council is bound to make its decision on what is formally submitted and as stated in the bundle.

On this basis, the Parish Council cannot make a clear determination until there is proper clarification regarding the nature and intent of the application.

2. Traffic / Highway Safety

Parishioners have commissioned their own traffic report which highlights that there are no passing places for traffic between the Lodge gates (at Rideaway) and the Wellness Centre.

In the UK, for commercial use (with regard to single-track rural roads carrying commercial vehicles) the Design Manual for Roads and Bridges (DMRB) provides guidance on layout, including spacing between passing places.

According to DMRB guidance (Volume 2, Clause 3.11.9.1): 'Where forward visibility is unrestricted, passing places should be provided at intervals of approximately 60 m (measured from the end of one to the start of the next), subject to terrain and land tenure considerations.'

Given that coaches and minibuses will be delivering patrons to events via the Lodge entrance, and also 7.5 tonne box vans making deliveries (acknowledged in the application), we are concerned about how road safety will be maintained, also mindful that pedestrians may also be walking on or beside the new track.

The passing location is restricted to a relatively short section of the track, located in front of the gates by the Lodge gates and adjacent to the highway at Rideaway – this section is estimated at only 15 metres in length, and is part of the direct approach to the splay at the junction with the road. If traffic builds up (patrons' arrivals can be expected to peak just before and after the event), we believe that queueing on Rideaway is inevitable, including late at night. This is a road with no footpaths, and frequent foot and equestrian traffic.

Traffic approaching the entrance from the south will be exiting a national speed limit (60mph), with limited visibility due to trees and a significant bend close to the junction with New Road. It is also highly likely that event traffic will approach this entrance from both directions, so it is also possible that the road is blocked both ways for periods of time.

It is believed that the speed measurement quoted in the application "85% decile - 33.3mph" (ref: 2024 change of use application Transport Statement pg7) was taken "in the vicinity of the 20mph speed limit" – this is not the relevant location! The survey was almost certainly conducted close to the splash, which is approximately 200m to the north of the Rideaway entrance where the average speeds will be much higher.

The application states that 45 car parking spaces are available. Given that up to 180 patrons plus staff may be attending at any time, we believe that this will be insufficient and would like to understand where excess vehicles will park. Any event parking on Rideaway would clearly be very dangerous, and any parking in the village would bring disturbance late at night as patrons leave the event(s).

3. Noise

The application states that events have been held with no apparent disturbance measured / recorded at the receptor points.

We are concerned that during events, windows and doors will inevitably be opened, which will significantly increase the sound levels.

The application states that patrons can use the walled garden up to 11pm in the evening, with no active mitigation measures. This, to our knowledge, has not been tested for potential effects on parishioners' amenity. Up to 150 people outdoors in the evening, with alcohol often being consumed, pose a significant potential for disturbance.

The applicant has suggested that locally retired people may be employed using hand-held devices to monitor the sound levels: this is wholly inadequate and unacceptable. The nearby Parish Village Hall uses an automatic sound measurement and suppression system where any amplification is immediately turned off if maximum sound levels are exceeded – which would be a much more effective remedy.

We are also concerned about large numbers of vehicles leaving late at night. The designated car parking areas are only 75 metres from the closest residents' properties, so there will inevitably be repeated light and noise disturbance throughout the year.

4. The New Road

Hemingford Abbots Parish Council and its parishioners have for more than three years repeatedly written to Huntingdonshire District Council regarding the lack of a planning application for this construction, but no reply has ever been received. It is now the subject of a retrospective CLEUD application. To date, the construction has been described as an 'agricultural track', or a 'track agricultural in form'.

This is the Parish Council's first opportunity to query this build, as it has previously been excluded from previous planning applications for the site.

The applicant's pack for the CLEUD acknowledges that a planning application should have been submitted in 2021 after it was largely constructed. We would like to know why Huntingdonshire District Council did not request a suitable application, especially given the repeated prompts from the parish - including an independent report supplied by a Heritage specialist (Pegasus) at the 2024 planning appeal hearing.

Our contention is that the road was built without planning permission, has damaged an important heritage asset (see below), and that Huntingdonshire District Council has failed to act appropriately in acknowledging these concerns in its decision-making (for example, not undertaking any enforcement investigations). We therefore believe that Huntingdonshire District Council should not and cannot grant a CLEUD under 'building for agricultural use', and

then immediately grant extended permission for commercial use as part of this application without addressing the repeated calls for an investigation into potential planning and heritage infringements.

5. Heritage

It is agreed by all parties that the site contains ridge and furrow (various statements made by the applicant and other interested parties in previous planning applications) - this has been built over without any consultation or approval from Historic England or the parish. No planning application was ever submitted for this road / track construction.

The applicant's advisors stated in its Heritage Plan in Sept 2023 (part of the appeal against non-determination of application 23/01749/LBC) that 'the track is of agricultural form' (para 98), and that '..it crosses land in which R&F is evident in aerial photography' (Para 100).

The NPPF requires harm to a heritage asset to be weighed against the public benefits under the provisions of paras 207 to 209.

Hemingford Abbots and Hemingford Park in particular is sited in an important Conservation Area. Any proposal should preserve and wherever possible, enhance features that contribute positively to the area's character, appearance and setting as set out in character statements.

The Conservation area Character Appraisal (2008) notes that where R&F survive it should be valued and preserved. (Ref: Applicant's 2023 Heritage Statement Plan Para 100).

Ridge and Furrow at this site has potentially medieval origins (ref: 2024 Pegasus Report), and is (some of) the best preserved in the district / county.

To repeat again, previous planning applications for this development have excluded the new road / agricultural track, as they have been confined to the red line around the property: e.g., the road /track in question was specifically ruled as being outside the scope of the planning appeal. Therefore, we do not know Historic England's opinions on this, but Hemingford Abbots Parish Council has consistently expressed concerns over damage to ridge and furrow and the importance of its preservation.

In 2024, Huntingdonshire District Council itself recognised the importance of the heritage value of ridge and furrow in the parish in its consideration of an application submitted by 43 Common Lane ('change of use from arable grazing land to residential garden'), where the Conservation Officer stressed the importance of protecting the ridge and furrow that was present. The planning application was subsequently withdrawn.

LP34 refers to "...no alteration of any feature of historic or architectural value.." and again "...cause no harm to the area's special character or appearance..." (ref: the applicant's Design & Access Statement, pages 38-42) - but ridge and furrow we believe has been damaged, and this

damage will inevitably be made worse by the additional traffic and footfall that would result from the approval of this application.

This construction has also altered the original approach to the house and resulted in negative impacts upon its landscape (Pegasus Group report 2024).

Under the NPPF framework, we would like Huntingdonshire District Council to answer the following questions:

- Why was a planning application not sought, as required by concurrent planning regulations, at the time for this build?
- Why have the repeated, written concerns of the Parish Council and its residents not been responded to?
- What public benefits result from the creation of this new road to weigh against the harm identified?

A freedom of information request will be submitted imminently (for the avoidance of doubt, before Monday, 25th August 2025) to seek more information from Huntingdonshire District Council regarding how this potentially unlawful development was managed. Hemingford Abbots Parish Council respectfully suggests that a decision cannot be made on this planning application until this investigation has been completed, as the use of the new road for access to and for servicing the venue(s) is a critical part of the application.

6. Conditions:

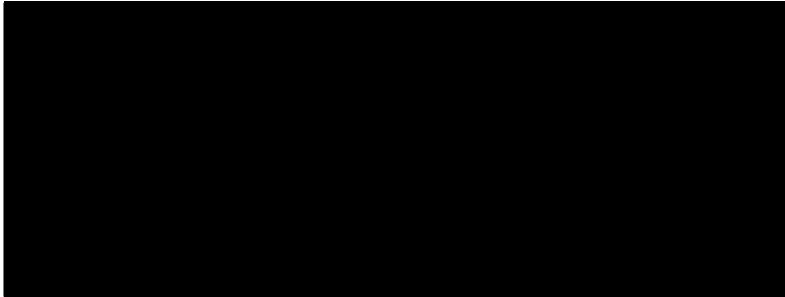
Whilst Hemingford Abbots Parish Council strongly opposes this application, if Huntingdonshire District Council were minded to pass it, we ask that the following conditions be introduced:

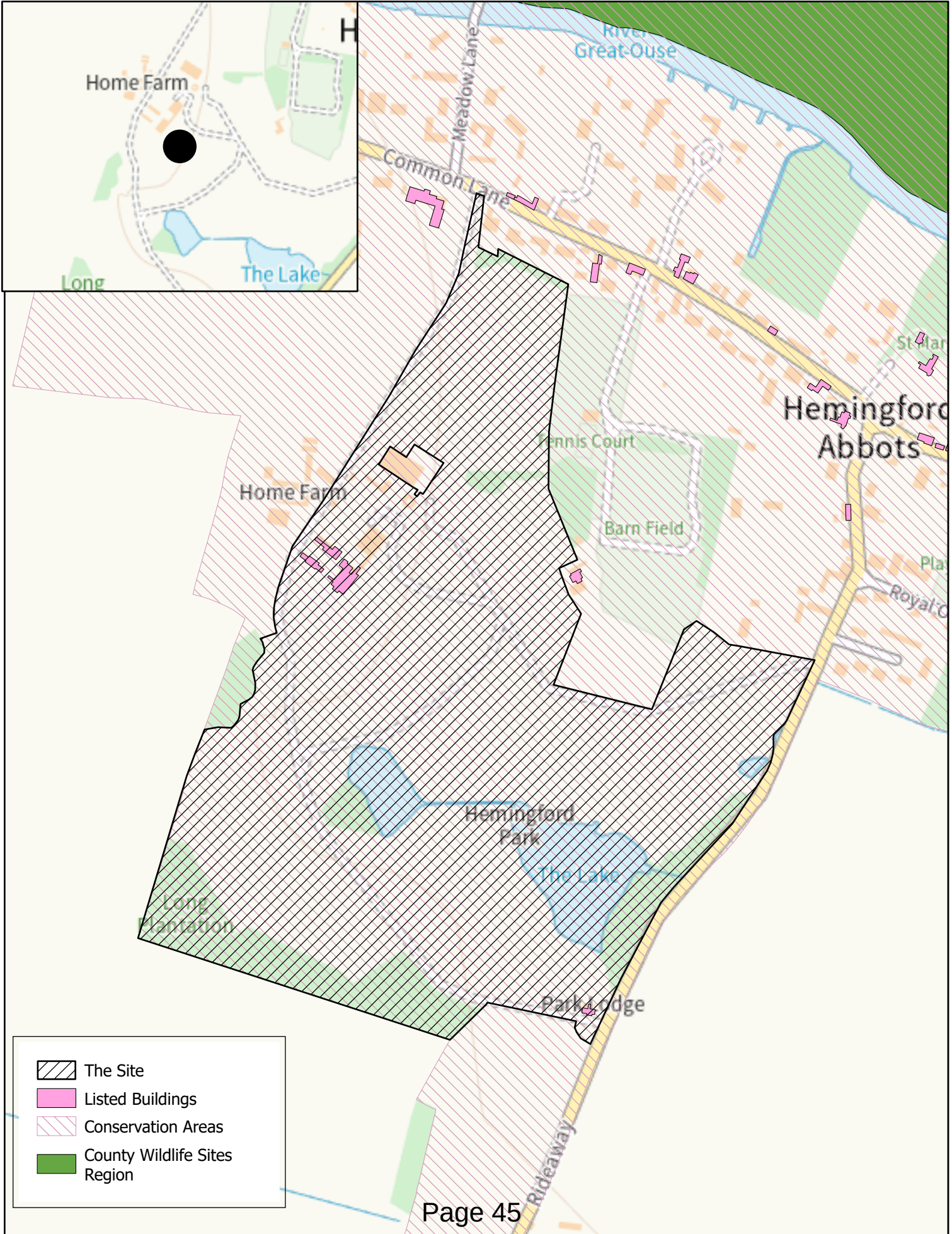
- a. Installation of an automatic noise measurement and suppression system which will remove power to any amplified music in the event of a breach of noise control
- b. Physical marshalling to take place to control traffic entering the site from Rideaway at peak times (for any event hosting more than 40 patrons).
- c. Appropriate information and signposting to all guests and contractors so as to avoid any traffic unnecessarily entering the residential area of the village.
- d. A clear, published plan for how parking 'overspill' will be managed.
- e. The grant of a temporary licence for 24 months during which the commercial use of the site can be monitored for any loss of resident amenity and traffic issues, and corrective actions taken.
- f. That large events (defined here as over 50 patrons) can only be held on alternate weekends (which would still allow the target number of 26 events a year to be achieved).

I would be grateful to receive confirmation from you that our recommendation for refusal and the reasons given have been uploaded to the Planning Portal.

Thank you.

Yours sincerely





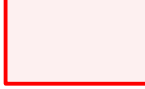
General Notes

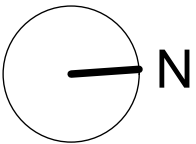
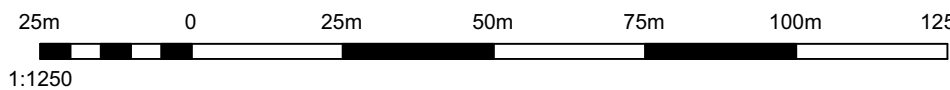
- Do not scale from this drawing
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- All steel structural elements to be finished with intumescent coating, 30 minutes fire resistance. For all structural elements and connection see SE drawings.
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

- SK Sketch	- T Tender	- P Permissions
- D Design	- E Existing Condition	- C Contract

rev	note	date	(drawn by/checked by)
()	: Issued for PL	13/07/23	(FA/HC)
(A)	: updated survey information for PL	18/06/25	(GW/HC)

 Boundary of application site



General Notes

- Do not scale from this drawing
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- All steel structural elements to be finished with intumescent coating, 30 minutes fire resistance. For all structural elements and connection see SE drawings.
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Issue Status

- SK Sketch

- D Design

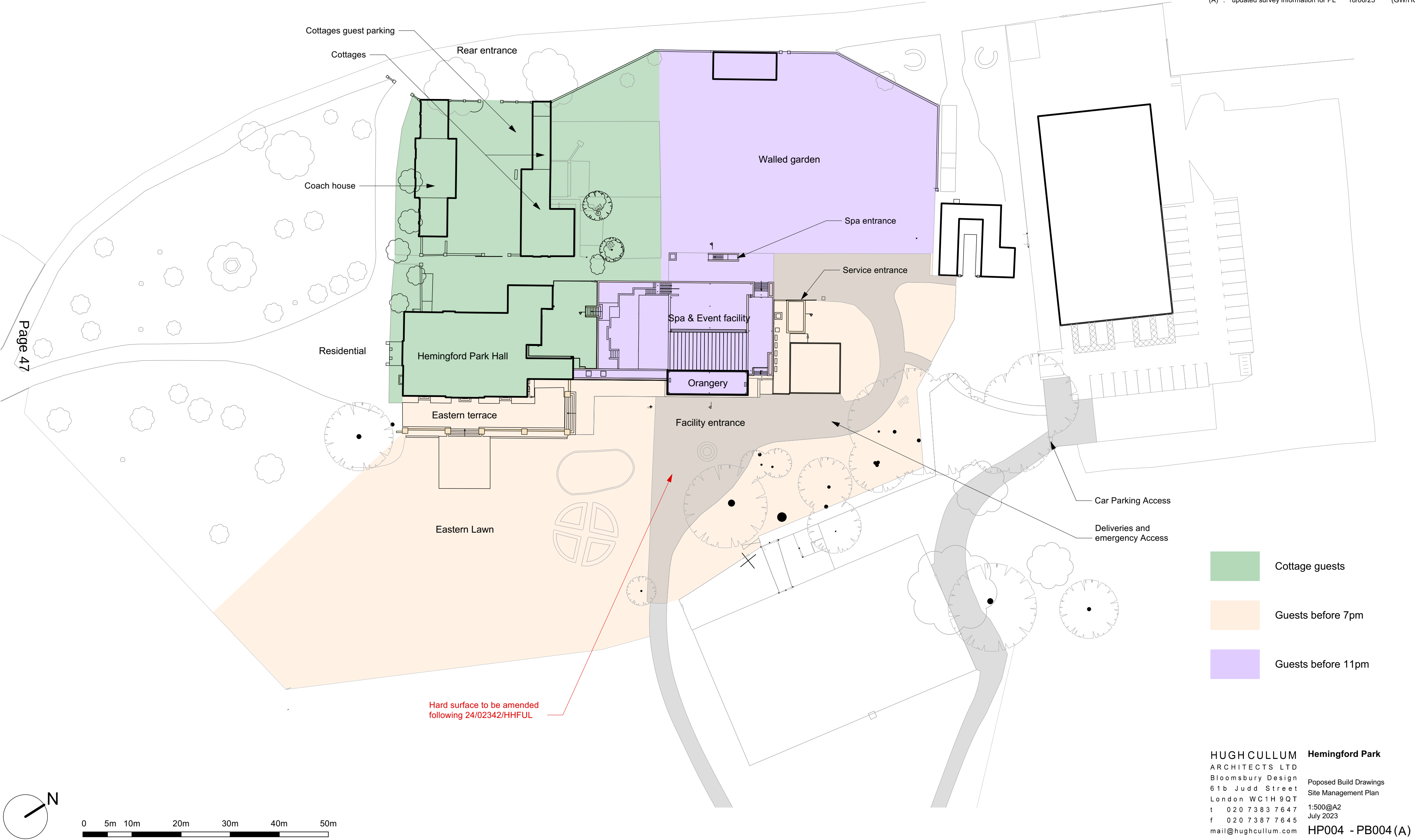
- T Tender

- E Existing Condition

- P Permissions

- C Contract

rev	note	date	(drawn by/checked by)
()	: Issued for PL	13/07/23	(FA/HC)
(A)	: updated survey information for PL	18/06/25	(GW/HC)



- Cottage guests
- Guests before 7pm
- Guests before 11pm

General Notes

- Do not scale from this drawing
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- All steel structural elements to be finished with intumescent coating, 30 minutes fire resistance. For all structural elements and connection see SE drawings.
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Issue Status

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- D Design	- E Existing Condition	- C Contract

rev	note	date	(drawn by/checked by)
(J)	: Issued for PL	13/07/23	(FA/HC)
(A)	: updated survey information for PL	18/06/25	(GW/HC)

- All vehicles access
- Deliveries and emergency access
- Car parking access
- Boundary of application site

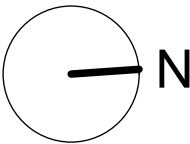
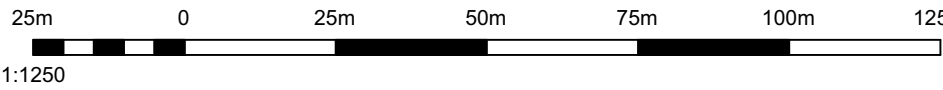
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Hemingford Park

Proposed Build Drawings
Vehicle Access Plan

1:1250@A1
July 2023

HP004 - PB003 (A)



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01223 328933/ 07900 413762
rbuxton@richardbuxton.co.uk
Our ref: HAP2/1

Your ref: 25/01248/FUL

15 September 2025

Attention: Lewis Tomlinson / Clara Kerr

By email only:

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development.control@huntingdonshire.gov.uk
clara.kerr@huntingdonshire.gov.uk

+++ Urgent please re committee meeting on 15.9.25 +++

Dear Sirs

Hemingford Park – Application 25/01248/FUL for change of use from dwelling (Use Class C3) & agricultural land to wellness centre (Class E) and wedding and events venue (sui generis)

1. Hemingford Abbots Parish Council has sought our advice about the above development (“**the Proposed Development**”) which is intended to be considered by the Planning Committee on Monday 15.9.25. We write urgently, informed by advice from specialist planning counsel, to explain that the matter should not be considered then. We have identified significant flaws in the treatment by Huntingdonshire District Council (“**the Council**”) of the effect of the Proposed Development on the medieval ridge and furrow (“**the Ridge and Furrow**”), which is present in the grounds of Hemingford Park Hall, the development site (“**the Site**”).
2. You will appreciate that we have been instructed in this matter at a late stage and other issues may arise. The points below are the most obvious, and otherwise rights are reserved.

The Ridge and Furrow

3. The Site encompasses the Grade II* Listed Hemingford Park Hall and its grounds. Hemingford Park Hall is a large country house, set in the extensive grounds of Hemingford Park and located to the southwest of the village of Hemingford Abbots. The parkland of Hemingford Park (which is part of the Site) also falls within the Hemingfords Conservation

Area (“CA”).

4. The parkland includes extensive, medieval ridge and furrow earthworks. The Ridge and Furrow is a non-designated heritage asset (“NDHA”) in its own right¹.
5. In addition, the Ridge and Furrow is described in the CA Assessment (2008) as forming part of the character of the CA. The assessment states (p.13) *“Hemingford Park was laid out after 1806 on closes between Rideaway and Common Lane. The preservation of ridge and furrow here indicates that this area was previously arable and most likely part of the settlement’s early common field system...Ridge and furrow are now rare in the district and what remains here and on the Eastside Common should be valued and preserved.”*
6. Further, a heritage assessment, authored by Claire Gayle MIHBC (a heritage specialist) of Pegasus group and submitted on behalf of the residents of Hemingford Abbots in response to a separate application for development at the Site² (§6.48), makes clear that the Ridge and Furrow forms part of the setting of the Hall and contributes to its significance as such. The report states *“the ridge and furrow is an indicator of the long-standing arable practices and is rather part of the designated parkland of the Grade II* Listed Hemingford Park Hall, the retention of the ridge and furrow in the design of Hemingford Park itself suggests the intention by Decimus Burton [the architect] to reinforce the historic origins of the site in views from the main house”*.

Deliberate harm to the Ridge and Furrow

7. In recent years, the Site’s owner has unlawfully and deliberately laid an access track which branches off the existing access across the Ridge and Furrow (and then branches again) (“**the Tracks**”). Please see plan attached to this letter – it is the yellow line in particular crossing the Ridge and Furrow which is in contention. This has undoubtedly harmed this NDHA most likely also the significance of the listed building and the character of the CA. Despite repeated requests from the Parish Council and residents to do so, the Council failed to take timely enforcement action in relation to this development. In consequence, the Site’s owner applied for a Lawful Development Certificate (“**LDC**”). This was granted on 4 September 2025 under reference 25/014151/CLED under s.191 of the Town and Country Planning Act 1990 (“**TCPA**”). The LDC contains a map showing the precise extent of the Tracks.
8. It is important to note that the Site’s owner sought the LDC on two bases: (i) that the creation of the Tracks was lawful pursuant to permitted development rights (something that the Council rejected) and (ii) that the creation of the Tracks was now immune from enforcement action, pursuant to s.171B TCPA and transitional arrangements. The LDC was

¹ See

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB10479&resourceID=1000

² The Council is aware of this report but for convenience a copy is annexed to this letter.

granted on the second basis only: the Council did not accept that the creation of the Tracks was allowed pursuant to permitted development rights.

The Council's duties in respect of heritage assets

9. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings and conservation areas respectively. In practice this means that a decision maker must give “*considerable importance and weight*” to any finding of harm to a heritage asset: ***Bath Society v SSfE*** [1991] 1 WLR 1303. In ***R (Trustees of the Cecil Estate Family Trust) v South Kesteven DC*** [2015] EWHC 1978 (Admin), Holgate J confirmed (§24) that the scope of s.66 was not limited to development of the listed building or its setting, but also embraced development which would have an impact upon a listed building or its setting “*whether direct or indirect, and whether harmful or beneficial, or a mixture of the two*”.
10. The requirements of these provisions are encapsulated in Chapter 16 of the National Planning Policy Framework (“**NPPF**”).
11. Non-designated heritage assets have no statutory protection, but are protected by policy, particularly §203 of the National Planning Policy Framework (“**NPPF**”), which states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

12. The Huntingdonshire Local Plan to 2036 (“**the Local Plan**”) goes further than this, however, explaining (in Policy LP34) that great weight and importance should be given to the conservation of all heritage assets (which the glossary confirms includes NDHA)³.
13. The Court of Appeal has described the application of these policies and provisions as a “*rigorous*” and “*demanding*” duty: ***East Quayside 12 LLP v Newcastle upon Tyne City Council*** [2023] EWCA Civ 359.

The Council's assessment of the effects of the Proposed Development on the Ridge and Furrow

14. It is extraordinary that, despite its obvious significance and the clear requirements of both Policy LP34 of the Local Plan⁴ and §207 of the NPPF,⁵ the application documents (including

³ See also supporting text, including at 8.46.

⁴ Ibid.

⁵ “*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting...*”

the heritage assessment) make no reference to the implications of the Proposed Development for the Ridge and Furrow. This is particularly troubling since these are the documents which will have been reviewed by Historic England. It is likely, therefore, that Historic England will have been unaware of the presence of the Ridge and Furrow or of its significance.⁶

15. Regrettably, this lack of interest in the Ridge and Furrow has been adopted by the Council's officer report ("OR"), which states as follows on this issue:

7.30 Concerns have been raised by the Parish Council and neighbouring properties in relation to the access tracks, and in particular the track that is in situ in front of Hemingford Park Hall. A certificate has been granted under reference 25/01451/CLED which confirms the lawfulness of the tracks. The potential impact of the creation of the tracks on the setting of the Listed Building, the historic parkland/ridge and furrow or the Conservation Area is therefore not something that can be considered given the lawful status of the tracks.

7.31 Concerns have also been raised that the proposal would harm the historic setting through increased traffic, noise, lighting, and commercial activity. However, given that the change of use proposal will utilise these tracks as they will provide connectivity from the Rideaway access to the pool and spa building, the hotel approved under 24/01218/P3MPA and the proposed parking area, the use of the tracks as part of the proposal is within the remit of the consideration.

7.32 Taking into account the lawful status of the existing tracks, the restriction and control on not only the frequency but also the amount of events (which is discussed in more detail below), and the fact that the increased visitor activity is consistent with the nature of a historic country estate which will also allow access to the heritage assets to members of the public, it is considered that the proposed use of the existing tracks as well as the wider site in conjunction with the proposed use will not be harmful to the setting of the Listed Buildings or the character and appearance of the Conservation Area, or the countryside.

Significant errors in the Council's assessment

16. As noted above, there are significant errors in the Council's assessment, which will render any grant of planning permission unlawful. These are as follows.

(1) Failure to consider §209 of the NPPF

17. The OR makes no reference to §209 of the NPPF, which states that "where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision." The term "heritage

⁶ Members of Hemingford Abbots Parish Council wrote to Historic England on 28 August 2025, but no response has been received to date.

asset” used here is defined in the glossary to the NPPF and includes NDHA.

18. There is clear evidence of deliberate damage to the NDHA which arises from the creation of the Tracks. In granting the LDC on the basis that it did, the Council accepted that this development was unlawful. It follows that the advice in the OR that the potential impact of the tracks on the heritage assets is “*not something that can be taken into account*” simply because of the LDC is manifestly wrong. Such an approach takes into account the *deteriorated* state of the heritage asset and allows the applicant to benefit from his own wrongdoing in relation to the Tracks. It is therefore contrary to both the terms and clear intention of §209.
19. The failure to carry out any assessment is particularly surprising given the letter of 29.8.25 from David Lock Associates specifically drawing attention to this issue.

(2) Failure to properly consider the implications of the Proposed Development on the Ridge and Furrow

20. The Proposed Development (even as a wedding venue only, let alone with other activities) will undoubtedly lead to a more intensive use of the Site than the existing private residential use. Whether or not this is consistent with the nature of a historic country estate (as vaguely asserted in the OR), it is undoubtedly different from the *current* use. In and of itself, this more intensive use could lead to harm to those parts of the Ridge and Furrow which are not already harmed by the Tracks, for example by (i) increased walking on them (ii) other development that could be carried out on them pursuant to permitted development rights associated with the new use and (iii) any change of use under the Town and Country Planning (Use Classes) Order 1987. These potential effects have been completely ignored by the OR, which has focused exclusively on the Tracks.
21. Moreover, even if the OR was (contrary to the above) entitled to disregard the effects of the Tracks themselves as originally laid, it was plainly not entitled to disregard the effects of future *use* of the Tracks occasioned by the Proposed Development on the Ridge and Furrow. The Design and Access Statement makes clear that access to the Site will be taken via Rideaway, from which the Tracks emanate via the historic/existing access. Indeed, it is understood that the Tracks will be used by wedding traffic. This use will be far more frequent and intensive than the existing domestic use: for example, it is estimated that there will be 26 weddings a year, each hosting 180 guests. In addition, the Tracks (as defined on the LDC) are not wide enough for two vehicles (even cars, let alone larger vehicles) to pass. Given the length of the Tracks, it is almost inevitable that vehicles looking to pass one another will be driven off the Tracks and onto the Ridge and Furrow causing further damage beyond the scope of the LDC. Alternatively, if passing places were required, this would further damage the Ridge and Furrow (and be outside the scope of

the LDC). A further problem may relate to unlawful fencing⁷.

22. As noted above, the Ridge and Furrow contributes to the significance of the listed building, the character of the CA and is an NDHA in its own right. The failure by the OR to properly assess these potential impacts of the Proposed Development on it is a significant omission and is clearly contrary to the Council's obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the Local Plan.

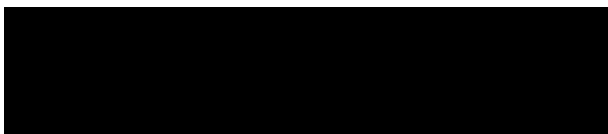
(3) Premature reliance on the LDC

23. Considering the two significant errors identified above, the Council's Planning Committee ought to refuse the application for the Proposed Development. Not to do so would in our opinion be unwise: it would be unlawful and open to judicial review challenge. However, failing this, the committee should at the very least adjourn its consideration until such time as the LDC is immune from legal challenge.
24. As noted above, the LDC was granted on 4 September 2025. Thus, the time limit for bringing a judicial review of the Council's decision to grant it does not expire until 16 October 2025. In view of the short timeframe available to us, we have not been able to consider the lawfulness or otherwise of the LDC. However, on the information we do have, significant questions arise.
25. The OR places significant reliance on the LDC. This is wrong in any event for all the reasons given above. However, if the LDC is challenged and subsequently quashed it will plainly have a material bearing on the advice contained within the OR. As a minimum, therefore, the Council should adjourn any determination of this application until after 16 October, by which time it will know whether or not the LDC is going to be challenged.

Conclusion

26. The approach to the Ridge and Furrow in the OR is fundamentally flawed and unlawful for the reasons given above. The application should therefore be refused. Failing this, at the very least the determination of the application should be adjourned until after 16 October to allow for any potential legal challenge to the LDC.

Yours faithfully



Richard Buxton Solicitors

⁷ This is discussed in the Gayle/Pegasus Report of 21.2.24 - see paragraph 6.57.

ORIGINAL ROAD

**NEW ROAD
ACROSS
RIDGE & FURROW**

Page 55



Third Party Representation.

**Hemingford Park Hall, Hemingford Park, Common Lane,
Hemingford Abbots, PE28 9AS**

Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade of pool building.”

On behalf of residents of Hemingford Abbots

Date: 21st February 2024 | Pegasus Ref: P24-0393

LPA Refs: 23/O1739/HHFUL and 23/O1749/LBC

LPA Refs (alternative): 24/O0003/NONDET and 23/O0040/NONDET

PINS Ref: APP/HO520/W/23/3335991 and APP/HO520/Y/23/3335992

Author: Claire Gayle B.EnvD, MSc, MA, IHBC

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Appendices

Appendix 1: 14/00578/FUL and 14/00579/LBC Decision Notice and Delegated Report

Appendix 2: 14/00578/FUL and 14/00579/LBC Approved Drawings

Appendix 3: 22/02452/LBC Historic England Comments

Appendix 4: Legislation and Planning Policy

Appendix 5: Methodology

Appendix 6: Hemingford Park Hall List Entry

Appendix 7: Conservation Area Analysis Map

1. Author's Background

- 1.1. My name is Claire Gayle. I am a full member of the Institute for Historic Building Conservation (IHBC). I have a Bachelor of Environmental Design, a Master of Science in Historic Building Conservation and a Master of Arts in Archaeological Practice. I have over eleven years' experience working in the heritage sector.
- 1.2. I have acted as a heritage consultant on numerous large-scale developments in England, both on behalf of developers and reviewing their work for other parties. I provide advice to clients on heritage assessments and planning strategy. My role necessitates close liaison with heritage stakeholders such as Historic England and Local Authority heritage officers.
- 1.3. The assessment of the significance of heritage assets, and important elements of their setting, is an area which I have particular expertise. I have completed many specialist assessments of historic buildings (both designated and non-designated), and their settings. I have also undertaken many specialised assessments of Conservation Areas, including those for development within Conservation Area and in proximity to their boundaries.
- 1.4. I have been employed by Pegasus Group since September 2017, and my position is that of Associate Heritage Consultant.
- 1.5. The evidence which I have prepared and provided for this appeal in this Statement is true and has been prepared and given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true professional opinions.

2. Appeal Background, Key Issues and Case Summary

- 2.1. This Appeal Representation has been prepared following the non-determination of Householder Planning Permission and Listed Building Consent by Huntingdonshire District Council (HDC) and the subsequent appeals for the regularisation of the as-built spa extension, the creation of a new access drive and other works at Hemingford Park Hall, Hemingford Park, Common Lane, Hemingford Abbots, PE28 9AS (HDC Refs: 23/O1739/HHFUL & 23/O1749/LBC).

Approved Applications 14/OO578/FUL and 14/OO579/LBC

- 2.2. In 2014, applications were submitted and granted for the following development:

“Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.”

- 2.3. This application established the in-principle acceptability of a pool house extension to the north of the main Listed Building to replace an existing outbuilding.
- 2.4. The Decision Notice and Delegated Report can be found in **Appendix 1**. The approved plans and elevations can be found in **Appendix 2**.

Withdrawn Application 22/O2452/LBC

- 2.5. A previous Listed Building Consent (LBC) was submitted alongside an application for non-material amendment (NMA) to regularise the as-built spa, which had deviated from the approved development. The NMA was refused and the LBC was subsequently withdrawn. Historic England provided comments on the acceptability of the as-built extension, ultimately concluding the extension would result in ‘less than substantial harm.’ The response can be found in **Appendix 3**.

Non-determined applications 23/O1739/HHFUL & 23/O1749/LBC

- 2.6. The applications which are the subject of this appeal were received by HDC on 18th September 2023 and supplemented with information until 13th October 2023. The applications were never validated and thus appealed on the basis of non-determination.
- 2.7. These applications were for the retention of the as-built extension with some alterations. The description of development read:

“Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height),

removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade of pool building.”

- 2.8. The elements of the as-built pool building which this appeal seeks permission for are listed in Section 4 of this report.
- 2.9. The submitted Heritage Statement prepared by Jon Lowe Heritage concluded that the proposals would result in ‘no harm’ to the significance of the Grade II* Listed Hemingford Park Hall or the Hemingfords Conservation Area. I disagree with the findings of the submitted Heritage Statement, as set out in Section 5 of this report.

Key Issues

- 2.10. The issues addressed within this statement are as follows:
- Should the applications have been validated?
 - What is the significance of the Grade II* listed Hemingford Park Hall, including the contribution of its setting?
 - What impacts do the proposals have on the significance of the Listed Building, whether that be beneficial, harmful or neutral?
 - What is the significance of the ridge and furrow within the site?
 - What impacts do the proposals have on the significance of the non-designated heritage asset, whether that be beneficial, harmful or neutral?
 - What is the significance of the Conservation Area?
 - What impacts do the proposals have on the significance of the Conservation Area, whether that be beneficial, harmful or neutral?

Summary of My Case

- 2.11. HDC was correct in not validating the applications by virtue of the lack of clarity of what the proposals included. There are inconsistencies in supporting statements which make reference to proposals for the change of use of the site, and the revised Site Location Plan includes the proposed access track. Whilst the Appellant's Statement of Case is clear as to which proposals they are considering, the submission documents tell a different story, and HDC would not have been able to validate the applications until the scope of the proposals was understood, especially given some of the proposals mentioned, such as the Change of Use would require an application for full Planning Permission and not Householder Planning Permission.

Hemingford Park Hall

- 2.12. The appeal proposals are not sympathetic to the character and significance of the Grade II* Listed Building and would result in 'less than substantial harm' through a change in setting. There has been no submitted justification for the changes to the as-built structure from the 2014 approvals.
- 2.13. The proposed access track has not been addressed within the Appellant's Statement of Case, but has been included within the submission and justified in the Heritage Statement by the change of use of the site, which does not form part of the Appeal proposals. This element of the proposals results in harm to the significance of the Listed Building through the alterations to the original approach to the house and the negative impacts upon its landscape, including the destruction of ridge and furrow.
- 2.14. No public benefits have been provided to weigh against the harm identified.

Non-designated Ridge and Furrow

- 2.15. The ridge and furrow earthworks on the site are considered a non-designated heritage asset by virtue of their potentially medieval origins and their group value with other earthworks around the village. The proposals for the new access track have resulted in irreversible loss of a localised area of the ridge and furrow within Hemingford Park, which was purposely retained in the design and layout of the parkland. This results in harm to the significance of the non-designated heritage asset.
- 2.16. No public benefits have been provided to weigh against the harm identified.

Hemingfords Conservation Area

- 2.17. The proposals result in a poor-quality design in comparison with the originally approved 2014 proposals. The proposed form of the pool house does not exhibit the architectural qualities expected within the locality, nor does it relate to its high-quality host building any longer. Furthermore, the localised loss of the ridge and furrow, which is identified as an important feature within the Conservation Area, results in a negative impact to its significance. Whilst it is accepted that the proposals only form a small part of the Conservation Area, they have eroded the quality of the Conservation Area in this location. Therefore, the proposals will result in 'less than substantial harm' to the significance of the Hemingfords Conservation Area.



2.18. No public benefits have been provided to weigh against the harm identified.

3. Assessment of Heritage Matters

Legislation and Planning Policy

- 3.1. Details of the heritage legislation and planning policies which are considered relevant to this Appeal are provided at **Appendix 4**.

Methodology

- 3.2. The full methodology utilised in the preparation of the assessments which are set out within this Statement is provided at **Appendix 5**.

Benefits

- 3.3. The PPG states that public benefits include heritage benefits and clarifies that works to listed buildings in private ownership can equate to public benefits where they secure their future as designated heritage assets. The full policy context is provided in **Appendix 4** of this Statement. A recent High Court Decision has confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.¹
- 3.4. Consequently, sensitive, conservation-led repair and refurbishment works to a private listed property can genuinely be considered public benefits where they sustain or enhance the significance of the asset, reduce or remove risks, and support its long-term conservation, especially by ensuring the asset gains or retains a viable use.

¹ Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.

4. The Proposals

4.1. The Appellant's Statement of Case prepared by Artisan Planning and Development Consultants lists the following elements which form the appeal proposals:

- Retention of the as-built pool house, basement car park and lift and associated hardscaping and landscaping in its current position approximately 5.3m further north from the Grade II* Listed Building;
- Alterations to the fenestration of the main façade of the pool building;
- Reduction of pool house height by 400mm;
- Removal of the external spiral staircase from the north elevation of the pool building to remove the potential use of the roof as a roof terrace;
- Removal of the glazed screen from the landscaped pond; and
- Retention of the increased height of the west wall (to within the walled garden) between 1m and 1.5m and variation to internal plan form and levels.

5. Non-determination of the Applications

- 5.1. As mentioned, the applications for Householder Planning Permission and Listed Building Consent were originally submitted on 18th September 2023, supplemented with information until 13th October 2023 and were ultimately not validated by HDC.
- 5.2. The submitted Planning Statement prepared by Artisan Planning and Development Consultants² lists the following elements which form the application proposals:
- Retention of the as-built pool house, basement car park and lift and associated hardscaping and landscaping in its current position approximately 5.3m further north from the Grade II* Listed Building;
 - Alterations to the fenestration of the main façade of the pool building;
 - Removal of the external spiral staircase from the north elevation of the pool building to remove the potential use of the roof as a roof terrace;
 - Removal of the glazed screen from the landscaped pond; and
 - Retention of the increased height of the west wall (to within the walled garden) between 1m and 1.5m and variation to internal plan form and levels.
- 5.3. However, both the submitted Design and Access Statement (DAS) prepared by Hugh Cullum Architects Ltd. and the submitted Heritage Statement prepared by Jon Lowe Heritage make reference to the following proposals:
- Change of use of the site from Class C3(a) to mixed Class C3(a) and sui-generis as a wedding and events venue; and
 - Creation of an additional access drive within the site.
- 5.4. Page 2 of the DAS states that the document is to support applications for:

“Retrospective permission for the construction of two storey submerged pool house/orangery, roof terrace, external courtyards, pond and associated hard and soft landscaping (retrospective and use for a mixed use as private residence (Class C3(a)), wedding and events venue (sui generis use), and commercial spa (sui generis use) along with associated access works to the entrance from Rideaway.”

“Permission for change of use of part of the garden area of Hemingford Park Hall to allow a mixed use as private residence (Class C3(a)) and a wedding and corporate events venue (sui generis use) associated with the use of the pool house/orangery. Change of use of agricultural access track and hard standing area to allow for mixed use of agricultural and

² Artisan Planning and Development Consultants. *Planning Statement* (September 2023). p. 5.

commercial use associated with the use of the pool house and orangery.”³

- 5.5. Similarly, the Heritage Statement makes reference to the same descriptions of development as per above⁴.
- 5.6. Whilst the Appellant’s Statement of Case does not discuss the above proposals, the access drive has been implemented, and thus forms part of the soft/hard landscaping mentioned within the description of development. The inclusion of this element of the proposals is also reinforced by the submission of a revised Site Location Plan on 13th October 2023, which included the new drive.
- 5.7. Notwithstanding the above, the change of use mentioned throughout these documents would have required an application for Full Planning Permission.
- 5.8. The application proposals also included plans and photos of the Grade II Listed Park Lodge and the Grade II Listed Stables and Coach House although these elements fell outside of the Site Location Plan.
- 5.9. Therefore, there are clearly significant disparities between application documents, and it is only reasonable that the applications were not validated without an adequate understanding of the scope of the proposals and whether the documents submitted were sufficient for the application types, or that the correct applications were submitted.

³ Hugh Cullum Architects. *Design and Access Statement* (July 2023). p.2.

⁴ Jon Lowe Heritage. *Heritage Statement* (July 2023). p.4.

6. Historic Environment

Historic Development and Map Regression

- 6.1. The earliest cartographic source to depict Hemingford Park Hall is the 1888 Ordnance Survey Map (Plate 1). This map shows the site predominantly undeveloped, with only the original access drive and boundary walls to the walled garden within the boundary. In addition to the main house, the outbuildings, including the lodge to Rideaway, are present within this map. An important characteristic to note within this map is the lack of any development or formal planting within the centre of the parkland. Whilst there are earthworks in the form of mounds and considerable vegetation along Rideaway and the estate boundaries with the adjacent farmland, the parkland in which the house overlooks, is predominantly devoid of formally laid out planting or other features. The driveway also swoops around the southwestern part of the site leading to the main house at an oblique angle. This may have given filtered glimpses of the house between the pond and lake from close to the entrance lodge, which may have been a designed view. There is no other formal access to the house indicated on this map.

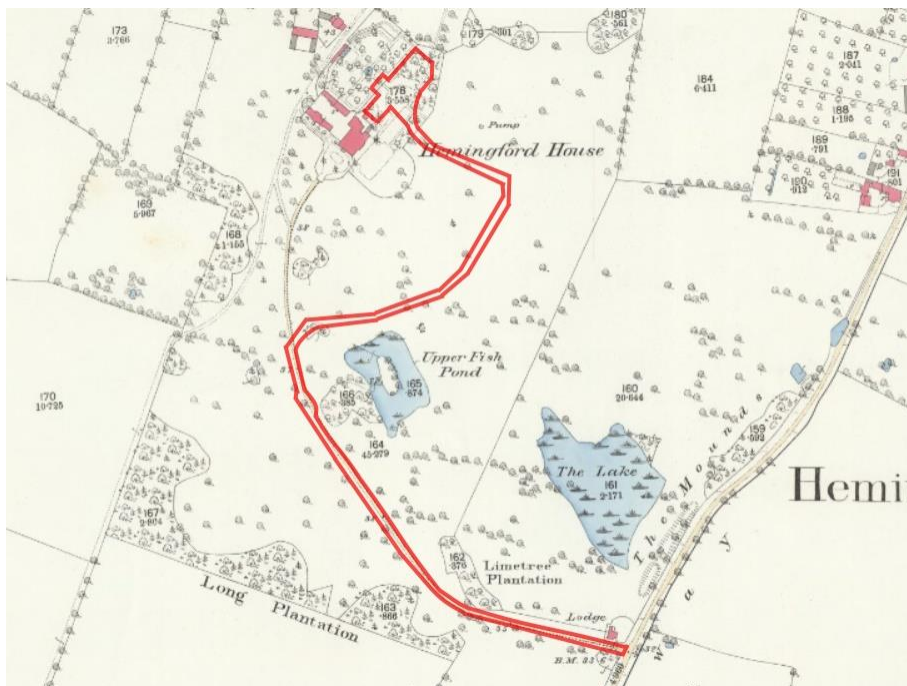


Plate 1: 1888 Ordnance Survey Extract with appeal site boundary roughly in red.

- 6.2. The 1901 Ordnance Survey Map, however, shows an additional access from Rideaway along a northern plot boundary to approach the house from an oblique angle to the opposite side of the existing access (Plate 2). This new access also runs to the cricket pavilion which had been erected in 1897 and was purpose-built for gentlemen staying at Hemingford Park. The wider parkland appears to have been subdivided into further plots, but it is not clear if these were delineated by boundary treatments.



Plate 2: 1901 Ordnance Survey Extract with appeal site boundary roughly in red.

- 6.3. There were no changes of note indicated on Ordnance Survey maps throughout the 20th century. The aerial imagery from 2003 shows the original access route still in use with the parkland only further subdivided to the north when the Cricket Pavilion went into separate ownership (Plate 3). Nonetheless, the remaining parkland was not visibility subdivided with boundary treatments, nor changed substantially from its original composition. The ridge and furrow is evident within this image.



Plate 3: 2003 Aerial imagery (Source: Google) with appeal site boundary roughly in red.

- 6.4. By the 2018 Aerial imagery, the parkland closest to the house was segmented by fences (Plate 4). The historic access track via the cricket pavilion was also being utilised for the construction of the 2014 spa extension (14/00578/FUL and 14/00579/LBC).



Plate 4: 2018 Aerial imagery (Source: Google) with appeal site boundary roughly in red.

Grade II* Listed Hemingford Park Hall

- 6.5. Hemingford Park Hall was first added to the National List at Grade II* on 23rd October 1951 (NHLE: 1330770) and the List Entry was amended on 4th November 1982. The List Entry describes the building as follows:

"HEMINGFORD ABBOTS RIDEAWAY 1. 5140 (west side) Hemingford Park Hall (formerly listed as The Hall) TL 27 SE 6/16 24.10.51 II* GV 2. 1842–43. Built for Rev J Linton by Decimus Burton. Yellow brick country house. Hipped slate roof with modillion eaves cornice and central pediment to west. Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band and egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact. Source Colvin."

- 6.6. A full copy of the List Entry is included at **Appendix 6**.
- 6.7. Hemingford Park Hall is a creamy yellow gault brick building which is two storeys in height with a slate hipped roof. The southeast elevation has a central gable and tripartite window arrangement within the central bay and is framed by three windows at each level to either side (Plate 5). The flank/southwest elevation again has a central gable with a ground floor portico with Doric columns and pilasters over the centrally-positioned entrance. There is a single window above and single windows to either side of the entrance at both levels (Plate 6).
- 6.8. The rear/northwest and flank/northeast elevations have a less formal appearance by virtue of the presence of outbuildings and the access to the former stables.
- 6.9. Internal access has not been possible for the purposes of this assessment; however, based on marketing information, it is clear that some historic elements of the interior remain, including the main stair hall with guilloche band egg and dart moulding, an arcade of Doric columns and a three-centered recess with a fanlight to the entrance lobby (Plate 7).



Plate 5: Southeast elevation overlooking the parkland (Source: <https://www.horseandhound.co.uk/features/hemingford-abbots-cambridgeshire-property-for-sale-798253>).



Plate 6: Principal entrance (Source: Extract from <https://www.youtube.com/watch?v=xhwVqWk4bzw>).



Plate 7: Stair hall (Source: Extract from <https://www.youtube.com/watch?v=xhwVqWk4bzw>).

- 6.10. The two principal, formal elevations (southeast and southwest) are seen on the approach to the building up the historic drive, although the southwest elevation is only seen within the estate, whilst the southeast elevation can be glimpsed in distant views from Rideaway or in private views from adjacent residences, such as the Cricket Pavilion (Plate 8–Plate 10).



Plate 8: View along Rideaway from the south over the entrance drive with the hall visible over the hedge.



Plate 9: Glimpses along Rideaway through vegetation towards the main house.



Plate 10: The main house seen from the alternative access from Rideaway.

- 6.11. Views from the building overlook the parkland with some, notably those from the southwestern elevation, also including the wider rural landscape (Plate 11 and Plate 12). Views across the parkland from the southeastern elevation are largely enclosed by the surrounding vegetation. Despite the close proximity of the village, it does not appear to be readily apparent from the Listed Building.

- 6.12. Not much is known about the country house landscape work done by Decimus Burton generally, but his urban park work demonstrates his affinity for the Picturesque. The retention of the ridge and furrow is a significant point and demonstrates the intention for it to be experienced in views from the main house. Picturesque landscapes often celebrated the functionality of the landscape, reacting against smooth lawns and introducing texture.



Plate 11: View from the ground floor of the house across the landscape (Source: Extract from <https://www.youtube.com/watch?v=xhwVqWk4bzw>).



Plate 12: View across the entrance drive with the agricultural fields outside of the building visible beyond the state boundary (Source: Extract from <https://www.youtube.com/watch?v=xhwVqWk4bzw>).

Statement of Significance

- 6.13. The Grade II* Listing of the building highlights it is a heritage asset of the highest significance as defined by the NPPF. This significance is consolidated by its inclusion within the boundaries of the Hemingfords Conservation Area.
- 6.14. The heritage significance of Hemingford Park Hall is principally embodied in its remaining physical fabric of the original Neo-Classical design and the historic associations with architect Decimus Burton.
- 6.15. Historic interest is derived from the general age and form of the building, which is a good example of a modest Neo-Classical country house on the edge of a settlement but not replacing any earlier dwelling. The associations with architect, Decimus Burton, who is well-known for his contributions to urban planning and speculative developments, including parks, also attributes interest to the property.
- 6.16. The architectural interest of the house is manifested in the overtly Neo-Classical appearance and decorative elements. These include the use of local gault cream brick and the complementary plaster detailing to the exterior and the internal decorative elements, such as the Doric arcade within the stair hall, fireplaces, plasterwork and architraves.

Contribution of Setting

- 6.17. The setting of Hemingford Park Hall also contributes to its significance, although the significance derived from its setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance are summarised below:
 - Remaining elements of the formal garden curtilage of the house, including any historic garden walls or structures.
 - The Grade II Listed Stables and Coach House to Hemingford Park, which were purpose-built to serve the house and thus create group value through the shared functional relationship.
 - The Grade II Listed Park Lodge, which acted as the original entrance lodge to the estate's only access from Rideaway.
 - Rideaway, the principal, historic thoroughfare leading into the village from Via Devana (now the A1307) and the route with the only access points to the hall. Consequently, it is from this road that aspects of the architectural interest of the building can be glimpsed from the public realm.
 - The Grade II Listed Cricket Pavilion, which was built to be ancillary to the Hall and where visitors of the hall, including famous cricketers, played.
 - The parkland, which was designed in conjunction with the main house on former agricultural land. This includes ponds, access routes and intentional tree planting along estate boundaries, but of particular interest is the retention of the ridge and furrow across the parkland. The designed curving access drive, which may have given a glimpsed reveal of the house between the pond and lake, across the sweep of parkland.

- 6.18. There are of course many elements of the setting of Hemingford Park Hall which make no contribution to its significance or detract. Neutral elements of setting include modern landscaping and planting and the additional agricultural buildings to the north. Negative elements include the unauthorised boundary treatments which disrupt views across the landscape.

Impact Assessments

- 6.19. The appeal proposals will be assessed against the significance of the Grade II* Listed Building below.

Retention of the as-built building 5.3m from the Listed Building

- 6.20. The pool house has been built in a different position from the proposals approved in 2014 and it has also changed its form and height. The internal changes, such as alterations to the internal plan form and levels and the incorporation of a subterranean car park, will not be discussed here, as the significance of the Listed Building would not be sensitive to these changes. However, the revised position of the extension, its increased height and its overall changes in form will be discussed.
- 6.21. Firstly, the proposed pool house has been sited further away from the main Listed Building than previously approved. Plate 13, an extract from the Proposed Block Plan, shows a green dotted line where the original approval was sited. Plate 14 and Plate 15 show the approved and proposed front elevations, again with the approved shown in a green dotted line on the appeal proposals.

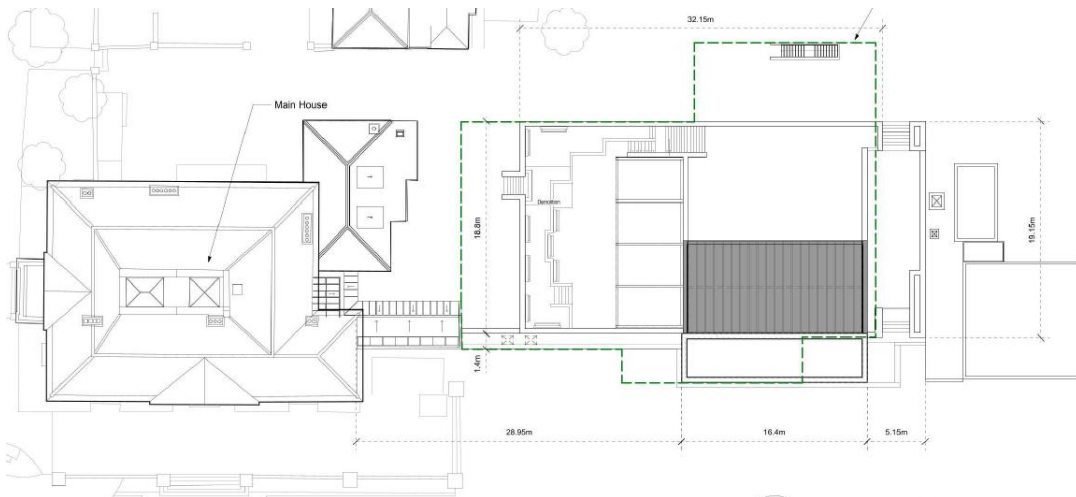


Plate 13: As proposed site plan with the approved 2014 footprint in the green dotted line.

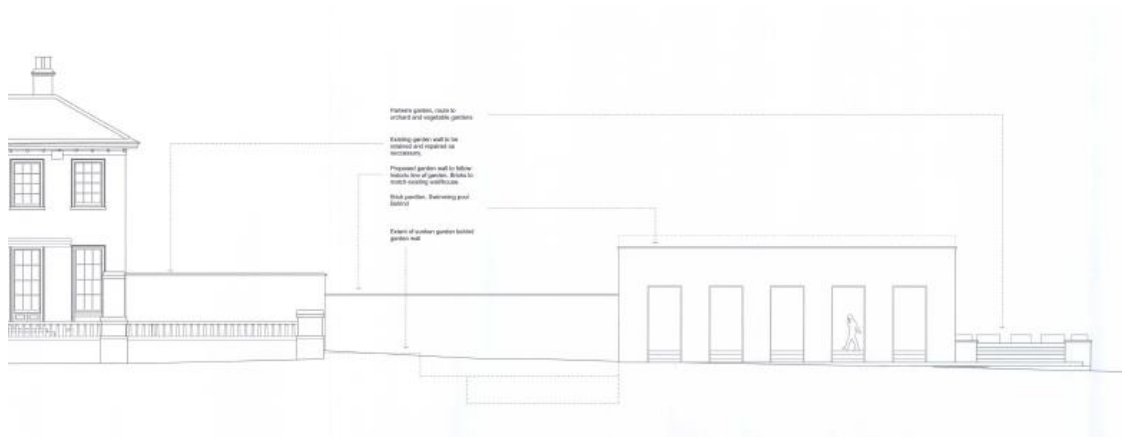


Plate 14: Approved 2014 elevation.

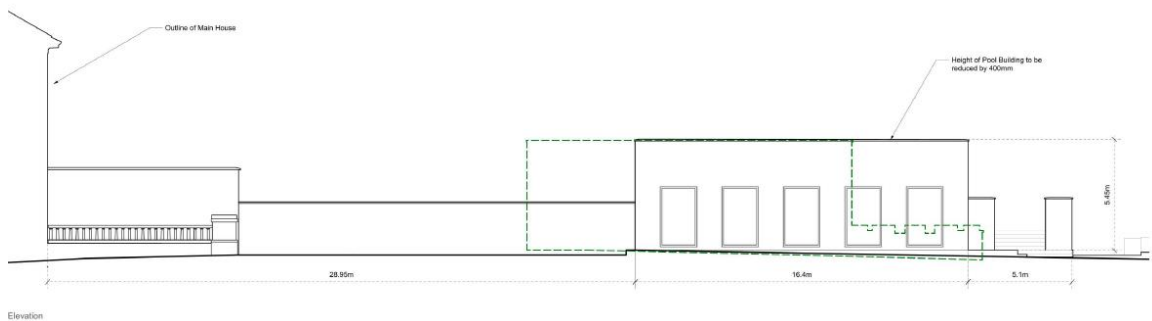


Plate 15: Currently proposed elevation.

- 6.22. It is clear that the most notable difference in the revised siting is the extent of the brick wall between the main dwelling and the pool house. As a result of its length, it has become a more noticeable new feature on the site in its own right. Whilst the incorporation of recesses within the wall in reality (Plate 16) has broken up its perceived mass and eases this visual impact, this is not depicted on the drawings. Moreover, confirmation of the height of the wall should be noted on the drawings, as there appears to be a discrepancy between what has been constructed and what is depicted, and there are also differences in ground levels depicted in the approved 2014 elevation and appeal elevation. The inconsistency in this information does not allow for an accurate assessment, and therefore, at present the appeal proposals as drawn lack the information to determine their acceptability in heritage terms.



Plate 16: 2024 image of the as-built pool house and wall.

- 6.23. HDC and Historic England have not raised issue with the principle of siting the pool house in this position, but the Appellant states that the revised position would result in an enhancement due to the increased distance between the buildings and that *“the greater length of wall garden is beneficial and better reflects the historic arrangement of enclosure.”*⁵
- 6.24. I disagree with the above statement in that the proposed wall between the pool house and main house would not result in any kind of enhancement, regardless of its accurate depiction in drawings and subsequent acceptability in heritage terms. Whilst the Inspector may come to the conclusion that the revised siting of the pool house and the increased length of wall would result in ‘no harm’ to the significance of the Listed Building, the increased length of wall would not result in an enhancement to this significance. Whilst views from a similar position of Plate 16 would have included the garden wall suggested in historic mapping and as referred to by the Appellant, this was set further back than the proposed wall being discussed. The historic garden wall would have also been framed by planting as depicted on historic maps and its overall impression in the view would have been very much a background element with the main house being the focal point of the view (Plate 17). Thus, the revised siting would not be considered an improvement upon the previously approved proposal.

⁵ Artisan Planning and Development Consultants. *Appeal Statement of Case* (December 2023). p. 18.

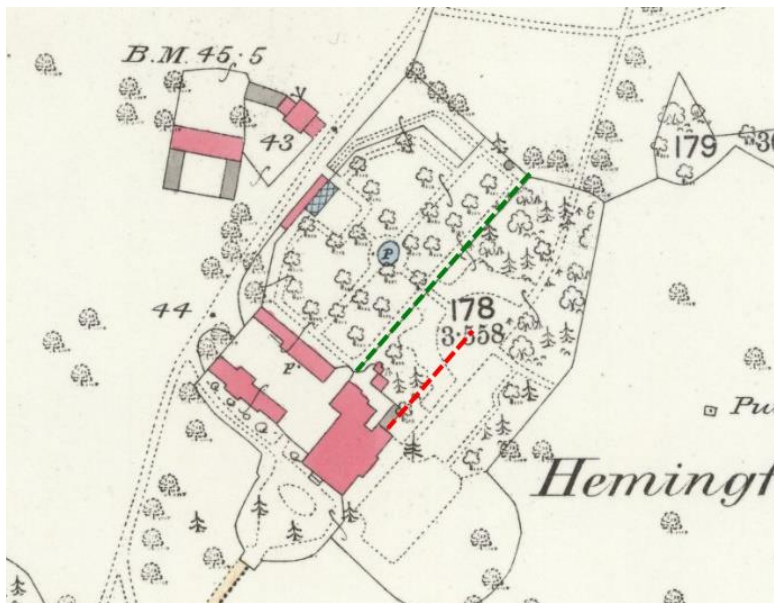


Plate 17: 1888 Ordnance survey extract with the historic garden wall noted in green and the line of the extended link wall in red – not drawn to its proposed length, but rather, indicatively.

Alterations to the fenestration of the pool building

- 6.25. The elevations in Plate 18 and Plate 19 show the differences in the appearance of the fenestration of the pool house, with the currently proposed openings having a squatter appearance with evident window frames. The originally approved proposals in 2014 had these openings without any glazing into an open portico (Plate 20). The openings were also slenderer than the as-built/proposed, which gave the pool house a sense of verticality and elegance, which was emphasised by the steps within each opening. The incorporation of the portico was a contemporary interpretation of a Classical portico, but also a transition between the exterior garden and parkland and the interior of the new pool house. This transition emphasised its relationship with the grounds of the house and its use as an ancillary building. This allowed the main Grade II* Listed dwelling to remain the prominent domestic element within views. As such, the as-built/proposed represents a more harmful element than that consented.

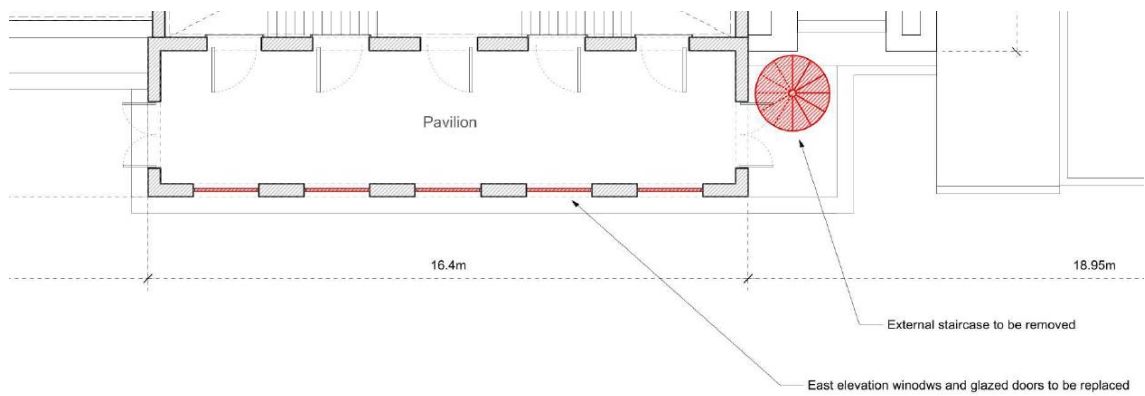


Plate 18: Extract from the existing ground floor plan.

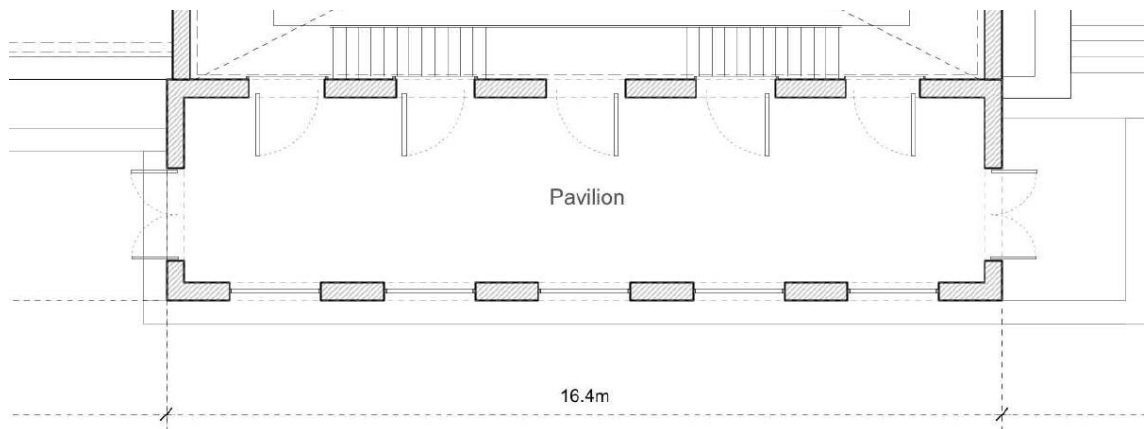


Plate 19: Extract from the proposed ground floor plan.

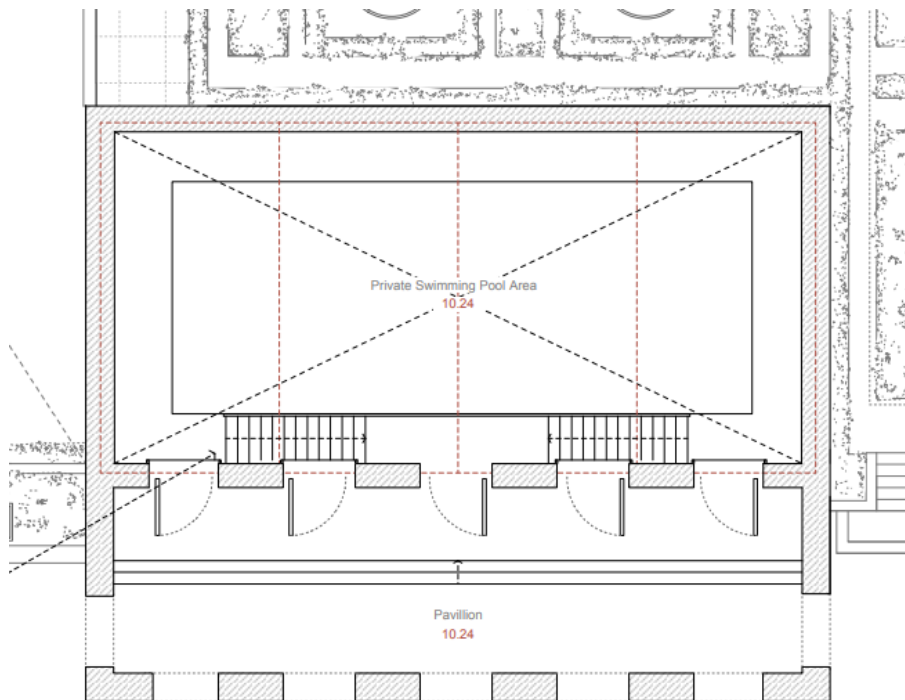


Plate 20: Extract from approved 2014 ground floor plan.

- 6.26. HDC stated that the incorporation of glazing was not supported and it should be removed. In the withdrawn 22/02452/LBC, Historic England commented on the installation of glazing within the as-built proposals, stating:

“Preferably, we would wish to see the glazing removed from all the full-height openings at ground floor level in the pool house. Alternatively, the existing wide-profile metal framed glazing should be replaced with non-reflective frameless glazing set as far back as possible into the reveals and should only include two slim-profile metal framed doors on the east elevation.”⁶

- 6.27. The Appellant’s Statement of Case states:

“The Appellant accepts the advice from the Council and Historic England. The proposed alteration to fenestration reflects Historic England’s suggestion and removes any identified harm to the heritage asset.”⁷

- 6.28. The submitted drawings, however, do not clearly depict this. Whilst the existing ground floor has notes that say the ‘East elevation windows and glazed doors to be replaced’, the proposed detailing does not indicate where doors vs windows will be positioned. The

⁶ Historic England. Consultation Letter for 22/02452/LBC (28 March 2023). p.4. (**Appendix 3**).

⁷ Artisan Planning and Development Consultants. *Appeal Statement of Case* (December 2023). p. 18.

proposed elevations also show glazing with the same sized framing as the existing. It is accepted that this element of the proposals can be further conditioned, but this does not fully alleviate the harm caused.

- 6.29. The overall proportions of the openings as proposed do not reflect the approved, and therefore negatively impact the design of the pool house, and thus, its relationship with the Listed host building. The 2014 pool house was approved on the basis of its detailed design being appropriate for its context, but the appeal proposals are a rudimentary version of the approved scheme, whose nuances made it acceptable. Whilst more slender framing would reduce the harm caused, the overall form of the openings is still considered to be harmful.

Reduction of pool house height by 400mm

- 6.30. The proposals also include the reduction in height of the as-built pool house by 400mm to more closely match the height of the approved 2014 proposals. This has been driven by comments of HDC and Historic England. Whilst this element of the proposals would reduce the perceived visual impact of the new building, and I have would not identify harm through this proposal alone, I still have reservations about the overall design, which will be discussed in my summary.

Removal of the spiral staircase and use of roof as a terrace

- 6.31. This element of the proposals has been driven by advice from HDC and Historic England to remove the ability to use the roof of the pool house as a terrace. The removal of the stair and this use would also decrease the perceived height of the pool house and make it more in line with the originally approved proposals in 2014. I have no concerns with this element of the proposals.

Removal of the glazed screen from the landscaped pond

- 6.32. This element of the proposals has been driven by comments from HDC and Historic England and would remove an element which is considered to be harmful to the overall design of the extension and thus its impact on the significance of the Listed Building through a change in setting; however, this element of the proposals is not depicted on any drawings.

Retention of the increased height of the west wall to within the walled garden

- 6.33. This element of the proposals was resisted by HDC on the basis that the increased wall height introduced a bland, slab-like elevation to the pool house. The proposals intend to retain the wall as is. The justification provided by the Appellant stated:

“Change in design and built form results in a more consistent wall height along the perimeter. This is not considered to cause any harm to the significance of the Listed Building or Conservation Area.”⁸

⁸ *ibid.*

- 6.34. The submitted Heritage Statement also said that the *“changes are modest in scale, are positioned within the much compromised and altered walled garden, and sustain all of the design principles deemed to be acceptable in the consented scheme.”*⁹
- 6.35. I disagree with the above commentary and agree with HDC that the wall provides a large, blank façade, which creates the impression of a more discreet structure and removes the transition between the pool house, which is described as an orangery, and its garden (Plate 21 and Plate 22).
- 6.36. The 2014 proposals were considered acceptable partly due to the removal of the previous pool house building, which was considered to have a poor-quality design. Plate 23 shows the previous building and the large blank walls it had to the rear. This created a lack of activity to this elevation. The appeal proposals would result in the same severance between the outbuilding and the historic walled garden.

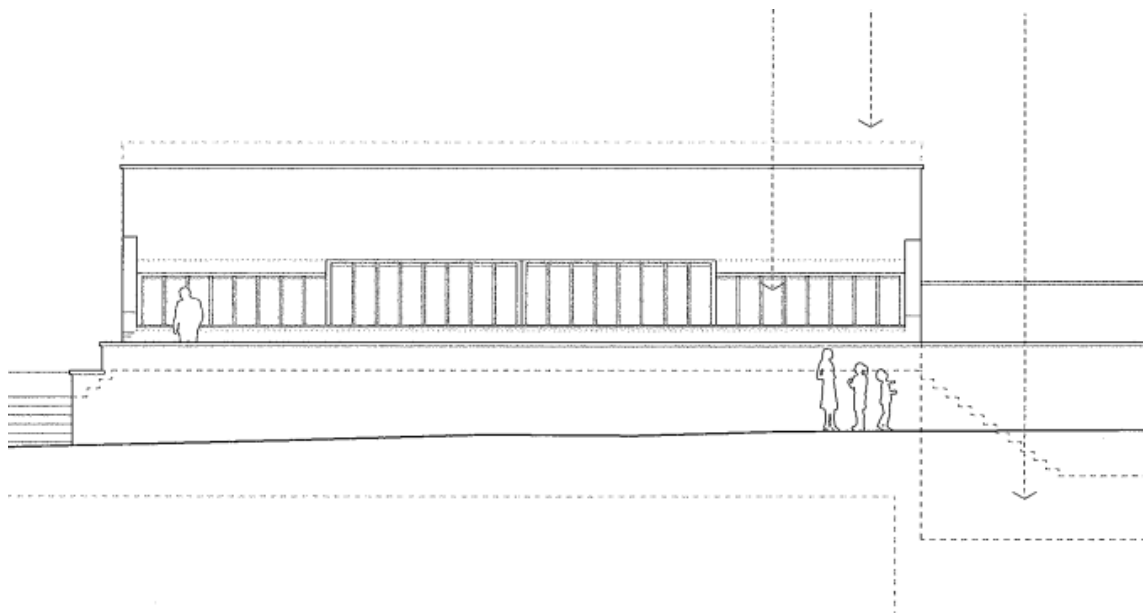


Plate 21: Approved wall within the 2014 proposals.

⁹ Jon Lowe Heritage. *Heritage Statement* (July 2023). p.15.

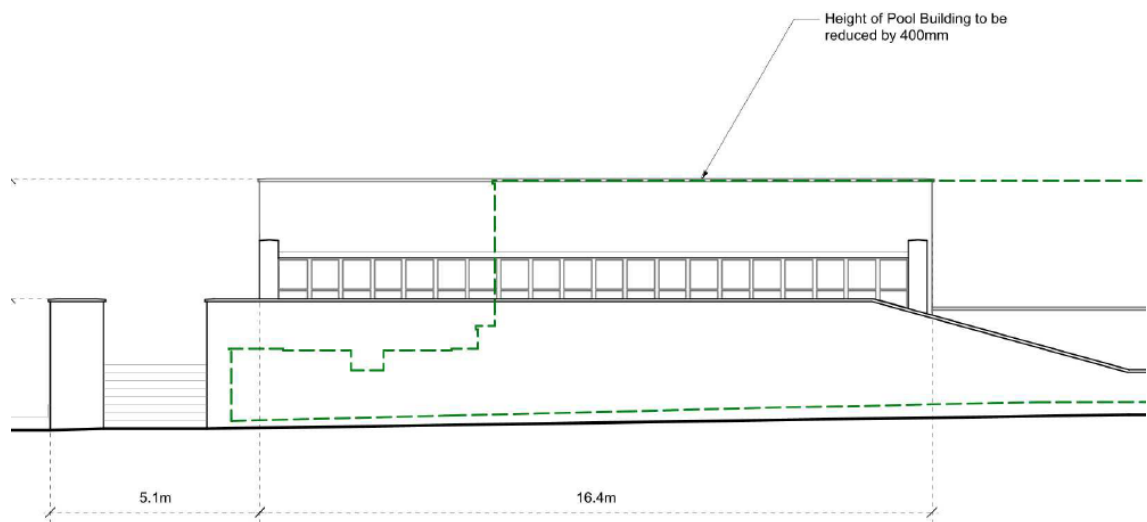


Plate 22: As proposed wall.



Plate 23: Previous pool house prior to the 2014 proposals (Source: Design and Access Statement by Hugh Cullum Architects, 2023.)

Creation of new access drive

- 6.37. The new access drive has been routed from the existing original drive across the front of the main building through its designed associated landscape and to an existing secondary access. The Appellant's Statement of Case did not refer to the drive, but it forms part of the appeal submission documents.

- 6.38. It is clear that the parkland is an important contributor to the significance of the Listed Building through setting including through its associations with Decimus Burton, who also designed the landscape and the intended, designed views across that landscape. The historic access routes did not cross in front of the house and instead were swooping around the perimeter of the estate to reach the house at its sides. The orientation of the building towards the parkland and not its accesses also confirms the intention for the views to remain uninterrupted towards the landscape.
- 6.39. The appeal proposals introduce new access directly in front of the Grade II* Listed Building, whose views since its construction would have primarily been to the parkland in which it was positioned. This new element changes the landscape, in which Decimus Burton retained the ridge and furrow earthworks. Therefore, views to and from the Listed Building would be negatively affected by this element.
- 6.40. Furthermore, the new direct access to the pool house alters the hierarchy of the site. Historically, the original access solely led to the main entrance of the house. The secondary access from Rideaway led to the walled garden of the property, but was clearly depicted as secondary in historic mapping. This access still exists but is not regularly used and has a clear overgrown character, unlike the original and principal access. However, the treatment of the new proposed access to match that of the original and principal access would give the pool house and this part of the site equal prominence to the main entrance. This would affect the way in which the historic, intended approach is understood as well as the function of the pool house as ancillary to the Listed Building.
- 6.41. The impact on the ridge and furrow will be discussed later in this statement, but it is clear that Decimus Burton retained this feature when designing Hemingford Park, and thus was intended to be experienced within the views. The incorporation of the new drive disrupts the lines of the ridge and furrow and thus the relationship between the house and its landscape. This is further affected by the incorporation of boundary treatments along the access and elsewhere on the site without Planning Permission.
- 6.42. Therefore, the proposed new access route would result in harm to the significance of the Listed Building through a change in setting.

Summary

- 6.43. Within the above proposals, it is considered that the overall design of the as-built pool house does not reflect the elegance of the approved 2014 pool house. Features such as the portico, proportions of the fenestration and height of its walls have all been altered to its detriment, removing the detailed characteristics of the approved scheme which made it acceptable in the context of the Listed Building. Whilst the pool house replaced a previous low-quality building, the previous building was clearly subservient to its host building. The appeal proposals have a stronger presence in views and compete with the main building whilst also detracting from the delicate characteristics of the Listed Building. The submitted Design and access Statement still includes an extract from the original proposals of how the proportions of the new building were derived, but this is no longer relevant based on how it has been built out and detailed. The appeal proposals therefore detract from the significance of the Grade II* Listed Hemingford Park Hall through a change in setting by virtue of the inappropriate design. This harm is combined with the impacts resulting from the incorporation of the access drive, which visually separates the landscape in views from the Listed Building.

- 6.44. With reference to the levels of harm in the NPPF, the proposals are considered to result in 'less than substantial harm' at the lower end of the spectrum to the significance of the Grade II* Listed Hemingford Park Hall through a change in setting. The Appellant's Statement of Case has not set out any public benefits in the proposals to weigh against this harm.

Ridge and Furrow – Non-designated Heritage Asset

- 6.45. Hemingford Abbots had an open-field system before the Enclosure Act of 1801 and the Award of 1806. There are examples of ridge and furrow around the entire settlement.
- 6.46. The indication of arable land through the long occupation of the area, and on historic cartographic sources suggests the ridge and furrow surrounding Hemingford Abbots and within the site may have medieval origins. Hemingford Abbots was not within the study area of Turning the Plough (2001) and thus did not have the potential to be identified as a Priority Township.
- 6.47. The ridge and furrow within the site has a roughly east-west alignment and has clear areas of disturbances through the creation of Hemingford Park Hall itself in 1842 and the associated access routes.

Statement of Significance

- 6.48. The ridge and furrow is an indicator of the long-standing arable practices that have occurred in the area, and whilst the land is no longer used for such practices and is rather part of the designed parkland of the Grade II* Listed Hemingford Park Hall, the retention of the ridge and furrow in the design of Hemingford Park itself suggests the intention by Decimus Burton to reinforce the historic origins of the site in views from the main house. Therefore, the ridge and furrow on the site has significance as a remaining potential medieval earthwork which indicates the earlier agricultural uses of the land within the site. Given the site forms part of a wider complex of earthworks in the area, it is considered to be part of a non-designated heritage asset. This is reinforced in the Conservation Area Appraisal, which states that ridge and furrow is *"now rare in the district and what remains here and on the Eastside Common should be valued and preserved."*¹⁰

Impact Assessment

- 6.49. The appeal proposal which affects the ridge and furrow within the site is the creation and retention of the new access track, which branches from the existing and goes eastward, looping around fenced plots and connecting to an existing track. This has not been explicitly included within the appeal proposals in the Appellant's Statement; however, the submission documents include a Site Location Plan which outlines this track, and therefore forms part of the appeal proposals.

¹⁰ Huntingdonshire District Council. *The Hemingfords Conservation Area Character Assessment* (June 2008). p.12.

- 6.50. Firstly, the proposed track has physically disturbed the ridge and furrow, and it is clear in site photographs and aerial imagery that the ridge and furrow within this location has been irreversibly damaged (Plate 24 and Plate 25). Whilst this loss would be localised to the only the area of the proposed track, this would result in harm to the significance of the non-designated heritage asset through physical loss.
- 6.51. The proposed route of the track has not been done in line with the predominant orientation of the ridge and furrow and the associated fencing also affects the appreciation of the wider earthworks in ground level views and more so in the slightly elevated position of Hemingford Park Hall.
- 6.52. In summary, the proposed access track is considered to result in harm to the significance of the non-designated heritage asset through the physical loss and on the impacts on the appreciation of the feature.
- 6.53. It should also be noted that the proposed track on the submitted Site Location Plan does not match that which has been implemented (Plate 26).



Plate 24: Track and associated fencing cutting through the landscape.



Plate 25: The new route and fencing cutting through the ridge and furrow.



Plate 26: The site location plan overlaid onto the aerial image showing discrepancies.

- 6.54. Paragraph 209 of the NPPF states that the “effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” The Appellant’s submission has provided no justification

for the requirement of the additional track and therefore, there are no public benefits presented to be weighed against the harm caused.

- 6.55. The submitted Heritage Statement assesses the impact of the track, stating that the *“track crosses historic parkland/pasture beyond the more formal garden areas and is flanked by simple timber post and rail fencing. The fencing is evident in views to and from the Grade II* house but as a surface feature the track has no visual impact.”*¹¹
- 6.56. The Heritage Statement further acknowledges that the track crosses ridge and furrow but that it is not statutorily protected, but the track *“may have had a limited impact on ridge and furrow but any impact is linear and localised and is not sufficient in scale to have removed evidence of its presence in this location or prevented an appreciation or understanding that it illustrates historic arable practices in this location.”*¹²
- 6.57. Contrary to the statements above, by virtue of the track being a surface feature, it inherently has an impact on the appreciation of the existing uneven surface on which it was built. Furthermore, the provision of fencing in this location also further affects the views and appreciation of the earthworks. Whilst the statement suggests that these views already contain fencing, there is no evidence that Planning Permission has been granted for the erection of the fencing between the more formal garden areas and parkland. By virtue of being within the residential curtilage of the Listed Building, the erection of the fencing does not benefit from Permitted Development Rights. The submission of an application for Householder Planning Permission also reinforces that the Appellant takes the position that the parkland is residential curtilage.
- 6.58. Thus, this element of the scheme has resulted in the irreversible physical loss of part of the feature and thus, the proposals result in harm.

Hemingfords Conservation Area

- 6.59. The Hemingfords Conservation Area was first designated on 14th October 1974 and includes the settlements of Hemingford Grey and Hemingford Abbots and the surrounding meadowlands. Huntingdonshire District Council adopted the *The Hemingfords Conservation Area Character Assessment* in June 2008. The map can be found in Plate 27.

¹¹ Jon Lowe Heritage. *Heritage Statement* (July 2023). p.18.

¹² Ibid.

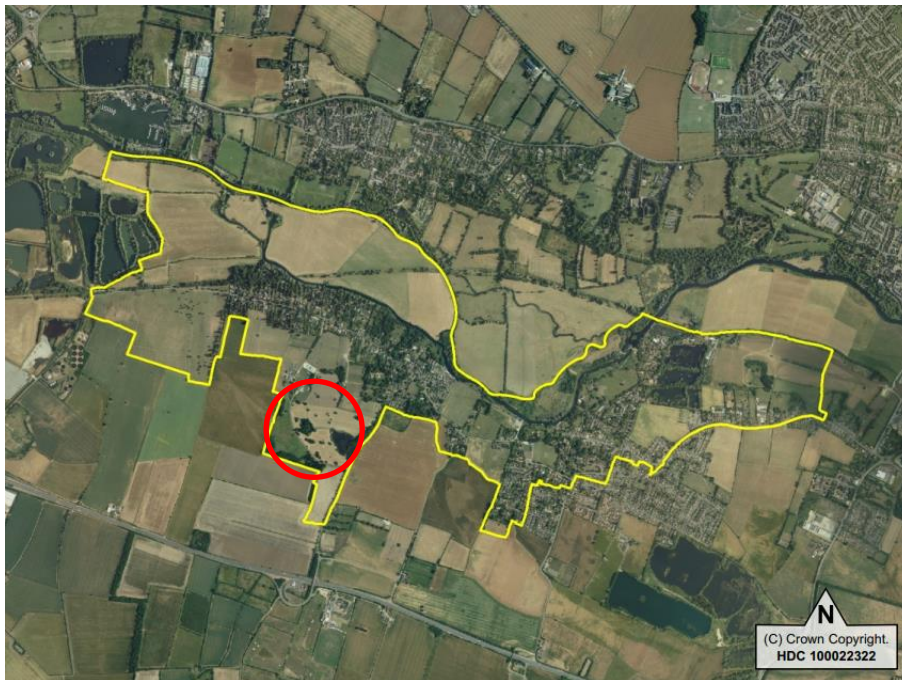


Plate 27: Hemingfords Conservation Area boundary (Source: Hemingfords Conservation Area Character Assessment) with the site indicated in red.

- 6.60. The Conservation Area covers a large area, including both of the settlements, the River Ouse and many fields between and around the settlements and river. The Assessment states that the boundary is “quite broad and falls naturally into defined localities that largely correspond to the historical phases in the development of the Hemingfords.”¹³ The Assessment also includes an analysis map of the sub-areas of Hemingford Abbots, Hemingford Grey and the Thorpe. The relevant map for Hemingford Abbots can be found in **Appendix 7**.
- 6.61. The layout of the Conservation Area is largely linear and based on the pattern of development along the River Ouse and the principal thoroughfare between the two settlements. The oldest built form is within the two nucleated settlements whilst the newer built form occupies the peripheries of the settlements, apart from the examples of Hemingford Park Hall and any former agricultural buildings which have since been amalgamated into the settlement. Plot sizes vary considerably, but there is still evidence of long and narrow medieval tenement plots in both settlements. Buildings within the village centres are typically positioned at the back of pavement with varying garden sizes, whilst later or older detached cottages and farmsteads sit more comfortably in larger plots. The overall development pattern and urban grain has allowed for a retained sense of hierarchy in the settlements, which also retains a connection to the landscape beyond.
- 6.62. Materials throughout the Conservation Area vary greatly but reflect vernacular practices, such as timber-frame and thatch, in combination with more readily available building materials from the Victorian period onwards, such as brick (Plate 28). Outliers include more

¹³ Huntingdonshire District Council. *The Hemingfords Conservation Area Character Assessment* (June 2008). p.8.

significant historic buildings, such as the Grade I Listed Church of St. Margaret and the Grade I Listed Hemingford Grey Manor House, which have stone construction.

- 6.63. Green spaces within the Conservation Area are key to understanding its development, including public spaces within the village centres, private gardens and the meadows surrounding the settlements. Evidence of agricultural practices in the area from as far back as the Neolithic period confirm the importance the fertile land has been in the long-established settlements of the Hemingfords. The inclusion of the surrounding meadows within the Conservation Area boundary cements the importance of such open fields and agricultural land, as well as the associated vegetation. Ridge and furrow has been specifically mentioned as a positive contributor and can also be appreciated from both public and private views (Plate 29).
- 6.64. Important views and glimpses are indicated within the Conservation Area Character Assessment and include glimpses in the village centre and down principal thoroughfare, as well as important views across the Ouse from the footpath to Houghton, across the fields at the end of Common Lane and across the parkland of Hemingford Park from the lodge on Rideaway (Plate 30).



Plate 28: Centre of Hemingford Abbots with its mix of architectural styles and materials.



Plate 29: View of other ridge and furrow within the Conservation Area boundary.

Statement of Significance

- 6.65. The significance of the Hemingfords Conservation Area is principally derived from those elements of its intrinsic character and appearance detailed in the Character Assessment. These comprise aspects of its historic layout and street patterns, historic built form, archaeological remains, and important green spaces, all of which contribute to the combined historic, architectural, artistic, and archaeological interest of the designation area. Most of these interests can be better appreciated as part of key views within and towards the designation area, as identified within HDC's Character Appraisal.
- 6.66. The setting of the Conservation Area makes a lesser contribution to its significance. Principally, the elements of setting which contribute are the parts of the wider rural landscape that can be experienced in conjunction with the historic settlement as part of key views out from the designation area, thereby enabling its historic context as small rural settlements to be better appreciated.

Contribution of the Appeal Site

- 6.67. The parkland of Hemingford Park Hall is included within the Conservation Area boundary, with the Assessment stating:

"Hemingford Park was laid out after 1806 on closes between the Rideaway and Common Lane. The preservation of ridge and furrow here indicates that this area was previously arable and most likely part of the

settlement's early common field system. However, this does not preclude an early enclosure date for this part of the parish.¹⁴

- 6.68. As a country estate with a designed landscape on the outskirts of the villages, Hemingford Park is distinctive within the area. The main house is reflective of the Neo-Classical architecture in the mid 19th century and of the other work of its architect, Decimus Burton. The outbuildings, some of which are also Listed, are also indicative of such country estates. Therefore, the historic built form of Hemingford Park is considered to contribute positively to the significance of the Hemingfords Conservation Area (Plate 30).
- 6.69. The wider estate was also thought to be designed by Decimus Burton, and it is clear that the slightly elevated position of the house, its orientation and the route of its access were intentional to take advantage of views across the landscape. Whilst this landscape has designed elements such as ponds and vegetation, the ridge and furrow pre-dates the estate, but was left in situ, thus adding to the agrarian character of the views. Many trees and the ridge and furrow on the estate are explicitly noted within the Conservation Area Character Assessment as making a positive contribution to the Conservation Area.
- 6.70. Elements of the estate which are not considered to make a positive contribution include the proliferation of boundary treatments within the designed landscape and the large-scale agricultural buildings which have been erected since the middle of the 20th century.



Plate 30: Grade II Listed Park Lodge at the entrance to Hemingford Park.

Impact Assessment

¹⁴ Huntingdonshire District Council. *The Hemingfords Conservation Area Character Assessment* (June 2008). p.13.

- 6.71. The proposed changes to the as-built pool house are minor in the context of the Conservation Area as a whole, but Paragraphs 6.43–6.44 of this statement concluded that the proposals result in a poorly-designed building in comparison with the approved 2014 scheme. Whilst this is more readily visible in private views within the estate or from neighbouring properties, the pool house can be glimpsed in public views from Rideaway. In such views, the prominence of the pool house is evident, particularly when seen with the Grade II* Listed Building (Plate 31).
- 6.72. The Conservation Area Character Assessment discusses the potential for development within the centre of Hemingford Abbots village centre and along Common Lane. Respectively, it states:
- “Rather higher standards of design and workmanship should be expected where, exceptionally, future development does occur. Many of the buildings erected during the latter part of the twentieth century have failed to make use of local vernacular forms, materials and building traditions.”***
- “As with other parts of the village there is little scope for further development within this neighbourhood. Any future building should conform to the highest standards of local vernacular and reflect the use of traditional materials. In the past some of the more modern houses have been demolished and rebuilt. Were this to happen in the future any replacement buildings should be carefully designed with the local vernacular in mind, but without becoming mere pastiche.”¹⁵***
- 6.73. It is clear that there is a high standard expected of new buildings within the Hemingfords. The appeal proposals do not fulfil these requirements and therefore are harmful to the Conservation Area. Furthermore, as a result of the physical loss of ridge and furrow, which is considered to be an important feature of the Conservation Area, the proposals will also result in harm.

¹⁵ Ibis, pp.25–26.



Plate 31: As-built pool house when seen from the Grade II Listed Cricket Pavilion.

- 6.74. It is accepted that the impacts are relatively minor when considering the Conservation Area as a whole; however, this would equate to 'less than substantial harm' at the lower end of the spectrum.

7. Conclusions

- 7.1. There are clearly significant disparities between application documents, and it is only reasonable that the applications were not validated considering that the documentation did not give an adequate understanding of the scope of the proposals and whether the documents submitted were sufficient for the application types, or that the correct applications were submitted.
- 7.2. The appeal proposals are not sympathetic to the character and significance of the Grade II* Listed Building and would result in 'less than substantial harm' through a change in setting. There has been no submitted justification for the changes to the as-built structure from the 2014 approvals.
- 7.3. The proposed access track has not been addressed within the Appellant's Statement of Case, but has been included within the submission and justified in the Heritage Statement by the change of use of the site, which does not form part of the Appeal proposals. This element of the proposals results in harm to the significance of the Listed Building through the alterations to the original approach to the house and the negative impacts upon its landscape, including the destruction of ridge and furrow.
- 7.4. The ridge and furrow earthworks on the site are considered a non-designated heritage asset by virtue of their potentially medieval origins and their group value with other earthworks around the village. The proposals for the new access track have resulted in irreversible loss of an area of the ridge and furrow within Hemingford Park, which appears to have been purposely retained in the design and layout of the parkland. This results in harm to the significance of the non-designated heritage asset.
- 7.5. With respect to the Hemingfords Conservation Area, the proposals result in a poor-quality design in comparison with the originally approved 2014 proposals. The proposed form of the pool house does not exhibit the architectural qualities expected within the locality, nor does it relate to its high-quality host building any longer. Furthermore, the localised loss of the ridge and furrow, which is identified as an important feature within the Conservation Area, results in a negative impact to its significance. Whilst it is accepted that the proposals only form a small part of the Conservation Area, they have eroded the quality of the Conservation Area in this location. Therefore, the proposals will result in 'less than substantial harm' to the significance of the Hemingfords Conservation Area.
- 7.6. No public benefits have been provided within the Appellant's Statement of Case to weigh against the harm identified.
- 7.7. Therefore, the appeal proposals should be dismissed.



Appendix 1: 14/00578/FUL and 14/00579/LBC Decision Notice and Delegated Report

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Dr P Kaziewicz
c/o Trowers And Hamlins LLP (FAO Mrs J Backhaus)
3 Bunhill Row
London
EC1Y 8YZ

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.

at Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS

in accordance with your application received on 22nd April 2014 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
floor levels	HP00.1P300	A	17.04.2014
floor levels	HP00.1P301	A	17.04.2014
Section	HP00.1P303	A	17.04.2014
Elevations	HP00.1P305	A	17.04.2014
Section	HP00.1P209	A	17.04.2014
Site Plan	HP00.1P002(-)		24.03.2014
Floor Plan/s	HP00.1P103(-)		24.03.2014
Elevations	HP00.1P108(-)		24.03.2014
Section	HP00.1P110(-)		24.03.2014
Elevations	HP00.1P206(-)		24.03.2014
Elevations	HP00.1P105(-)		24.03.2014
Elevations	HP00.1P306(-)		24.03.2014
Section	HP00.1P402(-)		24.03.2014
General	HP00.1P405(-)		24.03.2014
Site location Plan	HP00.1P001(-)		24.03.2014
Site Plan	HP00.1P003(-)		24.03.2014
Floor Plan/s	HP00.1P101(-)		24.03.2014
Floor Plan/s	HP00.1P102(-)		24.03.2014
Roof Plan	HP00.1P104(-)		24.03.2014
Floor Plan/s	HP00.1P100(-)		24.03.2014


Head of Development

ufm4

Date 20th August 2014

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Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Section	HP00.1P408(-)	24.03.2014
Floor Plan/s	HP00.1P500(-)	24.03.2014
Floor Plan/s	HP00.1P203(-)	24.03.2014
Elevations	HP00.1P207(-)	24.03.2014
Roof Plan	HP00.1P501(-)	24.03.2014
Elevations	HP00.1P106(-)	24.03.2014
Elevations	HP00.1P107(-)	24.03.2014
Section	HP00.1P109(-)	24.03.2014
Floor Plan/s	HP00.1P200(-)	24.03.2014
Floor Plan/s	HP00.1P201(-)	24.03.2014
Floor Plan/s	HP00.1P202(-)	24.03.2014
Details	HP00.1P308(-)	24.03.2014
Roof Plan	HP00.1P204(-)	24.03.2014
Elevations	HP00.1P205(-)	24.03.2014
Elevations	HP00.1P208(-)	24.03.2014
Floor Plan/s	HP00.1HP/06P1XXX	24.03.2014
Floor Plan/s	HP00.1P302(-)	24.03.2014
Elevations	HP00.1P304(-)	24.03.2014
Elevations	HP00.1P307(-)	24.03.2014
General	HP00.1P400(-)	24.03.2014
Roof Plan	HP00.1P401(-)	24.03.2014
Section	HP00.1P402(-)	24.03.2014
Section	HP00.1P403(-)	24.03.2014
Section	HP00.1P406(-)	24.03.2014
Section	HP00.1P407(-)	24.03.2014
Section	HP00.1P502(-)	24.03.2014
General	HP00.1P504(-)	24.03.2014
Elevations	HP00.1P505(-)	24.03.2014
Details	HP00.1P506(-)	24.03.2014
Section	HP00.1P409(-)	14.05.2014
Section	HP00.1P310(-)	14.05.2014
Section	HP00.1P309(-)	14.05.2014
Section	HP00.1P410(-)	14.05.2014

Subject to the following conditions:

1. Condition.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. Reason.

To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

[Signature]

Head of Development

ufm4

Date 20th August 2014

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Work on the following elements of the building shall not start until the details listed below have been submitted to and approved in writing by the local planning authority:

- all new doors and windows;
- drawing no. 202 - construction details of: new partitions and doorways; new floor structure; new door to bathroom; blocking up existing doorway to wc and the method of fixing new features to existing fabric;
- mortar specification and brick type (a sample panel of brick and pointing will be required on site);
- specification for the zinc roofing and a sample of the material and jointing.

2. Reason.

To ensure that the development is carried out in keeping with the architectural and historic interest of the building.

3. Condition.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

3. Reason.

For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

4. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

5. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable. In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.



APC Head of Development

ufm4

Date 20th August 2014

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DISTRICT COUNCIL

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NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;
 - **Six months from the date of this decision notice.**
 - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



APC Head of Development
ufm4
Date 20th August 2014

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OFFICER REPORT

Case No: 1400578FUL **Full Planning Application**

Proposal: Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.

Location: Hemingford Park Common Lane Hemingford Abbots

Applicant: Dr P Kaziewicz

Grid Ref: 527610 270937

DESCRIPTION OF SITE AND APPLICATION

The applications for planning permission and listed building consent relate to Hemingford Park, a grade II* listed building. The house and its extensive parkland are in the Hemingford Abbots Conservation Area. The house stands in the countryside approximately 400m south of Common Lane.

The main elements of this proposal are:

- the re-introduction of original floor levels on the ground floor in the area of the house containing the kitchen;
- demolition of a shed at rear of the house;
- construction of a glazed link to run between the kitchen in the main house to a new pool house;
- construction of new submerged pool house with sliding glass roof consisting of two storeys with swimming pool and spa facilities;
- raising a ceiling and removing internal posts in the billiard room;
- demolition of the existing pool house structure and two sheds.

NATIONAL GUIDANCE

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

The approach to heritage assets set out in the National Planning Policy Framework is:

- heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance (paras 126 and 132);
- applicants should describe the significance of the asset (para 128);

LPAs should identify and assess the particular significance of any asset and take this into account when considering a proposal's impact to minimise the conflict with conservation of the asset (para 129);

- in dealing with planning applications, LPAs should take account of:
sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution of the conservation of heritage assets to economic viability
- the desirability of new development making a positive contribution to local character and distinctiveness (para 131)
- the more important the asset, the greater the weight that should be given to its conservation (para 132)
- significance can be harmed or lost through alteration or destruction of the asset or development within its setting;
- as heritage assets are irreplaceable, any harm should require clear and convincing justification;
- substantial harm to or loss of a grade II listed building should be exceptional
- substantial harm to or loss of assets of the highest significance, including grade II* buildings, should be wholly exceptional. Proposals leading to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss unless all of the criteria listed in para. 133 apply;
- where proposals lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

For full details visit the government website

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

PLANNING POLICIES

Saved policies from the Huntingdonshire Local Plan (1995)

En2: "Character and setting of Listed Buildings" – indicates that any development affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of the building. (Applies only to 'development' not to 'works' and therefore only to the planning application, not to the application for listed building consent)

En5: "Conservation area character" - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance. (Planning application only)

En6: "Design standards in conservation areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture. (Planning application only)

En17: "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

En25: "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas. (Planning application only)

Saved policies from the Huntingdonshire Local Plan Alterations (2002)
None relevant.

Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

CS1: "Sustainable development in Huntingdonshire" – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development. (Planning application only)

Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

Policy LP 1 – "Strategy and principles for development":

This proposal will be expected to (j) protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species. (Planning application only)

LP 13: Quality of Design - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate, amongst other things, that it:

b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;

d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;

e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance;

LP 15: Ensuring a High Standard of Amenity - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses:

a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;

b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;

c. the predicted internal and external levels, timing, duration and character of noise;

d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;

e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and

f. the extent to which people feel at risk from crime by incorporating Secured By Design principles.

LP 26: Homes in the Countryside –

Extension, Alteration or Replacement of an Existing Home

A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside. Replacement homes will be expected to be located in the same position as that being replaced unless relocation would bring about benefits in terms of:

a. the amenity of residents; or

b. releasing land of high agricultural value by replacement on that of lower agricultural value.

A proposal for the erection, alteration, replacement or extension of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

LP 31: Heritage Assets and their Settings - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.

A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

A proposal will be required to show, amongst other things, that:

- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement;
- b. the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests and significance of the heritage asset;
- c. it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contribute positively to any heritage assets and their setting;
- d. it clearly sets out how any alterations preserve the interests of a listed heritage asset; and

Huntingdonshire Design Guide SPD 2007 is also relevant.

The Hemingfords Conservation Area Character Assessment

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

Natural England Landscape Character Area - National Character Area 88(NCA88) "The Bedfordshire and Cambridgeshire Claylands".

PLANNING HISTORY

0402589FUL Erection of an agricultural building for livestock and machinery storage. Refused. Dec 2004.

0500222FUL Erection of an agricultural building for livestock. Granted March 2005.

1300109LBC Re-instatement of internal brick wall between two 2nd floor bedrooms and addition of false wall within adjacent bathroom
Granted May 2013

1300304LBC Internal alterations to coach house and stables to include partition and floor. Withdrawn.

1300325FUL Construction of 30 metre x 50 metre manege for private use.
Granted April 2013.

1300449LBC Alterations and conservatory extension to cottage and workshop. Withdrawn.

1301319FUL Construction of horse walker. Granted November 2013.

1301556LBC Installation of roof lanterns and alterations to porch
Granted Dec 2013.

1301626FUL Installation of roof lanterns. Granted Dec 2013.

1301808FUL Use of the ground floor for garaging purposes. Creation of

rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works. Pending.

1301809LBC Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works. Pending.

1301810FUL Change of use of existing workshop to residential use. Pending.

1301811LBC Change of use of existing workshop to residential use and erection of slate roof conservatory to rear (in place of unauthorised conservatory)

1301828FUL Erection of stables and calving bays. Pending.

1400578FUL Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds. Current application.

1400579LBC As above.

CONSULTATIONS

Hemingford Abbots Parish Council – The Hemingford Abbots Parish Council resolved to make no observations for or against.

English Heritage - Hemingford Park dates from 1842-43 and was designed by Decimus Burton for Reverend J Linton. This two-storey, yellow brick country house has a hipped slate roof with modillion eaves cornice and central pediment to the west. There is a three window range of hung sashes with glazing bars and a slightly protruding bay with flat-roofed portico with pilasters and two Doric order columns.

English Heritage Advice - English Heritage welcomes the holistic aim of the proposals; namely to clarify the relationship of the main house with its immediate gardens, together with the wider landscape park, that would involve reinstatement of the original boundaries and walls which defined specific areas of the estate. Having considered the application documentation in detail, I am satisfied that the proposals as submitted reflect the evolution of this comprehensive, complex scheme as discussed at pre-application stage. I had no in principle objection to the insertion of a glazed link between the kitchen and the proposed replacement pool house but considered a prerequisite to be that the scale, materials and detailed design (externally and internally) of such a link should comprise a visually unintrusive, elegant, predominantly glazed structure with a standing seam lead or lead-look roof. I am therefore relieved to see that the proposed link as formally submitted, does satisfy these criteria. I welcome the proposed demolition of the unauthorised, recently constructed pool house and its replacement with a more contextually appropriate yellow stock-brick building incorporating a sliding glass roof. I also welcome the proposed reinstatement of the original floor levels in the existing kitchen that had been raised to match the upper ground floor level. I have no objection to the proposed alteration to the height of the ceiling of the Billiard Room, or to the removal of posts within the room to accommodate the kitchen, which is to be relocated from its current position within the main house. Overall, I consider these extensive proposal would not cause harm to the significance of this grade II* listed country house, its immediate setting and wider landscape park or to the conservation area within which it is located. The removal of unauthorised recent additions and their replacement with more contextually

appropriate structures is welcomed. I would have no objection should you be minded to approve the application.

Recommendation

English Heritage advises that following a series of detailed discussions and revisions at pre-application stage, we consider the proposals as submitted would not cause harm to the significance of the grade II* listed Hemingford Park country house, its immediate setting and wider landscape park, or to the Hemingfords Conservation Area. We consider the scheme to be contextually appropriate in scale, materials and detailed design in this sensitive location and to be in accordance with guidance in the NPPF. We would have no objection should your authority be minded to approve the application for listed building consent.

REPRESENTATIONS

None received by the planning authority.

SUMMARY OF ISSUES

The report addresses the principal, important and controversial issues which are:

- the principle of the pool house
- the impact of the development and works on heritage assets
- the impact of the developments on the countryside

The decision on the planning application has to be made in accordance with the following sections of the Planning (Listed Buildings and Conservation Areas) Act 1990:

- section 66(1) – General duty as respects listed buildings in exercise of planning functions – “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”;
- section 72(1) – General duty as respects conservation areas in exercise of planning functions - “In the exercise, with respect to any building or other land in a conservation area of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The principle of the pool house

The main element of the proposal is the pool house. This is a substantial building which although attached to the house also has many of the characteristics of an outbuilding. It has therefore been considered as an extension but regard has also been had to the planning policy for outbuildings. Policy LP26 states that extensions to existing homes in the countryside will be supported where they do not significantly increase the height or massing compared with the original building and do not significantly increase the impact on the surrounding countryside. Proposals for outbuildings which are ancillary to an existing home will be supported where the building it is well related to the home, of a scale consistent with it and where it remains ancillary to the home. It is considered that all these criteria are met in this case.

The impact of the development and works on heritage assets

The details of the application have been the subject of extensive pre-application discussions.

The re-introduction of original floor levels on the ground floor in the area of the house containing the kitchen is welcomed because it is a move towards the original layout and it removes post-war alterations which were out of keeping with the original character.

The demolition of the unsightly modern shed at rear of the house is also a welcome improvement.

The main new work, the construction of submerged pool house with sliding glass roof consisting of two storeys with swimming pool and spa facilities is proposed in a manner which is highly sympathetic to the building and it secures the demolition of the existing pool house structure and two sheds which are unsatisfactory post-war additions to the house. The glazed link to run between the kitchen in the main house and the new pool house will be executed in a modern manner which is considered to be entirely appropriate to and respectful of the original architecture. It allows the house to evolve in a way which safeguards its character and architectural importance.

Raising the ceiling and removing internal posts in the ground floor room which is currently used as a billiard room also leaves the character of the building unaffected.

The impact of the developments on the countryside

The parkland is an important area of open countryside which is included in the Conservation Area because of its intrinsic attractiveness and its relationship to the listed buildings in this group and to the built-up area of the village. The positive contribution of this group is that of a large house of very high architectural character in a formal setting, marred only by the uncharacteristic 1970s style detached pool building which does not have sufficient stature for the house (and by the loss of the walled garden some years ago). The new pool building has sufficient stature and it therefore enhances the group and its impact on the countryside.

Conclusion

Having regard to the special requirements which apply to the consideration of planning applications which affect a listed building or its setting and the character or appearance of a conservation area it is considered that the proposals have an entirely beneficial impact through safeguarding the listed building and enhancing the conservation area.

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.

BACKGROUND PAPERS:

CONTACT OFFICER:

Enquiries about this report to **Mr Nigel Swaby Development Management Team Leader 01480 388461**

RECOMMENDATION

SUMMARY OF CONDITIONS.

1. Condition. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
1. Reason. To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
2. Condition. Work on the following elements of the building shall not start until the details listed below have been submitted to and approved in writing by the local planning authority:

- all new doors and windows;
- drawing no. 202 - construction details of: new partitions and doorways; new floor structure; new door to bathroom; blocking up existing doorway to wc and the method of fixing new features to existing fabric;
- mortar specification and brick type (a sample panel of brick and pointing will be required on site);
- specification for the zinc roofing and a sample of the material and jointing.

2. Reason. To ensure that the development is carried out in keeping with the architectural and historic interest of the building.
3. Condition. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
3. Reason. For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.
4. Note to applicant. A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.
5. Note to applicant. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:
The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable. In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Dr P Kaziewicz
c/o Trowers And Hamlins LLP (FAO Mrs J Backhaus)
3 Bunhill Row
London
EC1Y 8YZ

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **CONSENT** to:

Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.

at Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS

in accordance with your application received on 22nd April 2014 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
floor levels	HP00.1P300	A	17.04.2014
floor levels	HP00.1P301	A	17.04.2014
Section	HP00.1P303	A	17.04.2014
Elevations	HP00.1P305	A	17.04.2014
Section	HP00.1P209	A	17.04.2014
Site Plan	HP00.1P002(-)		24.03.2014
Floor Plan/s	HP00.1P103(-)		24.03.2014
Elevations	HP00.1P108(-)		24.03.2014
Section	HP00.1P110(-)		24.03.2014
Elevations	HP00.1P206(-)		24.03.2014
Elevations	HP00.1P105(-)		24.03.2014
Elevations	HP00.1P306(-)		24.03.2014
Section	HP00.1P402(-)		24.03.2014
General	HP00.1P405(-)		24.03.2014
Site location Plan	HP00.1P001(-)		24.03.2014
Site Plan	HP00.1P003(-)		24.03.2014
Floor Plan/s	HP00.1P101(-)		24.03.2014

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ANC Head of Development
(Development Management)

ufm8

Date 20th August 2014

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Huntingdonshire
DISTRICT COUNCIL

Floor Plan/s	HP00.1P102(-)	24.03.2014
Roof Plan	HP00.1P104(-)	24.03.2014
Floor Plan/s	HP00.1P100(-)	24.03.2014
Section	HP00.1P408(-)	24.03.2014
Floor Plan/s	HP00.1P500(-)	24.03.2014
Floor Plan/s	HP00.1P203(-)	24.03.2014
Elevations	HP00.1P207(-)	24.03.2014
Roof Plan	HP00.1P501(-)	24.03.2014
Elevations	HP00.1P106(-)	24.03.2014
Elevations	HP00.1P107(-)	24.03.2014
Section	HP00.1P109(-)	24.03.2014
Floor Plan/s	HP00.1P200(-)	24.03.2014
Floor Plan/s	HP00.1P201(-)	24.03.2014
Floor Plan/s	HP00.1P202(-)	24.03.2014
Details	HP00.1P308(-)	24.03.2014
Roof Plan	HP00.1P204(-)	24.03.2014
Elevations	HP00.1P205(-)	24.03.2014
Elevations	HP00.1P208(-)	24.03.2014
Floor Plan/s	HP00.1HP/06P1XXX	24.03.2014
Floor Plan/s	HP00.1P302(-)	24.03.2014
Elevations	HP00.1P304(-)	24.03.2014
Elevations	HP00.1P307(-)	24.03.2014
General	HP00.1P400(-)	24.03.2014
Roof Plan	HP00.1P401(-)	24.03.2014
Section	HP00.1P402(-)	24.03.2014
Section	HP00.1P403(-)	24.03.2014
Section	HP00.1P406(-)	24.03.2014
Section	HP00.1P407(-)	24.03.2014
Section	HP00.1P502(-)	24.03.2014
General	HP00.1P504(-)	24.03.2014
Elevations	HP00.1P505(-)	24.03.2014
Details	HP00.1P506(-)	24.03.2014
Section	HP00.1P409(-)	14.05.2014
Section	HP00.1P310(-)	14.05.2014
Section	HP00.1P309(-)	14.05.2014
Section	HP00.1P410(-)	14.05.2014

Subject to the following conditions:

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**Head of Development
(Development Management)**

ufm8

Date 20th August 2014

Page 2 of 4


Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

1. Condition.

This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

1. Reason.

The time limit condition is imposed to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

2. Condition.

Work on the following elements of the building shall not start until the details listed below have been submitted to and approved in writing by the local planning authority:

- all new doors and windows;
- drawing no. 202 - construction details of: new partitions and doorways; new floor structure; new door to bathroom; blocking up existing doorway to wc and the method of fixing new features to existing fabric;
- mortar specification and brick type (a sample panel of brick and pointing will be required on site);
- specification for the zinc roofing and a sample of the material and jointing.

2. Reason.

To ensure that the development is carried out in keeping with the architectural and historic interest of the building.

ARC


**Head of Development
(Development Management)**

ufm8

Date 20th August 2014

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Huntingdonshire
DISTRICT COUNCIL

NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;
 - **Six months from the date of this decision notice.**
 - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

APC


**Head of Development
(Development Management)**

ufm8

Date 20th August 2014

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OFFICER REPORT

Case No: 1400579LBC **Listed Building Consent**

Proposal: Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.

Location: Hemingford Park Common Lane Hemingford Abbots

Applicant: Dr P Kaziewicz

Grid Ref: 527610 270937

DESCRIPTION OF SITE AND APPLICATION

The applications for planning permission and listed building consent relate to Hemingford Park, a grade II* listed building. The house and its extensive parkland are in the Hemingford Abbots Conservation Area. The house stands in the countryside approximately 400m south of Common Lane.

The main elements of this proposal are:

- the re-introduction of original floor levels on the ground floor in the area of the house containing the kitchen;
- demolition of a shed at rear of the house;
- construction of a glazed link to run between the kitchen in the main house to a new pool house;
- construction of new submerged pool house with sliding glass roof consisting of two storeys with swimming pool and spa facilities;
- raising a ceiling and removing internal posts in the billiard room;
- demolition of the existing pool house structure and two sheds.

NATIONAL GUIDANCE

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

The approach to heritage assets set out in the National Planning Policy Framework is:

- heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance (paras 126 and 132);
- applicants should describe the significance of the asset (para 128);

LPAs should identify and assess the particular significance of any asset and take this into account when considering a proposal's impact to minimise the conflict with conservation of the asset (para 129);

- in dealing with planning applications, LPAs should take account of:
sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution of the conservation of heritage assets to economic viability
- the desirability of new development making a positive contribution to local character and distinctiveness (para 131)
- the more important the asset, the greater the weight that should be given to its conservation (para 132)
- significance can be harmed or lost through alteration or destruction of the asset or development within its setting;
- as heritage assets are irreplaceable, any harm should require clear and convincing justification;
- substantial harm to or loss of a grade II listed building should be exceptional
- substantial harm to or loss of assets of the highest significance, including grade II* buildings, should be wholly exceptional. Proposals leading to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss unless all of the criteria listed in para. 133 apply;
- where proposals lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

For full details visit the government website

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

PLANNING POLICIES

Saved policies from the Huntingdonshire Local Plan (1995)

En2: "Character and setting of Listed Buildings" – indicates that any development affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of the building. (Applies only to 'development' not to 'works' and therefore only to the planning application, not to the application for listed building consent)

En5: "Conservation area character" - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance. (Planning application only)

En6: "Design standards in conservation areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture. (Planning application only)

En17: "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

En25: "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas. (Planning application only)

Saved policies from the Huntingdonshire Local Plan Alterations (2002)

None relevant.

Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

CS1: "Sustainable development in Huntingdonshire" – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development. (Planning application only)

Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

Policy LP 1 – "Strategy and principles for development":

This proposal will be expected to (j) protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species. (Planning application only)

LP 13: Quality of Design - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate, amongst other things, that it:

b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;

d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;

e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance;

LP 15: Ensuring a High Standard of Amenity - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses:

a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;

b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;

c. the predicted internal and external levels, timing, duration and character of noise;

d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;

e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and

f. the extent to which people feel at risk from crime by incorporating Secured By Design principles.

LP 26: Homes in the Countryside –

Extension, Alteration or Replacement of an Existing Home

A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside. Replacement homes will be expected to be located in the same position as that being replaced unless relocation would bring about benefits in terms of:

a. the amenity of residents; or

b. releasing land of high agricultural value by replacement on that of lower agricultural value.

A proposal for the erection, alteration, replacement or extension of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

LP 31: Heritage Assets and their Settings - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.

A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

A proposal will be required to show, amongst other things, that:

- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement;
- b. the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests and significance of the heritage asset;
- c. it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contribute positively to any heritage assets and their setting;
- d. it clearly sets out how any alterations preserve the interests of a listed heritage asset; and

Huntingdonshire Design Guide SPD 2007 is also relevant.

The Hemingfords Conservation Area Character Assessment

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

Natural England Landscape Character Area - National Character Area 88(NCA88) "The Bedfordshire and Cambridgeshire Claylands".

PLANNING HISTORY

0402589FUL Erection of an agricultural building for livestock and machinery storage. Refused. Dec 2004.

0500222FUL Erection of an agricultural building for livestock. Granted March 2005.

1300109LBC Re-instatement of internal brick wall between two 2nd floor bedrooms and addition of false wall within adjacent bathroom
Granted May 2013

1300304LBC Internal alterations to coach house and stables to include partition and floor. Withdrawn.

1300325FUL Construction of 30 metre x 50 metre manege for private use.
Granted April 2013.

1300449LBC Alterations and conservatory extension to cottage and workshop. Withdrawn.

1301319FUL Construction of horse walker. Granted November 2013.

1301556LBC Installation of roof lanterns and alterations to porch
Granted Dec 2013.

1301626FUL Installation of roof lanterns. Granted Dec 2013.

1301808FUL Use of the ground floor for garaging purposes. Creation of

rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works. Pending.

1301809LBC Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works. Pending.

1301810FUL Change of use of existing workshop to residential use. Pending.

1301811LBC Change of use of existing workshop to residential use and erection of slate roof conservatory to rear (in place of unauthorised conservatory)

1301828FUL Erection of stables and calving bays. Pending.

1400578FUL Original floor levels re introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds. Current application.

1400579LBC As above.

CONSULTATIONS

Hemingford Abbots Parish Council – The Hemingford Abbots Parish Council resolved to make no observations for or against.

English Heritage - Hemingford Park dates from 1842-43 and was designed by Decimus Burton for Reverend J Linton. This two-storey, yellow brick country house has a hipped slate roof with modillion eaves cornice and central pediment to the west. There is a three window range of hung sashes with glazing bars and a slightly protruding bay with flat-roofed portico with pilasters and two Doric order columns.

English Heritage Advice - English Heritage welcomes the holistic aim of the proposals; namely to clarify the relationship of the main house with its immediate gardens, together with the wider landscape park, that would involve reinstatement of the original boundaries and walls which defined specific areas of the estate. Having considered the application documentation in detail, I am satisfied that the proposals as submitted reflect the evolution of this comprehensive, complex scheme as discussed at pre-application stage. I had no in principle objection to the insertion of a glazed link between the kitchen and the proposed replacement pool house but considered a prerequisite to be that the scale, materials and detailed design (externally and internally) of such a link should comprise a visually unintrusive, elegant, predominantly glazed structure with a standing seam lead or lead-look roof. I am therefore relieved to see that the proposed link as formally submitted, does satisfy these criteria. I welcome the proposed demolition of the unauthorised, recently constructed pool house and its replacement with a more contextually appropriate yellow stock-brick building incorporating a sliding glass roof. I also welcome the proposed reinstatement of the original floor levels in the existing kitchen that had been raised to match the upper ground floor level. I have no objection to the proposed alteration to the height of the ceiling of the Billiard Room, or to the removal of posts within the room to accommodate the kitchen, which is to be relocated from its current position within the main house. Overall, I consider these extensive proposal would not cause harm to the significance of this grade II* listed country house, its immediate setting and wider landscape park or to the conservation area within which it is located. The removal of unauthorised recent additions and their replacement with more contextually

appropriate structures is welcomed. I would have no objection should you be minded to approve the application.

Recommendation

English Heritage advises that following a series of detailed discussions and revisions at pre-application stage, we consider the proposals as submitted would not cause harm to the significance of the grade II* listed Hemingford Park country house, its immediate setting and wider landscape park, or to the Hemingfords Conservation Area. We consider the scheme to be contextually appropriate in scale, materials and detailed design in this sensitive location and to be in accordance with guidance in the NPPF. We would have no objection should your authority be minded to approve the application for listed building consent.

REPRESENTATIONS

None received by the planning authority.

SUMMARY OF ISSUES

The report addresses the principal, important and controversial issues which are:

- the principle of the pool house
- the impact of the development and works on heritage assets
- the impact of the developments on the countryside

The decision on the planning application has to be made in accordance with the following sections of the Planning (Listed Buildings and Conservation Areas) Act 1990:

- section 66(1) – General duty as respects listed buildings in exercise of planning functions – “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”;
- section 72(1) - General duty as respects conservation areas in exercise of planning functions - “In the exercise, with respect to any building or other land in a conservation area of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The principle of the pool house

The main element of the proposal is the pool house. This is a substantial building which although attached to the house also has many of the characteristics of an outbuilding. It has therefore been considered as an extension but regard has also been had to the planning policy for outbuildings. Policy LP26 states that extensions to existing homes in the countryside will be supported where they do not significantly increase the height or massing compared with the original building and do not significantly increase the impact on the surrounding countryside. Proposals for outbuildings which are ancillary to an existing home will be supported where the building it is well related to the home, of a scale consistent with it and where it remains ancillary to the home. It is considered that all these criteria are met in this case.

The impact of the development and works on heritage assets

The details of the application have been the subject of extensive pre-application discussions.

The re-introduction of original floor levels on the ground floor in the area of the house containing the kitchen is welcomed because it is a move towards the original layout and it removes post-war alterations which were out of keeping with the original character.

The demolition of the unsightly modern shed at rear of the house is also a welcome improvement.

The main new work, the construction of submerged pool house with sliding glass roof consisting of two storeys with swimming pool and spa facilities is proposed in a manner which is highly sympathetic to the building and it secures the demolition of the existing pool house structure and two sheds which are unsatisfactory post-war additions to the house. The glazed link to run between the kitchen in the main house and the new pool house will be executed in a modern manner which is considered to be entirely appropriate to and respectful of the original architecture. It allows the house to evolve in a way which safeguards its character and architectural importance.

Raising the ceiling and removing internal posts in the ground floor room which is currently used as a billiard room also leaves the character of the building unaffected.

The impact of the developments on the countryside

The parkland is an important area of open countryside which is included in the Conservation Area because of its intrinsic attractiveness and its relationship to the listed buildings in this group and to the built-up area of the village. The positive contribution of this group is that of a large house of very high architectural character in a formal setting, marred only by the uncharacteristic 1970s style detached pool building which does not have sufficient stature for the house (and by the loss of the walled garden some years ago). The new pool building has sufficient stature and it therefore enhances the group and its impact on the countryside.

Conclusion

Having regard to the special requirements which apply to the consideration of planning applications which affect a listed building or its setting and the character or appearance of a conservation area it is considered that the proposals have an entirely beneficial impact through safeguarding the listed building and enhancing the conservation area.

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.

BACKGROUND PAPERS:

CONTACT OFFICER:

Enquiries about this report to **Mr Nigel Swaby Development Management Team Leader 01480 388461**

RECOMMENDATION

SUMMARY OF CONDITIONS.

1. Condition. This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

1. Reason. The time limit condition is imposed to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

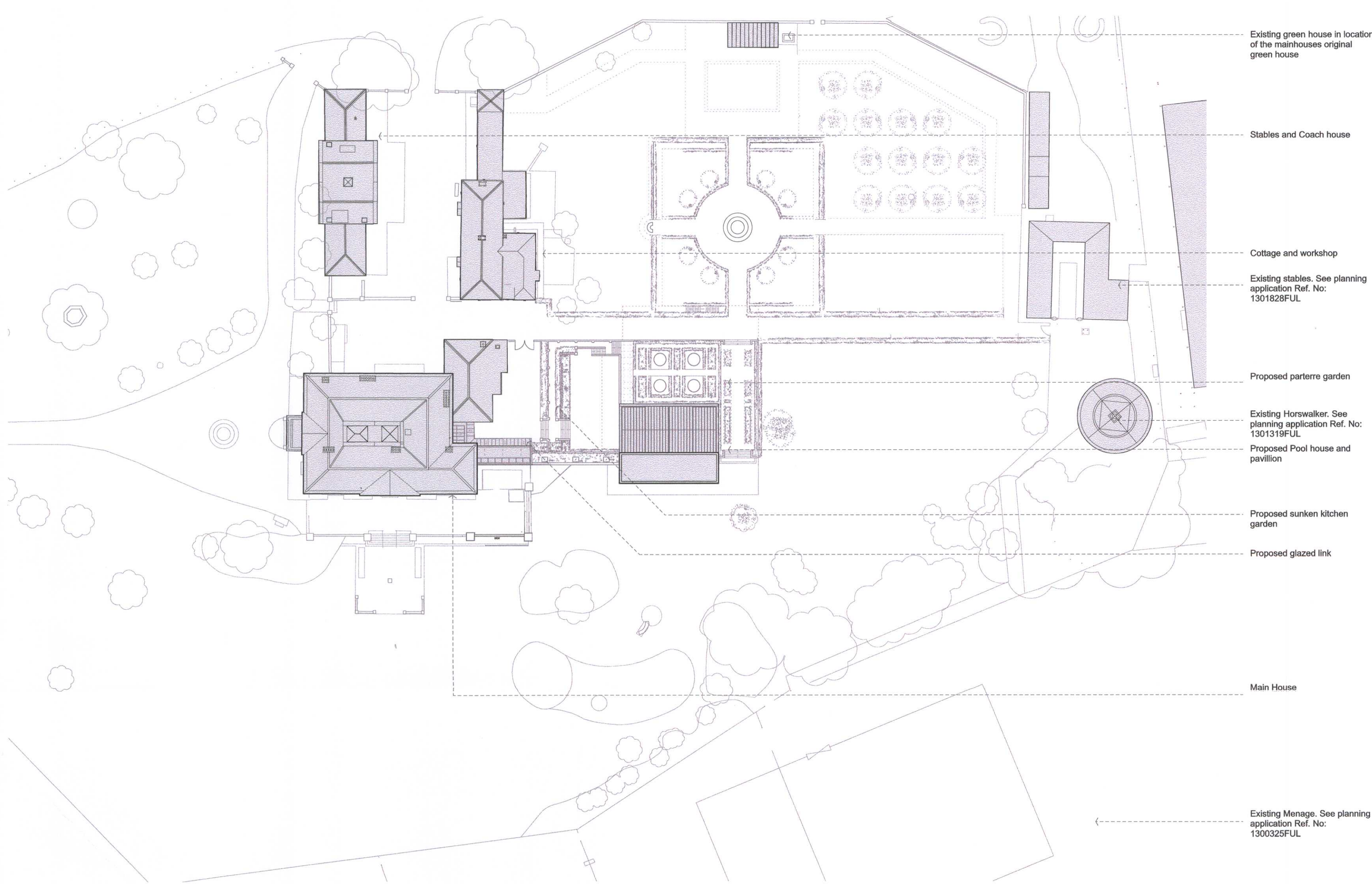
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- all new doors and windows;
- drawing no. 202 - construction details of: new partitions and doorways; new floor structure; new door to bathroom; blocking up existing doorway to wc and the method of fixing new features to existing fabric;
- mortar specification and brick type (a sample panel of brick and pointing will be required on site);
- specification for the zinc roofing and a sample of the material and jointing.

2. Reason. To ensure that the development is carried out in keeping with the architectural and historic interest of the building.



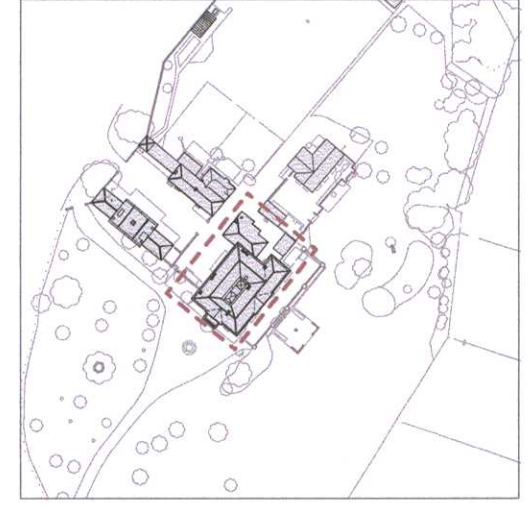
Appendix 2: 14/00578/FUL and 14/00579/LBC Approved Drawings



- Existing green house in location of the mainhouses original green house
- Stables and Coach house
- Cottage and workshop
- Existing stables. See planning application Ref. No: 1301828FUL
- Proposed parterre garden
- Existing Horswalker. See planning application Ref. No: 1301319FUL
- Proposed Pool house and pavilion
- Proposed sunken kitchen garden
- Proposed glazed link
- Main House
- Existing Menage. See planning application Ref. No: 1300325FUL

General Notes
Do not scale from this drawing
All dimensions to be verified on site
To be read in conjunction with all relevant documents
In the event of discrepancy notify the Architect immediately
This document is copyright of Hugh Cullum Architects Ltd

Issue	Status	F	D
SK	Information	Feasibility	Design
P	Permissions	Scheme	Tender
C	Construction	Existing Condition	

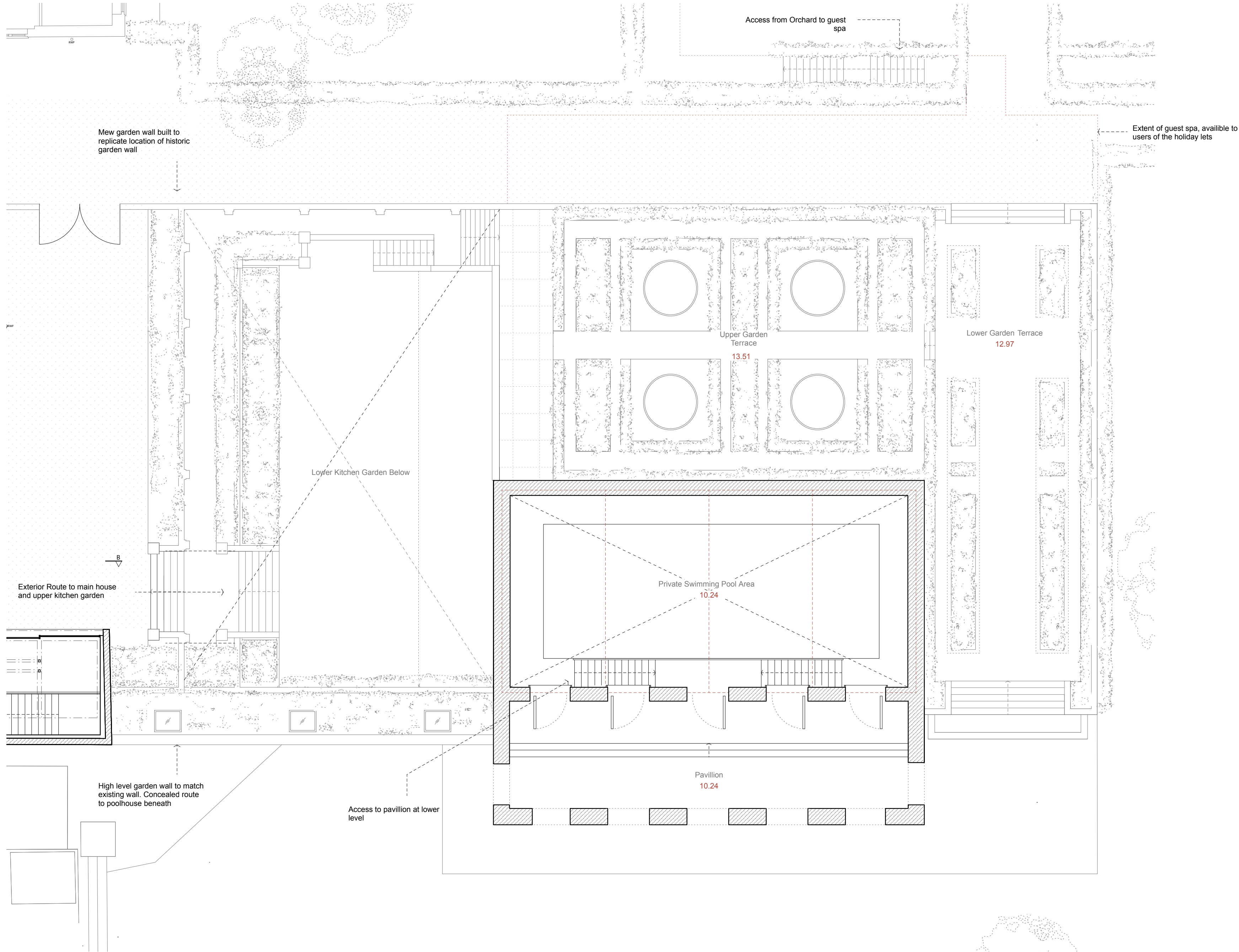


Hemingford Park Hall
(formerly listed as The Hall)
II* GV
1842-43. Built for Rev J Linton by Decimus Burton. Yellow brick country house. Hipped slate roof with modillion eaves cornice and central pediment to west.
Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band add egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact.



(L): Revision Information (00.00.02/AA)
Revision: Information (date/drawn by)

PROPOSED SITE PLAN



GROUND FLOOR PLAN

General Notes
Do not scale from this drawing
All dimensions to be verified on site
To be read in conjunction with all relevant documents
In the event of discrepancy notify the Architect immediately
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Issue Status
SK Information F Feasibility D Design
P Permissions S Scheme T Tender
C Construction E Existing Condition

Hemingford Park Hall
(formerly listed as The Hall)
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Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band add egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact.

(A): Notes amended (14.04.14/SE)
(L): Revision Information (00.00.02/AA)
Revision: Information (date/drawn by)

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Hemingford Park
Proposed
Ground Floor Plan
1:100@A2 February 2014
HP001.P301(A)

Parterre garden, route to
informal landscape
garden/massage

Quad pannelled aluminium
framed sliding double glazed
roof. To be designed and
installed by Mapenglas

Rear wall of pavillion. Brick
finish to match house. Stone cill

Extent of sunken garden behind
garden wall

PROPOSED NORTH ELEVATION

New dormer window to be introduced into slate roof

Standard Patent Glazing skyline roofing system. To match pitch
and spacing of lead roof. See typical details

Lead roof with standing seams. Window mullions and seams
to align

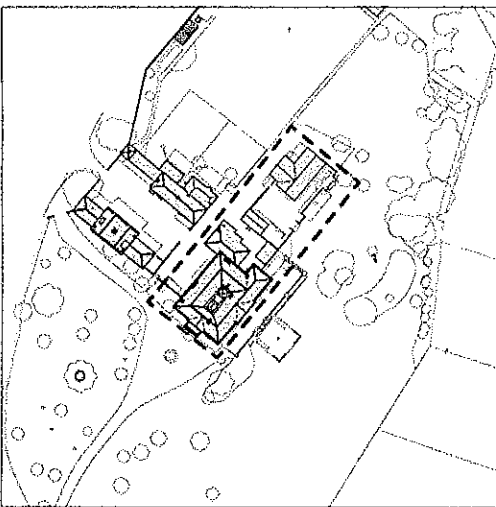
Double Glazed Fineline System 22 aluminium sliding door
system

Now brick wall to replicated historic line. Bricks to match
existing. New timber double gates to allow privacy to
kitchen garden

PROPOSED MAIN HOUSE/GLAZED LINK ELEVATION @ 1:50

General Notes
Do not scale from this drawing
All dimensions to be verified on site
To be read in conjunction with all relevant documents
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Issue Status
SK Information F Feasibility D Design
P Permissions S Scheme T Tender
C Construction E Existing Condition



Hemingford Park Hall
(formerly listed as
The Hall)

1842-43. Built for Rev J Linton by Decimus
Burton. Yellow brick country house.
Hipped slate roof with modillion eaves cornice
and central pediment to west.
Two-storeys. Three window range of hung
sashes with glazing bars. Slightly projecting
central bay with flat-roofed portico with
pilasters and two columns of Doric order.
Central double doors with rectangular fan
light and side lights. Modern terrace to
right hand. Interior has open string stair of
turned balusters with guilloche band
add egg and dart moulding to string support
and arcade of Doric columns. Two pilasters
and two columns of Composite order in
arcade at landing. Original doors, cornice
mouldings, and central lamp bosses. Rear
stair-case intact.

(.): Revision Information (00.00.02/AA)

Revision: Information (date/drawn by)

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Hemingford Park

Proposed
West Elevation
1:100&50@A1 February 2014

HP001.P207(-)



PROPOSED NORTH ELEVATION

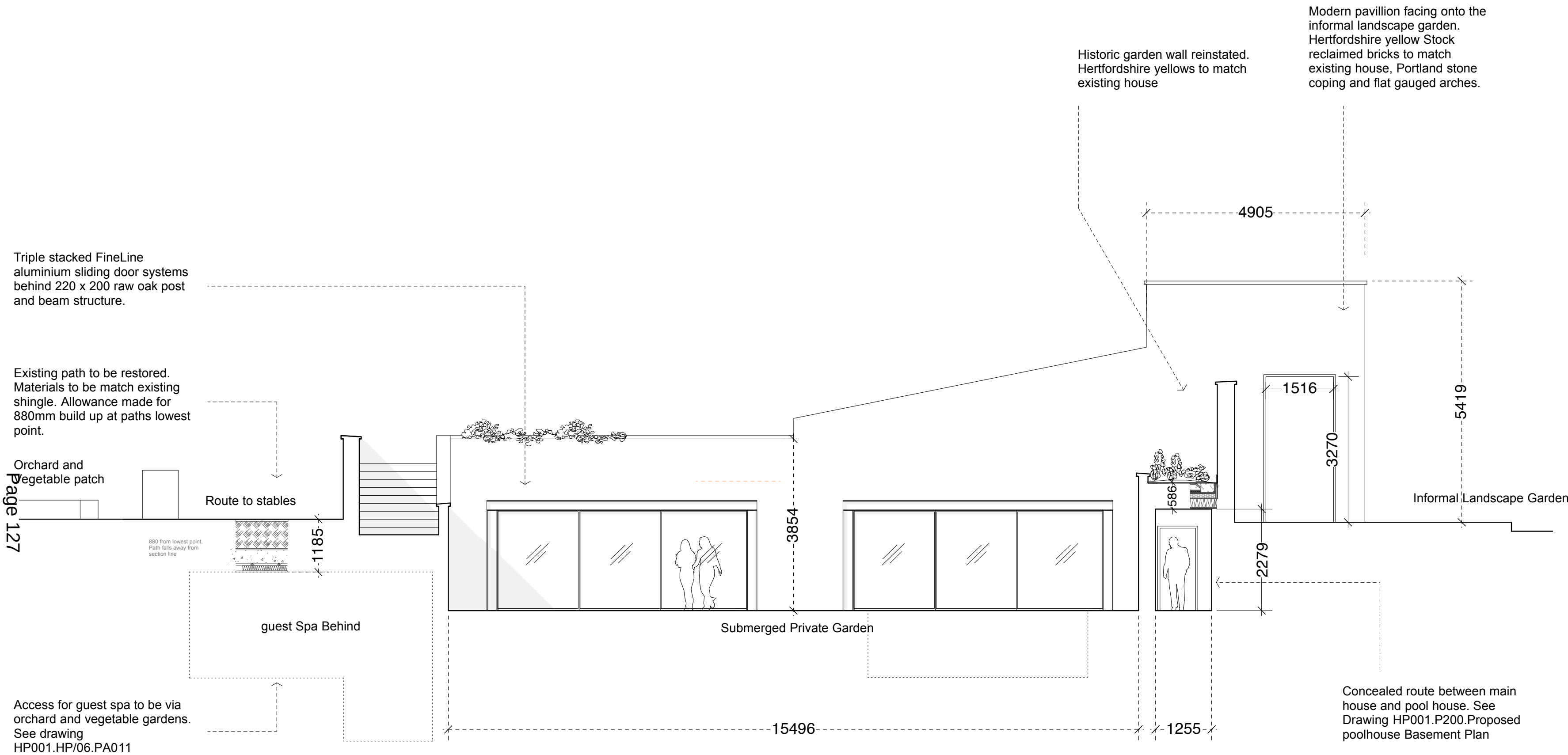
General Notes
Do not scale from this drawing
All dimensions to be verified on site
To be read in conjunction with all relevant documents
In the event of discrepancy notify the Architect immediately
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Issue	Status	F	Feasibility	D	Design
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(.): Revision Information (00.00.02/AA)
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PROPOSED POOLHOUSE SECTION

General Notes
Do not scale from this drawing
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To be read in conjunction with all relevant documents
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Issue	Status	F	D
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Hemingford Park Hall
(formerly listed as The Hall)
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1842-43. Built for Rev J Linton by Decimus Burton. Yellow brick country house. Hipped slate roof with modillion eaves cornice and central pediment to west.
Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band add egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact.

(A): Notes amended (14.04.14/SE)
(): Revision Information (00.00.02/AA)
Revision: Information (date/drawn by)

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Appendix 3: 22/02452/LBC Historic England Comments



Mr Kevin Simpson
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Direct Dial: 01223 582716

Our ref: L01556290

28 March 2023

Dear Mr Simpson

Arrangements for Handling Heritage Applications Direction 2021

**HEMINGFORD PARK HALL, HEMINGFORD PARK, COMMON LANE,
HEMINGFORD ABBOTS, HUNTINGDON, PE28 9AS**

Application No. 22/02452/LBC

Thank you for your letter of 16 January 2023 regarding the above application for listed building consent.

On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The significance of the historic environment

Hemingford Park Hall is a yellow brick country house that was built for Rev J Linton by Decimus Burton in 1842-43. It is of two storeys with a hipped slate roof with a modillion eaves cornice and a central pediment to the west.

There is a three-window range of hung sashes with glazing bars, together with a slightly projecting central bay with flat-roofed portico with pilasters and two columns of the Doric order. There are central double doors with a rectangular fan light and side lights.

The interior has an open string stair of turned balusters with guilloche band egg and dart moulding to the string support and an arcade of Doric columns.

At the landing level there are two pilasters and two columns of the Composite order in an arcade.

The Hall is listed at grade II* in recognition of its special architectural and historic



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significance. However, we are aware that since 2014, extensive works have been carried out to the interior of the Hall that have not been contextually sensitive.

The (retrospective) proposals and their impact on the historic environment

Listed Building Consent was granted in 2014 (14/00579/LBC) for *Original floor levels to be re-introduced on ground floor of main house. Demolition of shed at rear of the property. Construction of a glazed link to run between the kitchen of the main house to a newly constructed, submerged pool house with sliding glass roof. Pool house will consist of two storeys with swimming pool and associated spa facilities. Ceiling raised and internal posts removed in billiards room. Gardens landscaped. Demolition of existing pool house structure and two sheds.*

Historic England (English Heritage) had detailed discussions at pre-application stage regarding the above proposals and, following some revisions, had no objections on heritage grounds to the scheme as consented.

The *As Built* scheme differs from the consented scheme in that:

- The pool house has been built 5.3m further away from the Hall than was consented.
- Glazing has been inserted into all the full height openings on the east, north and south elevations, incorporating overly wide metal frame profiles.
- A roof terrace has been created at second floor level.
- A spiral staircase has been attached to the north elevation of the pool house to provide access to the roof terrace.
- The overall height of the pool house is 400mm taller than the consented scheme.
- A landscaped pond has been installed on the east elevation adjacent to the spiral staircase, with a chrome and glass balustrade along its entire length.
- A subterranean car park with vehicle lift and surrounding enclosure has been constructed on the north side of the pool house.
- Minor variation and increased height of wall to western side of building (within walled garden).
- Variation to the internal plan form and levels.

We consider the specific elements of the above *As Built* scheme that cause an unacceptable level of harm to the significance of the grade II* Hall as a result of their impact on its setting are:

- The glazing and wide-profile metal frames in all of the openings in the pool house.
- The overall increase in height of the pool house by 400mm.
- The roof terrace at second floor level.



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- The spiral staircase attached to the north elevation.
- The chrome and glass balustrade along the entire east elevation of the landscaped pond.

Policy considerations for these proposals

As the application affects a listed building, the statutory requirement to pay special attention to the desirability of preserving the building, its setting and any features of special interest (s.72, 1990 Act) must be taken into account by your authority when making its decision. In this instance we would stress that the Hall is grade II* listed and so is within the top 5.8% of listed buildings nationally.

The NPPF identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

It clearly sets out the requirement to conserve the significance of heritage assets, and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 189, 197 and 199. For this reason any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposals (paragraphs 200 and 202).

Setting is then defined in the Framework as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.'

Historic England's position on the proposals

We have assessed the documentation submitted with the application, including the *Heritage Statement* produced by Jon Lowe Heritage and the *Proposed* and *As Built* drawings produced by Hugh Cullum Architects Ltd and we object to the Pool and Spa Building in its current configuration.

In our view the pool house and spa in its current form is wholly inappropriate in this highly sensitive location, in contrast with the scheme that was consented in 2014.

We consider that in its *As Built* form it causes a high level of less than substantial harm to the significance of the adjacent Hall as a result of the impact on its setting.

The height of the *As Built* pool house, together with the spiral staircase that provides access to a roof terrace and the installation of the adjacent landscaped pond, has



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created an overly dominant rather than contextually sensitive, recessive feature in relation to the adjacent grade II* listed Hall.

We therefore urge your authority to seek alterations to the pool house that would assist in mitigating the level of harm caused by these unauthorised works to the significance of the Hall.

Preferably, we would wish to see the glazing removed from all the full-height openings at ground floor level in the pool house. Alternatively, the existing wide-profile metal framed glazing should be replaced with non-reflective frameless glazing set as far back as possible into the reveals and should only include two slim-profile metal framed doors on the east elevation.

The height of the pool house should be reduced by 400mm to that of the consented scheme and the spiral staircase attached to the north elevation should be removed; thereby removing the unauthorised roof terrace.

The chrome and glass balustrade along the entire east elevation of the landscaped pool should be replaced with a wall of the same height as the balustrade, built in brick and designed to match the wall connecting the pool house to the Hall.

Whilst these amendments would not address the impact of all of the unauthorised works, we are of the view that the alterations outlined above would ensure that the pool house would no longer be an overly dominant feature within the setting of the grade II* listed Hemingford Park Hall. The level of harm caused to the significance of the Hall through the impact on its setting would thereby be reduced to a low level of less than substantial harm.

Recommendation

Historic England objects to the application on heritage grounds in its current configuration.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 200 and 202 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

You should also bear in mind section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving



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Historic England

or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sheila Stones

Inspector of Historic Buildings and Areas

E-mail: Sheila.Stones@HistoricEngland.org.uk



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Appendix 4: Legislation and Planning Policy

Legislation

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.¹⁶

Section 16 (2) of the Act relates to the consideration of applications for Listed Building Consent and states that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”¹⁷

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”¹⁸

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”¹⁹

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF), this is in keeping with the requirements of the 1990 Act.²⁰

¹⁶ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2).

¹⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

¹⁹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

²⁰ Jones v Mordue [2015] EWCA Civ 1243.

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”²¹

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.²²

National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government’s *National Planning Policy Framework (NPPF)* published in December 2023. This replaced and updated the previous *NPPF* (September 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic,

²¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

²² UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or***
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”²³***

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific

²³ DLUHC, NPPF, para. 11.

Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.²⁴ (My emphasis).

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”²⁵

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”²⁶

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁷

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 201 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a

²⁴ DLUHC, NPPF, para. 11, fn. 7.

²⁵ DLUHC, NPPF, Annex 2.

²⁶ DLUHC, NPPF, Annex 2.

²⁷ DLUHC, NPPF, Annex 2.

***proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*²⁸**

Paragraph 203 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."*²⁹**

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

***"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*³⁰**

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*³¹**

In the context of the above, it should be noted that paragraph 207 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary

²⁸ DLUHC, NPPF, para. 201.

²⁹ DLUHC, NPPF, para. 203.

³⁰ DLUHC, NPPF, para. 205.

³¹ DLUHC, NPPF, para. 206.

to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”³²**

Paragraph 208 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”³³

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the

³² DLUHC, NPPF, para. 207.

³³ DLUHC, NPPF, para. 208.

contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”³⁴

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”³⁵ (My emphasis).

National Design Guide

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”³⁶

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”³⁷

It goes on to state that:

³⁴ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

³⁵ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁶ DLUHC, NDG, para. 46.

³⁷ DLUHC, NDG, para. 47.

"Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century.³⁸ (My emphasis).

Local Planning Policy

Applications for Planning Permission and Listed Building Consent where relevant, within St Neots, Huntingdonshire are currently considered against the policy and guidance set out within the Huntingdonshire's Local Plan to 2036 (adopted May 2019).

Huntingdonshire's Local Plan to 2036 makes reference to the Historic Environment in Policy LP34. Elements of relevance to the current scheme comprise:

"Heritage Assets and their Settings

Great weight and importance is given to the conservation of heritage assets (see 'Glossary') and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

- a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;***

³⁸ DLUHC, NDG, paras. 48–49.

- b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;*
- c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;*
- d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and*
- e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.*

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;*
- g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;*
- h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;*
- i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and*
- j. contributes to securing the long-term maintenance and management of the heritage asset.*

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal.

Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm. Where a non-designated heritage asset would be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset.

Conservation Areas

A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:

k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;

l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and

m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area."

Appendix 5: Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”³⁹

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.⁴⁰

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁴¹ These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.⁴²

The *PPG* provides further information on the interests it identifies:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for

³⁹ DLUHC, *NPPF*, Annex 2.

⁴⁰ Historic England, *GPA:2*.

⁴¹ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁴² DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁴³

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.⁴⁴

Listed Buildings are generally designated for their special architectural and historic interest.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Listed Buildings will be discussed with reference to the building, its setting, and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

Designated heritage assets of the highest significance, as identified in paragraph 206 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the *NPPF*;⁴⁵

Designated heritage assets of less than the highest significance, as identified in paragraph 206 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁴⁶ and

Non-designated heritage assets. Non-designated heritage assets are defined within the *PPG* as “*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets*”.⁴⁷

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

⁴³ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

⁴⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12* (Swindon, October 2019).

⁴⁵ DLUHC, *NPPF*, para. 206 and fn. 72.

⁴⁶ DLUHC, *NPPF*, para. 206.

⁴⁷ DLUHC, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of designated heritage assets and non-designated heritage assets, specifically with regard to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved.”⁴⁸

This assessment of significance adopts the following grading system:

Highest significance: Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.

Moderate significance: Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.

Low or no significance: Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have potential for restoration or enhancement through new work.

Setting and significance

As defined in the NPPF:

⁴⁸ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4–10.

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴⁹

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁵⁰

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to GPA:3, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.⁵¹

In GPA:3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s

⁴⁹ DLUHC, NPPF, Annex 2.

⁵⁰ DLUHC, NPPF, Annex 2.

⁵¹ Historic England, GPA:3, pp. 8, 11.

experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”⁵²

Assessment of harm

Assessment of any harm will be based on a consideration of each element of the proposals and articulated in terms of the relevant policy and law. For Listed Buildings, this means assessing whether the proposals preserve the building, its setting and any features of special architectural or historic interest, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would “*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*”,⁵³ and

Less than substantial harm. Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”⁵⁴

⁵² Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

⁵³ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁵⁴ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

It is also possible that proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed Building, "preserving" means doing "no harm".⁵⁵

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".⁵⁶ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of "*what matters and why*".⁵⁷ Of particular relevance is the checklist given on page 13 of GPA:3.⁵⁸

It should be noted that this key document also states:

"Setting is not itself a heritage asset, nor a heritage designation..."⁵⁹

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".⁶⁰

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁶¹

Benefits

⁵⁵ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁵⁶ Historic England, GPA:2, p. 9.

⁵⁷ Historic England, GPA:3, p. 8.

⁵⁸ Historic England, GPA:3, p. 13.

⁵⁹ Historic England, GPA:3, p. 4.

⁶⁰ Historic England, GPA 3., p. 8.

⁶¹ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

Proposals may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

The *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the proposals.⁶²

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.⁶³

The *PPG* provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁶⁴

Any "heritage benefits" arising from the proposals, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁶² DLUHC, *NPPF*, paras. 207 and 208.

⁶³ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.

⁶⁴ DLUHC, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 6: Hemingford Park Hall List Entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1330770

Date first listed: 23-Oct-1951

Date of most recent amendment: 04-Nov-1982

List Entry Name: HEMINGFORD PARK HALL

Statutory Address 1: HEMINGFORD PARK HALL, RIDEAWAY

County: Cambridgeshire

District: Huntingdonshire (District Authority)

Parish: Hemingford Abbots

National Grid Reference: TL 27615 70942

Details:

HEMINGFORD ABBOTS RIDEAWAY 1. 5140 (west side) Hemingford Park Hall (formerly listed as The Hall) TL 27 SE 6/16 24.10.51 II* GV 2. 1842-43. Built for Rev J Linton by Decimus Burton. Yellow brick country house. Hipped slate roof with modillion eaves cornice and central pediment to west. Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band and egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact. Source Colvin.

Listing NGR: TL2761570942

Legacy System number: 53954

Legacy System: LBS





Appendix 7: Conservation Area Analysis Map



A. Parish Church of St Margaret

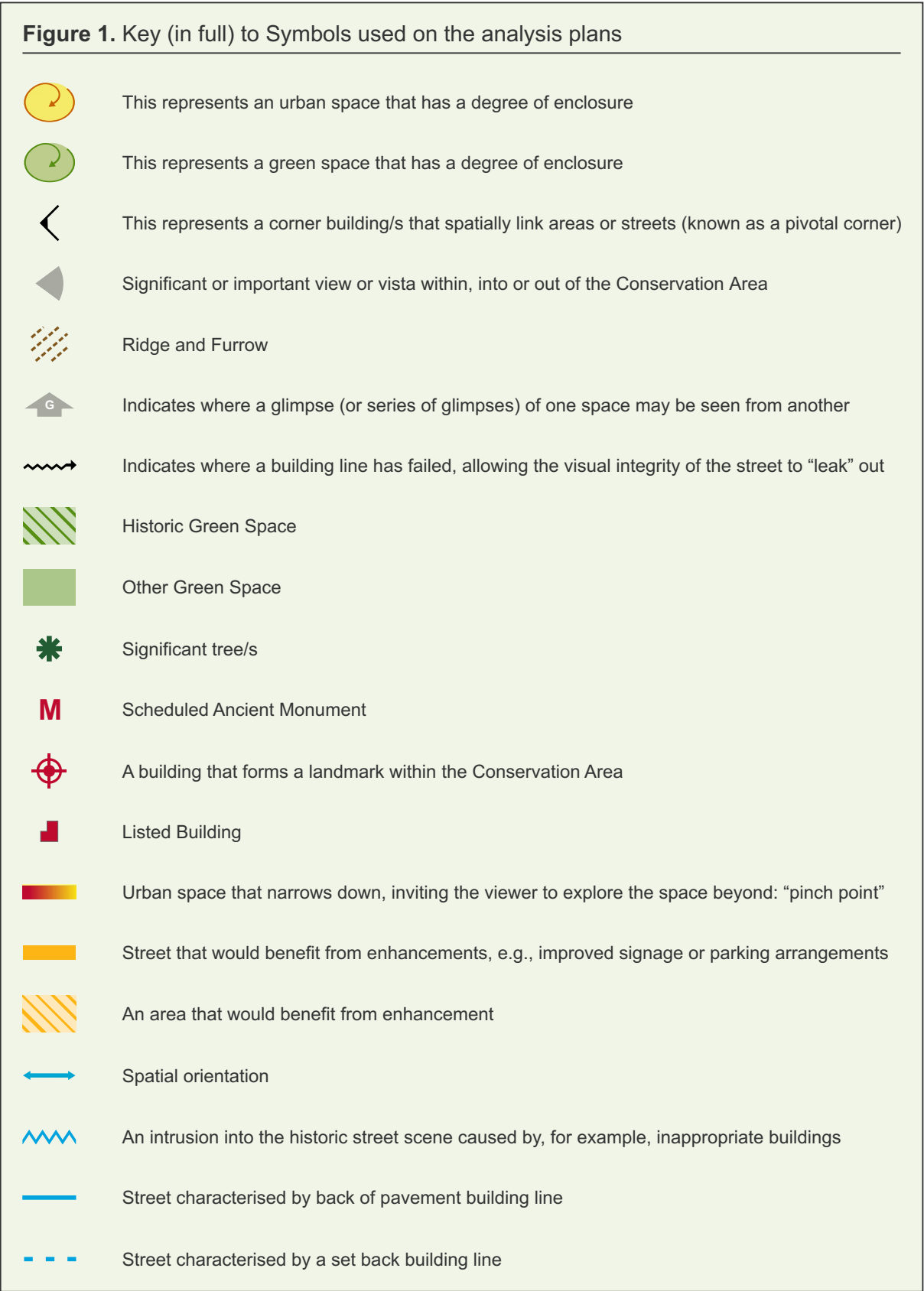


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Our Ref: A4620
Your Ref: 25/01248/FUL
24 September 2025

Mr Lewis Tomlinson
Planning Department
Huntingdonshire DC

By email only: Lewis.Tomlinson@huntingdonshire.gov.uk

Dear Lewis,

Appn: 25/01248/FUL – Change of Use from Dwelling (Use Class C3) & Agricultural Land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking – Hemingford Park, Common Lane, Hemingford Abbots

1. Further to the receipt of the letter from Richard Buxton Solicitors on behalf of the Hemingford Abbots Parish Council, the following points are raised to assist Members of the Planning Committee.
2. Attached to this letter is an addendum to the Heritage Statement produced by Jon Lowe Heritage, which considers the Ridge and Furrow in a heritage context. It is hoped that this will assist Members further by providing all the information they might need. Its conclusions are clear: there is no harm whatsoever to the ridge and furrow arising from the proposed change of use. Moreover, there will be a heritage benefit from the change of use.

Current lawful position

3. The site remains in agricultural use. The ridge and furrow survives only because the land has been maintained as grassland rather than ploughed. In planning terms, the land is not designated or subject to any statutory or policy protection. A wide range of normal agricultural activities can therefore lawfully take place without the need for planning permission. This includes the movement of heavy agricultural machinery across the field and the grazing of livestock, both of which can create as much or more ground impact than the occasional visitor activity proposed.
4. Importantly, it would also be lawful to plough or reseed the land, which would remove the ridge and furrow formation altogether. This has evidently happened in the wider landscape,



where most examples of ridge and furrow have already been lost as a result of routine agricultural management. The continued survival of the earthworks at this location is therefore incidental and contingent on past and current land management choices, not secured by planning control. The appropriate baseline against which the current application must be assessed is that this is working farmland, not a curated or policy or statutorily protected heritage landscape.

5. The land is actively managed for hay production and is expected to continue in this use. This is a routine and lawful agricultural practice which requires the use of tractors and other heavy machinery to cut, turn, rake and bale the grass each season, followed by the removal of bales by tractor and trailer. These operations take place annually and are an inherent part of the ongoing management of the land.
6. The ridge and furrow earthworks have persisted in spite of this repeated agricultural activity, which is far more intensive than the occasional visitor movements associated with the proposed use. The evidence of survival under continuous hay production makes clear that incidental pedestrian activity will have no measurable impact on the physical form or legibility of the ridge and furrow.

Permitted Development Rights

7. In addition to the ongoing agricultural use, Part 4 of the General Permitted Development Order (as amended) allows the land to be used for up to 28 days each year for temporary events. Such use could include the erection of marquees, temporary parking and pedestrian or vehicular activity across the grassland, with no planning control or ability for the Council to regulate heritage impacts. In practice, this fallback position represents a greater risk to the ridge and furrow than the present application, because activities and structures could lawfully be placed directly on the land. By contrast, the current proposal concentrates the events on the Hall itself and vehicle movements to the existing lawful track, thereby offering the Council a greater degree of certainty and control over how the land is used.

Proposed use

8. Although the whole estate falls within the application site boundary and will form part of the planning unit for the proposed use, the ridge and furrow areas will continue to be maintained in the same manner as at present as part of the site's overall management. This management includes the cutting and baling of hay, undertaken seasonally with agricultural machinery, to keep the grassland in good condition. These operations are part of the wider upkeep of the estate rather than a continuation of a separate agricultural use. No construction or physical alteration is proposed on the ridge and furrow itself, and visitor activity associated with the new use will be concentrated within Hemingford Park Hall, with access provided via the established lawful track.



9. As a result, the ridge and furrow will continue to be maintained in the same way it has been for many years and will remain visible within the parkland. The limited and incidental presence of guests on the land will be insignificant compared to the ongoing agricultural management regime. The proposal therefore allows the ridge and furrow to survive in its present form, without material impact on its physical integrity or legibility.

Conclusions

10. This note and the Heritage Statement Addendum have been prepared to assist Members in reaching a decision when this application is to be considered at Committee. The Heritage Statement Addendum applies the appropriate methodology to the assessment of the significance of the ridge and furrow. It concludes that there is no harm caused by the proposed change of use, rather there will be a heritage benefit through the enhancement to the amenity value from the increased exposure to the visitors of the venue.
11. In conclusion, the application represents a heritage-sensitive approach to the management of the estate. While the agricultural use of the land will cease as a matter of planning law, the ongoing management of the grassland will ensure that the ridge and furrow continues to be maintained and visible within the parkland. By concentrating activity within the Hall and restricting access to the established track, the proposal avoids any material impact on the earthworks themselves. In this way, the change of use secures the continued survival of the ridge and furrow as part of the wider landscape, in a manner which is preferable to the lawful alternatives available.

Yours sincerely,

Max Short LLB(Hons) LLM MRTPI
Planning & Development Consultant
max@artisan-pps.co.uk



Heritage Statement Addendum

Hemingford Park, Hemingford Abbots,
PE28 9AS

On behalf of Dr Phil Kaziewicz

September 2025 | Project Ref. 00293 | V.2



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Introduction

1. This Heritage Statement Addendum report provides Huntingdonshire District Council (HDC) with an assessment of the ridge and furrow at Hemingford Park (the Site), a country estate which contains the Grade II* Hemingford Park Hall, a Grade II listed stables and coach house, and a Grade II listed gate lodge, as well as a number of ancillary structures and access roads.
2. The report serves as an addendum to the Heritage Statement (Jon Lowe Heritage Ltd, July 2025) submitted as part of a planning application (ref. 25/01248/FUL) for a change of use from dwelling (Use Class C3) & agricultural land to wellness centre (Class E) and wedding and events venue (sui generis). It has been prepared on behalf of the applicant, Dr Phil Kaziewicz, in response to representations made to HDC by Richard Buxton Solicitors (RBS) acting on behalf the Parish Council. RBS assert that the remains of ridge and furrow

within the application site are a non designated heritage asset that has not been properly assessed and considered.

3. In accordance with the requirements of Paragraph 207 of the National Planning Policy Framework (revised 2024), this statement proportionately describes the significance of the ridge and furrow potentially affected. It goes on to appraise the effects of the proposals upon that significance and concludes that the proposed change of use would not cause harm and is thereto sympathetic in its effects and fully in accordance with national and local planning policy.
4. Further, it supports the statutory obligation on HDC at Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, to *"pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas"*, namely the Hemingfords Conservation Area. In respect of listed buildings, it supports HDC in their duty at Section 66 of the Act, namely to have *"have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possess"*.

The Site

5. Information about the Site is set out in the Heritage Statement. In summary, Hemingford Park Hall is a large Grade II* listed country house set in the extensive grounds and parkland of Hemingford Park, located to the south-west of the village of Hemingford Abbots. The house and its Grade II listed ancillary structures date from the early-mid-19th century when farmland was acquired and developed to form a private residence and estate. The Decimus Burton designed house was added to the statutory list in 1951 with its ancillary buildings being listed in 1982.
6. Within the private enclosed parkland that forms the present day estate are the partial remains of

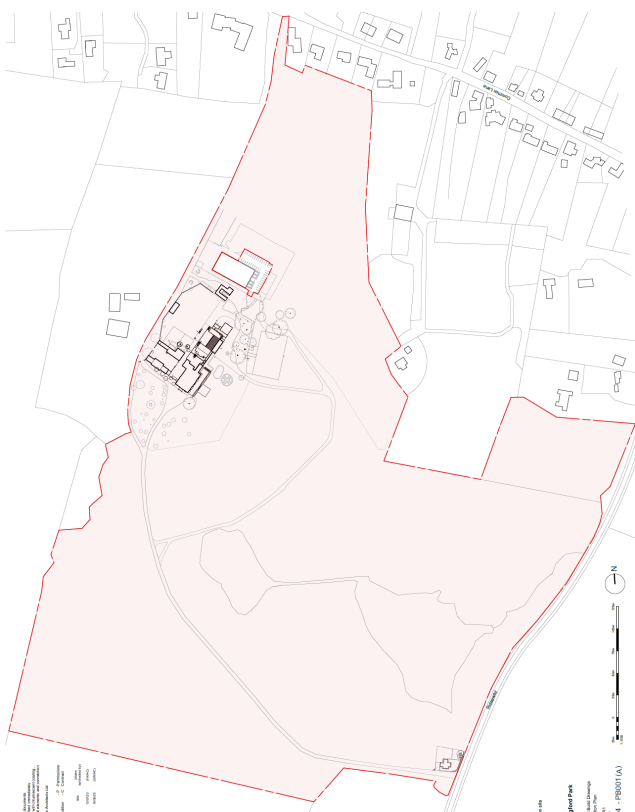


Figure 1: Plan view of Hemingford Park, delineated in red, and listed structures shaded blue.

ridge and furrow. The earthworks are located to the south east of the house, situated between Rideaway and the sweeping drive leading to the house from it. The parkland is contemporary with the house and, as was typical and popular of the era, includes planted trees to naturalise the former farmland. In addition, the parkland includes two large ponds, recorded on historic Ordnance Survey maps as 'The Lake' and 'Upper Fish Pond', that have truncated the ridge and furrow.

7. The estate boundary is defined by fencing and hedges with fencing defining gardens, paddocks and open parkland. Modern additions within the parkland include agricultural buildings, a horse walker and a manège. Prior to a 1920s sale, the estate's land holding had included agricultural land to the south and west of the present estate. To the east of Hemingford Park Hall, and projecting into the previously open primary vista from Hemingford Park Hall is the private grounds of the former cricket pavilion.
8. The partially surviving ridge and furrow within the application site is located between and

immediately to the north of the ponds. Further ridge and furrow survives immediately to the west of the application at Home Farm, and on land to the west of Hemingford Abbots and east of Cow Lane with the Godmanchester Eastside Common(see figure 2).

9. The Site is located within the Hemingfords Conservation Area, a designated heritage asset with a boundary that includes the settlements of Hemingford Abbots and Hemingford Grey, together with some of the surrounding landscape, including all of the aforementioned ridge and furrow. The presence of ridge and furrow within Hemingford Park and Home Farm are recognised within The Hemingfords Conservation Area Character Assessment (HDC, published June 2008), however the larger, more complete and clearly visible ridge and furrow to the west of the village is erroneously not.

Context and Background

10. Hemingford Park has been extended with a link detached pool house following grant of planning permission and listed building



Figure 2: Aerial view (Google Earth) showing areas of surviving ridge and furrow; 1. Hemingford Park; 2. Home Farm, 3 Land to east of Cow Lane and west of Hemingford Abbots (part of Godmanchester Eastside Common).

consent (ref: 1400578FUL & 1400579LBC, approved 20 Aug 2014 and 24/02342/HHFUL & 24/02343/LBC, approved 14 Feb 2025).

11. RBS assert that the ridge and furrow is a non-designated heritage asset. Heritage Assets are defined in the NPPF glossary (2024) as *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."* Whilst HDC have not formally identified any of the ridge and furrow to Hemingford Abbots former open field system as a heritage asset, it merits consideration as a non designated heritage asset in the planning decision. In defining the asset, it is our opinion that the non designated heritage asset is a single entity that includes the three partially surviving areas of ridge and furrow within the conservation area as they collectively represent survival of a single medieval open field system affiliated with Hemingford Abbots as a single settlement.

Ridge and Furrow

12. Ridge and furrow refers to earthworks which were originally formed by ploughing. They were in use between the Medieval and Post-Medieval periods and examples can still be found surviving in this region and more extensively throughout the Midlands. Typically they formed part of an open field system surrounding villages with the surviving examples at Hemingford Abbots being upon the fertile alluvial ground, rather than the heavier clays to its south. Survival of ridge and furrow is patchy throughout the Midlands due to modern mechanical ploughing and field enclosures. Good examples of ridge and furrow earthworks are becoming increasingly rare.
13. The earthworks are formed of parallel earthen ridges and shallow troughs (furrows) on the surface. Ploughing with a single-sided plough, drawn by horses, consistently turned soil towards a central point. This method built up the ridges and, in the process, created a self-

draining seedbed for crops. Lines of ridges could be used to divide up land between different people and on occasion it is possible to pick out footpaths, or lanes, running between areas of parallel ridges. The presence of ridge and furrow can often be an indicator that a settlement is nearby, in this case the village of Hemingford Abbots.

Previous Assessments

14. An assessment of the Site and its heritage values and sensitivities was undertaken by Jon Lowe Heritage Ltd as part of numerous past planning applications. These past heritage statements were produced between July 2021 and November 2024 with earlier assessment and reporting from 2013 having been undertaken by Jon Lowe under a different company. These documents have informed this heritage statement.



Figure 3: Source Historic England Archive (RAF photography) raf_cpe_uk_1952_fs_2263 flown 25 March 1947

This shows (edged in green) the ridge and furrow at Home Farm, immediately to the east of the application site. To the north of the River Great Ouse is a well preserved open field system or ridge and furrow of Houghton

Significance

15. Existing national policy guidance for archaeology and historic environment (the NPPF, 2024) enshrines the concept of the 'significance' of heritage assets. Significance is defined in the NPPF as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Assessment of Importance for Ridge and Furrow (Hall/English Heritage methodology, 2001)

16. Extensive assessment of the significance and survival of ridge and furrow has been carried out throughout the Midlands by English Heritage (now Historic England) as part of their Monument Protection Programme. Their study area focussed on Northamptonshire but extended to Warwickshire and Gloucestershire, in the west, and parts of Cambridgeshire, in the east. The Site falls within that broad study area. Further detailed assessment was carried on behalf of Northamptonshire County Council and resulted in a methodology for the assessment and management of this earthwork type (Hall, D. 2001. *Turning the Plough: Midland Open Fields: Landscape Character and Proposals for Management*. English Heritage/ Northamptonshire County Council.), a system that has been used for the assessment of ridge and furrow beyond the detailed study area.
17. The Hall assessment methodology for assessing the relative importance of ridge and furrow earthworks assigns the following to each criteria; 1 = 'Low/poor', 2 = 'Medium', and 3 = 'High/good'. The criteria are considered below.
18. **Group Value (Association):** The ridge and furrow within Hemingford Park form part of a wider surviving group of what was likely the open field system relating to Hemingford Abbots. However, as fragmentary remains, with no relationship to features such as house plots, boundary ditches, hollow ways or other typically experienced features, the isolated remains

within Hemingford Park are graded 'Low', (Low: with a single monument or feature, excluding the settlement), or none at all (Hall 2001). **Score Low.**

19. **Survival:** Hall notes that the extent of a field system is a major part of its importance and that a single modern field with ridge and furrow is normally of limited significance unless there are particularly rare features, or unless it lies next to a settlement. The extent of survival of the Hemingford Abbots open field system has not been archaeologically mapped and is incorrectly represented in the conservation area appraisal. Hall classifies Poor survival as 'field system that extends to less than 0-10% of the township and/or having some post enclosure damage'. Appraised in isolation the surviving remains of ridge and furrow within Hemingford Park would be deemed 'Poor' due to the enclosure within the 19th century park and the damage caused by the main driveway, planting of trees and excavation of the ponds. In addition, the area of ridge and furrow has been subject to the landscape management regime (grazing, paddock, tractor mowing, fences) as part of the parkland to Hemingford Park Hall. **Score Poor.**

20. **Potential:** Hall notes that the potential of surviving ridge and furrow normally lies with its extent, physical detail, historical documentation and relationship to the settlement. Potential may include the archaeological evidence of the origin or development of the system and therefore the better the conditions the greater the potential. Likewise, relationship between the ridge and furrow and the water source may be important if waterlogging aids preservation. Hall defines a Low value where the ridge and furrow is divorced from wet features and not lying on light soil and where it has a significant proportion of urbanisation and quarrying. A Medium value is ascribed where it lies on light soil or has wet features adjacent and the remainder of the township is intact. The ridge and furrow within Hemingford Park is assessed as having Low to Medium potential. It is divorced from the wider ridge and furrow in the locality and has no contemporaneous wet



Figure 4: Historic England Archive (NMR Reference NMR_1865_429 Dated 26th November 1980)

This records the ridge and furrow within Hemingford Park and illustrates the impact of the drive, lake/pond and separately owned/managed garden to the former Cricket Pavilion (bottom centre of frame)



Figure 5: Aerial view from south. Base image © Historic England 29453_029 flown 30 June 2015

This shows crop marks in the field to the east of Rideaway. The ridge and furrow within Hemingford Park is faintly evident as part of the 19th century parkland.

features unless the pond/s are proven to pre-date Hemingford Park. The lack of ploughing due to its enclosure may result in a modest degree of archaeological value, elevating the score to a low to medium rating. **Score Low to Medium.**

21. **Documentation (archaeological):** Hall notes that the most important elements of archaeological documentation are aerial photographs, both vertical and oblique. As with most of the region and much of the country there are good high level aerial photographs taken from 1944 to 1960s by the RAF. In addition the Historic England Archives includes oblique aerial imagery from 1980 (figure 4) which record the ridge and furrow within Hemingford Park. There are no known drawn records or records that cover a longer time period that serve value to our understanding of the asset. Because of the 1980s photography, the ridge and furrow within Hemingford Park is assessed as having a Medium score, namely for 'good photographs, or adequate plans'. **Score Medium.**
22. **Documentation (Historical):** From the research on Hemingford Park Hall carried out by the author since 2013, no specific open field records, field book or terrier have been located. However, there is potential for these to survive as the research on landscape has not been exhaustive. On this basis, and assuming some record survival potential, a Low score value is given (Low: no open field records other than a late terrier). **Score Low.**
23. **Diversity (features):** The surviving ridge and furrow is fragmentary and incomplete due to truncation (ponds, ploughing) and no other features (e.g. furlongs of different size and orientation, headlands, joints, balks, grass ends, green furrows, rick places and variable ridge profiles) have been observed or recorded. As a detailed survey has not been carried out there is the potential for some features to be identified. A Low score value is ascribed (Low: examples with 0-2 of these features). **Score Low.**
24. **Amenity value:** As the ridge and furrow within Hemingford Park are publicly inaccessible due

to the estate's private ownership, the earthwork remains currently have a Low score. (Low: an inaccessible and small area of fields). It could be argued that when appreciated as part of a layering of history together with Hemingford Park (the reason for its survival) and with a change of use leading to increased number of visitors enabling an increase in its exposure and appreciation, the earthwork remains have the potential for a Medium score value. (Medium: some access available; or the fields are enhanced by the additional interest of later features.) **Score Low to Medium.**

25. In summary, using the Hall assessment criteria an overall score of Low to Medium is found for the ridge and furrow within Hemingford Park.

NPPF Significance Assessment

26. Assessed against the interests defined in the NPPF the following judgements are offered:
27. **Architectural interest:** The earthworks do not draw significance from architectural interest.
28. **Artistic interest:** The earthworks are not of artistic interest, nor have they been captured in artistic depictions of Hemingford Park Hall or its parkland.
29. **Historic interest:** the ridge and furrow are of associative and illustrative historic interest. They represent part of a now truncated and fragmented open field system associated with the medieval and post medieval occupation of Hemingford Abbots. In this regard they have associative value with the surviving elements of the system beyond the application site but within the Hemingfords Conservation Area. Whilst functionally unrelated to Hemingford Park Hall, the establishment of the estate in the early -mid 19th century largely secured their survival and when experienced together have both associative and illustrative historic values.
30. **Archaeological interest:** All of the earthworks within the conservation area have the potential to yield information about the age, methods and use of the ridge and furrow. This gives the earthworks a modest archaeological interest.

Assessment of Proposal: Impact and Effects on Significance

31. The proposals do not include works that would physically impact, cause loss of, or diminish the extent of surviving ridge and furrow within Hemingford Park. An access track across the feature has been permitted by grant of a Lawful Development Certificate (granted on 4 September 2025 under reference 25/014151/CLED) under s.191 of the Town and Country Planning Act, 1990. Alteration or expansion of the track is not required due to the existence of passing places. Furthermore, avoidance of potential impacts (subject to need) can be avoided by the installation of traffic management systems (if necessary and subject to requisite permissions).
32. The proposals do not seek to change the openness or the features of the parkland setting which make a positive contribution to the setting of the Grade II* listed Hemingford Park Hall, or its Grade II listed ancillary estate buildings. The ridge and furrow would remain a visible and appreciable landscape feature within the parkland, sustaining their historic and archaeological interests.
33. The ridge and furrow forms part of the landscape used for the production of hay. The change of use of Hemingford Park Hall would maintain the established requirement to mow or graze those parts of the parkland in which ridge and furrow survives. These activities or actions, including use of agricultural machinery and human footfall, would not in themselves cause impacts sufficient to cause harm to the non designated heritage asset or the designated heritage assets to which they relate.
34. It is material that the other surviving parts of the non designated heritage asset of the open field system of Hemingford Abbots are exposed to uses and maintenance of equal or greater in threat than at Hemingford Park. For example, ridge and furrow within the privately owned Home Farm could lawfully be ploughed whilst that within the Godmanchester Eastside Common, to the West of Hemingford Abbots, could be openly accessed by public footfall and activity, or used for grazing (for example).
35. The retention of the ridge and furrow as part of the parkland would preserve any contribution the former agricultural landscape makes to the significance of Hemingford Park Hall, as part of its setting. Likewise, its retention would sustain any contribution made by the ridge and furrow (as an fragmentary part or collectively with the other surviving parts beyond the application site) makes to the character and appearance of the conservation area. The proposed change in use would not diminish the contributions made to the significance of either of these designated heritage assets.

Conclusion

36. Ridge and furrow are important landscape features in Britain that are recognised as holding historic and archaeological interest. Sustaining these features is a desirable objective and in the collective interest of this and future generations.
37. Detailed assessment criteria to understand the importance and interest of ridge and furrow, notably within the Midlands, has been published by English Heritage and David Hall (2001). The methodology has been applied to the fragmentary remains of the Hemingford Abbots open field system within this report and it is concluded that the its importance score is low to medium. Its incomplete nature and survival, detachment from the wider group, lack of typically affiliated features and its seclusion within a private estate limit its potential interest. Its survival can most likely be attributed to its inclusion within the parkland of Hemingford Park.
38. It is agreed that the remains of the Hemingford Abbots open field system, notably the surviving ridge and furrow, merits recognition as a non designated heritage asset. In carrying out an assessment of its importance and significance it is important to note that those remains within Hemingford Park are smaller and less complete than those surviving at Home Farm and within the Godmanchester Eastside Common (both of which are included within the Hemingfords Conservation Area but not properly mapped in its character appraisal). It follows that the scale of any impacts or their effect on the significance of the heritage asset be considered against the wider extent of the asset.
39. The significance of the ridge and furrow as a non designated heritage asset has been considered in accordance with Paragraph 207 of the NPPF. In doing so this report assists HDC in their decision making and supports their statutory duties. It is concluded that any potential impacts upon the ridge and furrow would cause no harm to designated or non designated heritage assets.
40. The application proposals seek permission for a change of use. They do not impose physical impacts nor would they diminish the contributions made by the ridge and furrow to the significance of designated heritage assets, including the Grade II* listed Hemingford Park Hall, the Grade II listed ancillary buildings, and the Hemingfords Conservation Area.
41. It is therefore concluded that the significance of the ridge and furrow within the application site, as a fragmentary remains of Hemingford Abbots' open field system, would be preserved. Arguably any increase in visitors to the Site would increase its amenity value (Hall, 2001) and exposure to the appreciation of the heritage assets.

DEVELOPMENT MANAGEMENT COMMITTEE 17th NOVEMBER 2025

Case No: 24/01802/OUT

Proposal: HYBRID PLANNING APPLICATION FOR UP TO 13,350 SQM FLOORSPACE IN USE CLASSES E(G)(I) OFFICE, E(G)(II) RESEARCH AND DEVELOPMENT, E(G)(III) LIGHT INDUSTRIAL, B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION) AND E/B8 (TRADE COUNTER). FULL PLANNING PERMISSION FOR THE ACCESS AND INTERNAL ROAD, LANDSCAPING AND PLOTS 7 AND 8 (UP TO 2861SQM FLOORSPACE). OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS FOR PLOTS 1 - 6 (UP TO 10,486SQM FLOOR SPACE).

**Location: LAND NORTH OF STOCKS BRIDGE WAY COMPASS
POINT BUSINESS PARK ST IVES**

Applicant: MS VANESSA POMEROY (BARNACK ESTATES UK LTD)

Grid Ref: 532309 272493

Date of Registration: 1st OCTOBER 2024

**Parish: 142 – HOLYWELL-CUM-NEEDINGWORTH
156 – ST IVES**

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) as the recommendations of Needingworth Parish Council and St Ives Town Council are contrary to the officer recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site comprises approximately 5.2 hectares of agricultural land forming part of Gifford's Farm, located on the north-eastern edge of St Ives within the parish of Holywell-cum-Needingworth. A section of the red line boundary on Somersham Road falls within the St Ives Town Council boundary. The site is open and undeveloped, with vegetation marking its boundaries. Parson's Drive Drain runs along the western boundary adjacent Somersham Road.

- 1.2 To the west of the site is the Somersham Road Industrial Area, which contains a range of commercial and industrial premises and is designated as an Established Employment Area (EEA) under Policy LP18 of the Local Plan. Immediately to the south is Compass Point Business Park, which contains a range large purpose-built office buildings which is also an EEA under Policy LP18. There are agricultural fields to the immediate north and east of the site, with Gifford's Farm buildings situated further east.
- 1.3 The western boundary and northern parts of the site fall within Flood Zone 2 and 3 on the Environment Agency's Flood Maps for Planning. The western boundary is also shown as being in Flood Zone 3a in Huntingdonshire's Strategic Flood Risk Assessment (2024). The majority of the site is at low risk of fluvial and surface water flood risk.
- 1.4 The site falls within the St Ives Spatial Planning Area under Policy LP7 of the Local Plan. The application site and an additional section of land to the northeast is allocated under Policy SI3 in the adopted Local Plan for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution.

Proposed development

- 1.5 The application seeks permission for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter).
- 1.6 This is a hybrid planning application seeking:
- Full planning permission for the access and internal road, landscaping (for Plot 7 and 8 only) and Plots 7 and 8 (up to 2861sqm floorspace)
 - Outline permission with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space)
- 1.7 Planning permission has previously been granted (reference 20/00405/OUT) for outline planning application with all matters reserved except for access for the provision of up to 8,400 sq.m (Gross External Area) of B1 (Research + Development and Light Industry) and or B2 (General Industrial) floorspace. This was consistent with Local Plan Allocation SI3. This permission is still extant and is a material planning consideration in the determination of this application.
- 1.8 The application is supported by the following documents:
- Planning, Design & Access Statement
 - Transport Assessment
 - Arboricultural Assessment
 - Ecological Appraisal

- Biodiversity Net Gain Assessment
- Landscape Strategy
- Noise Assessment
- Flood Risk Assessment and
- Drainage Management Schedule
- Air Quality Assessment

1.9 Amendments have been received during consideration of this application, which have been consulted upon accordingly.

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):

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

2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

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

- LP1: Amount of development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

- LP36: Air Quality
 - LP37: Ground Contamination and Groundwater Pollution
 - SI3: Giffords Farm, St Ives
- 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 (2024)
 - Cambridgeshire Flood and Water SPD (2017)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

4. PLANNING HISTORY

- 4.1 20/00405/OUT - Outline planning application with all matters reserved except for access for the provision of up to 8,400 sq.m (Gross External Area) of B1 (Research + Development and Light Industry) and or B2 (General Industrial) floorspace – Delegated approval 24.06.2022

5. CONSULTATIONS

Initial consultation October 2024

- 5.1 Needingworth Parish Council – Objects on the following grounds:
- Aware the site is in the St Ives Spatial Planning Area
 - The site is in the countryside and on land classified as grade 3 which has been regularly farmed
 - Note the report that states flood mitigation will take place however remain unconvinced that these measures are sufficient to deal with flooding in this area which in recent times has proven to be extensive affecting not just the land but areas surrounding the site
 - Infrastructure already under extreme pressure
 - Insufficient parking to accommodate workforce and visitors
 - Additional traffic to/from the site will make bottleneck at this location worse
- 5.2 St Ives Town Council – Objects on the following grounds:
- Acknowledge the site is allocated under Local Plan Policy SI3 and there is an existing outline permission, however the now proposed office and storage and distribution uses conflict with Policy SL3 and a 59% increase in floor area over the existing planning permission.
 - New jobs and economic development will benefit the town
 - Surface water flood risk concern

- Insufficient information in relation to additional HGV and vehicle trips from proposed use and floor area
 - The town already has a congestion issue in peak periods
 - Fails to address the Town Council's previous concerns raised on previous application in relation to off-site highway improvements (bus stops, improved footpaths and crossing point)
- 5.3 HDC Environmental Health - Object to the proposals on the ground of insufficient information regarding the potential impact on air quality. Recommend conditions in relation to noise, lighting and construction.
- 5.4 HDC Urban Design – This application should be accompanied by an Outline Parameter Plan to establish site development principles including, structural landscaping areas / widths, attenuation areas, location of access / loop roads, key frontages, building heights, key views, arrival gateway area, corner turning buildings, parking principles and materials colour palette.
The Full element of the proposal for the Estate Road and plots 7 and 8 require amending to ensure high quality frontages and corner turning units as well as soft landscaping and site connectivity.
- 5.5 HDC Landscape Officer – Recommendations in relation to landscape buffer zones, attenuation ponds, LVIA and separation between buildings and footpaths for landscaping.
- 5.6 Local Lead Flood Authority – Objection due to gradient of attenuation basin.
- 5.7 CCC Transport Assessment Team – Insufficient information to properly determine the highway impact of the proposed development.
- 5.8 CCC Highways – Further information is required by the Transport Assessment Team before a full assessment can be made. Highways officers request that this information be submitted prior to providing further comment.
- 5.9 Active Travel England – Deferral. ATE is not in a position to support this application and requests further assessment, evidence revisions and/or dialogue as out in the detailed response.
- 5.10 Environment Agency – Object on flood risk grounds. Deficiencies in submitted flood risk assessment need to be addressed.
- 5.11 Anglian Water – no objection subject to condition. Anglian Water rising main sewer crosses the development site and may be affected by the proposed development.

- 5.12 Cambridgeshire Constabulary – Note the absence of a crime prevention section in the DAS and recommended early consideration of “Secured by Design” principles. The layout is generally acceptable in terms of crime prevention and fear of crime.

Reconsultation November/December 2024

- 5.13 HDC Economic Development – Support. The proposed development aligns with key objectives of the Huntingdonshire Economic Growth Strategy, which emphasises fostering economic prosperity, supporting local businesses, and creating high-quality employment opportunities.
- 5.14 Local Lead Flood Authority – No objection in principle subject to conditions. The documents demonstrate that surface water from the proposed development can be managed through the use of a series of lagoons and swales. Outfall one will be limited via flow control to 4l/s and outfall two via pump at 14.5l/s. Both outfalls discharge into the existing watercourse. The applicant also has provided flood compensation areas and a detailed maintenance strategy outline maintenance practices, frequency and adoption details of all surface water features.
- 5.16 CCC Transport Assessment Team – The existing footway on Somersham Road is substandard and not suitable to serve a new development of this size. It is noted the applicant proposed to widen the footway, but not to a consistent 3m width. There appears to be plenty of highway land available to deliver a 3m wide shared surface all the way south to meet the A1123. There is an existing cycleway on the southern side of the A1123. There are no cycle facilities within the vicinity of the site and Somersham Road is subject to a 40mph speed limit. This is not conducive to cycling. The applicant is not proposing any cycling facilities within the site. It’s disappointing that it is not possible to provide a NMU connection into the Compass Point Business Park. The Highway Authority does not believe the proposals comply with national or local policy on sustainability and would lead to being reliant on the private motor vehicle. Recommend conditions for 3m wide foot/cycleway and travel plan if the LPA were minded to grant permission.
- 5.17 Environment Agency – No objection subject to condition. The development shall be carried out in accordance with the submitted flood risk assessment including mitigation measures.

Reconsultation March 2025

- 5.18 Needingworth Parish Council – Object. The Parish Council do not consider that its original objections have been dealt with and satisfactorily remedied. The letter from ATE dated 25th February

2025 supports the Parish Council concerns as well as raising further issues.

- 5.19 St Ives Town Council – Objection on the grounds that previous comments have not been addressed and potential connections north of the entrance and through the industrial estate are being overlooked.
- 5.20 HDC Environmental Health – Further clarification on air quality. Condition recommended to secure CEMP.
- 5.21 HDC Urban Design – Amendments still required to Parameter Plan and full element of the proposal.
- 5.22 HDC Economic Development – Support.
- 5.23 CCC Highways – Request detailed dimensions plans of what can be/is proposed for improvement along Somersham Road along with the highway boundary plans so this can be assessed in detail and conditioned accordingly.
- 5.24 Local Lead Flood Authority – Position remains supportive of the development subject to the imposition of the previously suggested conditions.
- 5.25 Anglian Water – no objection subject to strategic water resources strategy.
- 5.26 Active Travel England – Deferral. ATE is not in a position to support this application and requests further assessment, evidence revisions and/or dialogue as out in the detailed response.
- 5.27 Cambridgeshire Fire & Rescue Service – No objection subject to condition securing fire hydrants.

Reconsultation July/August/September 2025

- 5.28 HDC Environmental Health – Concur with the findings in the submitted Air Quality Assessment. No objection subject to conditions previously recommended.
- 5.29 HDC Landscape Officer – Recommendations remain outstanding.
Officer note: The applicant has submitted amendments to respond to the Landscape Officer's comments. No further comments have been received from the Landscape Officer however it is considered that the outstanding matters can be addressed by way of condition.
- 5.30 HDC Urban Design – Minor amendments recommended to parameter plan. Conditions recommended to secure details of

the substation, materials, external lighting, signage, alternative crossing point, alternative soft landscaping details, alternative elevations for units 4 and 7 and details of cycle parking on Plot 7 and 8.

- 5.31 HDC Ecology Officer - Objection. Based on the submitted information, the approach to protected species, biodiversity net gain, and the mitigation and enhancement measures, are unacceptable.

Officer note: The applicant has submitted a response to the Ecology Officer and an amended BNG metric. No further comments have been received from the Ecology Officer however it is considered that the outstanding matters can be addressed by way of condition.

- 5.32 CCC Highways – No objection subject to conditions. The updated drawings indicating the proposed widening works to the footway on Somersham Road widen the existing footway (where possible) to the fullest extent of the adopted highway. However, any information that the searches team were asked to assess the location as to the accuracy of the highway boundary, and the improvements can therefore only be indicative. That said the proposed widening to the existing pedestrian network in the area would be an improvement over the existing. Given that the site already has approval for a similar site with the same access configuration, further improvements would be unreasonable to request.

- 5.33 Active Travel England – No further comments to make at this stage and would refer the applicant to ATE's previous response. Officer note: Previous response welcomed the proposed 3m footway but maintained concerns over limited active travel infrastructure. They request stronger cycle and pedestrian connectivity, more ambitious mode shift targets, and improvements to off-site routes, including Somersham Road and the A1123 roundabout. ATE also seeks better site permeability, secure cycle parking, and trip-end facilities, with details secured by condition.

6. REPRESENTATIONS

- 6.1 Consultation letters were sent to 53 addresses and the application was publicised by site notice and a press notice in Hunts Post.
- 6.2 4 representations received from 3 addresses in objection raising the following matters:
- Existing area is over-crowded
 - Existing issues with traffic congestion
 - Recent development in the area has contributed to traffic issues
 - Flooding issues

- Poor maintenance of Parsons Brook
 - Surface water storage design is unlikely to compensate for the loss of water storage the site presently provides
- 6.3 Campaign to Protect Rural England (Cambridgeshire and Peterborough) – Object on the following grounds:
- No established need for development
 - Huntingdon and Alconbury Weald have substantial amounts of commercial space for rent with better transport links and all developed on brownfield sites
 - Additional traffic concerns
 - Flooding issues
 - Foul drainage issues
 - No solar panels proposed
 - Green land should be protected

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 St Ives Town Council consulted on a draft neighbourhood plan from 15 October 2023 to 1 December 2023. The draft neighbourhood plan has yet to proceed to examination or referendum and consequently can be attributed very little weight in the determination of this application.
- 7.5 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.

- 7.6 The main issues to consider in the determination of this application are:
- Principle of development
 - Flood Risk and Drainage
 - Design and Visual Amenity
 - Residential Amenity
 - Highway Safety, Access and Parking
 - Biodiversity and Ecology
 - Trees and Hedgerows
 - Other matters

Principle of development

- 7.7 Policy LP1 of the Local Plan sets out the target of approximately 14, 400 additional jobs during the plan period and Policy LP2 states that the majority of employment growth will be focused in the spatial planning areas (SPA). The application site is situated within the St Ives SPA under Policy LP7 of the Local Plan which sets out the types of development which are supported within SPAs on unallocated sites.
- 7.8 The application site is allocated for employment development under Policy SI3 which states:
“5.6ha of land at Giffords Farm, east of Somersham Road (B1040) is allocated for employment development to comprise any class ‘B’ uses except ‘B1a’ offices and ‘B8’ storage and distribution. Successful development of the site will require:
a. detailed flood risk assessment and flood mitigation works as appropriate
b. suitable access”
- 7.9 Subject to criteria a. and b. which will be addressed in later sections of this report, the proposed development would largely be in accordance with the allocation in that it proposes employment uses falling within Use Class B. However, the application does also seek permission for office (Use Class E(g)(i), formerly B1a), storage and distribution uses (Use Class B8) and Trade Counter (Use Class E/B8) contrary to Policy Allocation SI3.
- 7.10 The explanatory text to Policy Allocation SI3 at paragraph 11.15 states:
“Land and buildings available for employment uses other than offices (B1a use) in and around St Ives are currently limited. Storage and distribution uses are considered to be well provided

for in other locations that are more accessible to the strategic road network. This site is therefore allocated for employment uses other than offices and storage and distribution.”

- 7.11 Although the Local Plan was adopted in May 2019, the evidence base underpinning it is older, with the employment land strategy derived from the Huntingdonshire Employment Land Study (2014). An updated Economic and Employment Needs Assessment (June 2025) has been commissioned by HDC to provide a comprehensive evidence base to guide planning for employment land and floorspace in Huntingdonshire to inform the Local Plan update to 2046.
- 7.12 In this report, St Ives is identified as one of Huntingdonshire’s key towns with existing office provision; however, the current supply is limited and ageing, and may not meet the requirements of modern businesses. Office demand in St Ives is anticipated to be modest but steady, driven by local SMEs and evolving remote and hybrid working patterns. Although St Ives is not recognised as a strategic logistics hub, the town has potential to accommodate smaller-scale or last-mile distribution activities, particularly if infrastructure and access improvements are realised. The report highlights opportunities for more localised logistics operations rather than large-scale warehousing.
- 7.13 While the assessment does not specifically quantify demand for office (Class E) or storage and distribution (Class B8) uses in St Ives, it suggests that market towns such as St Ives could play a meaningful role in meeting this demand, particularly through the provision of smaller-scale, flexible employment space.
- 7.14 Comments have been received from HDC’s Economic Development team in support of the application, recognising the demand for both office and storage and distribution spaces in St Ives.
- 7.15 The applicant has sought to demonstrate current demand for the proposed office, storage and distribution uses at this location by providing a Marketing Proposal prepared by Eddisons (dated March 2024). This states that the proposed development aims to deliver a mix of uses tailored to the needs of both tenants and owner-occupiers within the local and regional market. The buildings are expected to accommodate a combination of uses rather than being solely designated for B2 (general industrial), B8 (storage and distribution), or E(g)(i) (office use). This flexible approach is likely to appeal to research and development enterprises, laboratory users, and national trade operators. Plots 1–6, which form the outline component of the application, are offered as ‘design and build’ opportunities, enabling occupiers to secure premises that meet their specific operational requirements and layout preferences.

- 7.16 The Planning, Design and Access Statement indicates that office space would typically be incorporated as part of a broader mix of uses within individual buildings, often serving as ancillary accommodation. It is therefore recommended that a planning condition be imposed to prevent any single building from being used exclusively for office purposes. While the inclusion of office use introduces a minor conflict with Policy Allocation SI3, the development does not propose standalone office buildings, which the policy seeks to avoid.
- 7.17 The submitted Planning, Design and Access Statement indicates that an element of B8 accommodation is proposed within the site. This is expected to be incorporated into buildings with mixed uses, such as design, manufacturing, and administrative functions.
- 7.18 According to paragraph 11.15 of the Local Plan, storage and distribution uses are generally well catered for in locations with better access to the strategic road network. Given the size of the plots and the anticipated floor space within each, the development is likely to attract local and regional businesses rather than compete with strategic sites such as Alconbury or those along the A1/A14 corridor. To ensure the development does not accommodate large-scale distribution operations, it is recommended that a condition be imposed to limit the maximum amount of storage/distribution space within any individual unit to 50,000 square feet (4,645 sqm).
- 7.19 In summary, it is considered that appropriate conditions could be applied to ensure that future buildings are not used solely for office or storage and distribution purposes, with any B8 use restricted in scale. While there is some conflict with Policy Allocation SI3, given that the proposed uses include those that are otherwise precluded, it is considered that the site's location, directly adjacent to two established employment areas, makes it suitable for such development. Furthermore, it would contribute to the delivery of additional employment opportunities during the Local Plan period, in line with Policy LP1.

Flood Risk and Drainage

- 7.20 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Furthermore, Policies LP6 and LP15 set out the Council's approach to wastewater and surface water management.
- 7.21 Policy Allocation SI3 part a) requires a detailed flood risk assessment and flood mitigation works as appropriate. The guidance for the allocation at paragraph 11.17 of the Local Plan states:
"SFRA modelling shows that a small part along the western edge of this site is considered to be at risk of flooding, being within

either flood zone 2 or flood zone 3a. The extent of flood risk will need to be established through a detailed flood risk assessment, and development will need to address any risk through incorporation of suitable flood protection/ mitigation measures, including ensuring that development does not increase flood risk off-site. In particular, a sequential approach will need to be taken to the arrangement of development within this site.”

- 7.22 Comments and representations received from the Parish and Town Councils and neighbours regarding flooding are acknowledged and addressed within this section of the report.
- 7.23 The application is supported by a Flood Risk Assessment (FRA) including a flood evacuation plan and proposed drainage strategy.
- 7.24 The majority of the site is within Flood Zone 1 as is therefore at low risk of fluvial flooding. However, part of the site access road, parking spaces and internal road within Plot 7 and 8 are located within Flood Zone 2 and Flood Zone 3a, as well as the proposed storage lagoons, wet lagoon and conveyance swale. These areas are also shown at risk of surface water flooding on Huntingdonshire’s Strategic Flood Risk Assessment (2024).
- 7.25 Paragraph 175 of the NPPF (2024) states:
“The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”
- 7.26 Paragraph 27 of the Planning Practice Guidance states:
“In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.”
- 7.27 Paragraph 180 of the NPPF (2024) states that where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.
- 7.28 It is a material consideration that there is an extant permission on the site (reference 20/00405/OUT).

- 7.29 For those areas of the site within Flood Zones 2 and 3a, the FRA identifies the maximum flood level as 7.700m AOD. The lowest point of the site is approximately 6.7m AOD, resulting in a potential flood depth of up to 1,000mm. To mitigate this, the FRA proposes raising the access road, buildings, and two storage lagoons above the maximum flood level. Floodplain compensation is proposed for these elements to ensure no net loss of floodplain storage.
- 7.30 The conveyance swale and wet lagoon are considered acceptable within the floodplain and do not require elevation, as they are designed to operate within the natural floodplain dynamics and will not impede water flow or store floodwater.
- 7.31 While the detailed layout of Plots 1–6 is not yet known, the submitted Parameter Plan confirms that areas within these plots at risk of flooding will be limited to external surfaces and soft landscaping. All buildings would be located sequentially within areas designated as Flood Zone 1.
- 7.32 The Environment Agency has confirmed that the proposed development would meet the NPPF's requirements in relation to flood risk if a planning condition is imposed ensuring the development is carried out in accordance with the submitted FRA and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 7.85 metres above Ordnance Datum (AOD)
 - Compensatory storage shall be provided as shown in drawings 23107-133 (Rev P01 dated 12/24) and 23107-134 (Rev P01 dated 12/24) to compensate for raising the attenuation areas, access road, parking spaces and driveways.
- 7.33 Paragraph 181(e) of the National Planning Policy Framework (NPPF, 2024) requires that development proposals demonstrate the inclusion of safe access and escape routes, where appropriate, as part of an agreed emergency plan. In line with this requirement, the submitted FRA identifies that safe refuge would be available via the site's access road, which is proposed to be elevated above the maximum predicted flood level. Additionally, parking areas and internal roads located within Flood Zone 3a are also proposed to be raised above the maximum flood level, thereby supporting safe movement and access during a flood event.
- 7.34 In terms of surface water flood risk, the SFRA (2024) indicates that areas to the north of the site and along the western boundary are at higher risk. The proposed lagoons and conveyance swale are located within these higher-risk areas, and no buildings are proposed in these locations.

- 7.35 The Local Lead Flood Authority has raised no objection in principle subject to conditions requiring the detailed design of the surface water drainage, drainage measures during construction and checking of completed drainage scheme. The documents demonstrate that surface water from the proposed development can be managed through the use of a series of lagoons and swales. Outfall one will be limited via flow control to 4l/s and outfall two via pump at 14.5l/s. Both outfalls discharge into the existing watercourse. The applicant also has provided flood compensation areas and a detailed maintenance strategy outline maintenance practices, frequency and adoption details of all surface water features. A further condition is recommended to ensure compliance with the drainage strategy.
- 7.36 In summary, the site is allocated in the development plan through Policy SI3, which has already undergone the sequential test process at plan making stage. In accordance with paragraph 180 of the NPPF (2024), the sequential test does not need to be reapplied for planning applications on allocated sites. Furthermore, the submitted FRA demonstrates that built development, including access routes and attenuation features, will be located and designed to avoid areas at highest flood risk, with appropriate mitigation measures in place. The proposed layout ensures that buildings are situated within Flood Zone 1 and in areas at low risk of surface water flooding. Areas within Flood Zones 2 and 3 are limited to infrastructure and landscaping elements that are either raised above the maximum flood level or designed to operate within the floodplain.
- 7.37 With the above, the proposed development is considered to satisfy the requirements of the NPPF and Local Plan policies LP5, LP6 and LP15 in relation to flood risk subject to the recommended conditions.

Design and Visual Amenity

- 7.38 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Furthermore, the Huntingdonshire Design Guide SPD (2017) contains place making principles for 'big box' buildings (this is a general term for any development incorporating office, industrial, retail or warehouses).
- 7.39 The site is located within the Central Claylands Landscape Character as identified within the Huntingdonshire Landscape and Townscape SPD 2022 Chapter 7 St Ives SPA. Compass Point Business Park to the south is within Compass Point and Parsons Green character Area, with the employment area to the

west of Somersham Road within the Somersham Road Industrial Estate character area.

- 7.40 The proposed development comprises up to 13,350 sqm of new business accommodation, with proposed access from Somersham Road, internal estate road with roundabout and proposed structural landscape buffer zones. This hybrid application is submitted in both outline (except for access) for Plots 1 – 6 and in full for the main access, internal estate road, landscaping and Plots 7 and 8. This section will address each element of the application separately.

Full Element (Access, Internal Road, Plot 7 and 8 including Landscaping)

- 7.41 The application seeks full planning permission for the access, internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace) shown on the 'Site Plan As Proposed'.
- 7.42 Vehicular access is proposed from Somersham Road with a new 3-metre-wide pedestrian foot and cycle path into the site on the southern side of the junction and along the southern side of the internal estate road. A 3-metre-wide landscape strip is proposed between the foot/cycle path and the plots containing a native hedge and trees which overcomes concerns raised by the Landscape Officer. On the northern side of the internal estate road, there is a 5.5-metre-wide combined landscape and drainage zone containing swales, native hedge planting and trees. It is considered that the proposed entrance and estate road would provide an attractive landscaped entrance to the site. A condition is recommended to require details of lighting along the estate road as the relationship with proposed trees needs to be carefully considered.
- 7.43 Following amendments taking on board comments from the Urban Design Officer, Plot 7 and 8 have been amalgamated to a single plot 7 with looped access road which is supported and it is recommended that future development plots should follow this principle. Plot 7 generally forms an outward facing development with landscaped car park fronting onto the landscape/drainage zone adjacent to Somersham Road. The amendments also enhance the proposed soft landscaping helping to mitigate the visual impact of car parking. The Urban Design Officer has requested two crossing points and extended pavement between Units 6 and 7 and Units 12 and 13 to ensure safe pedestrian movement within the plot and it is recommended that this is secured by way of condition.
- 7.44 The proposed units are two storey in scale with a contemporary appearance created through a simple material cladding palette and material panels framing doors and roller shutters. The colour palette is of various shades of grey cladding and black

trims/windows/doors. This colour palette is acceptable for this part of development fronting Somersham Road where a range of grey shades of cladding is used in the existing street scene.

- 7.45 Policy LP12 j) requires non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum. A condition is recommended to ensure that the proposed buildings within Plot 7 and 8 meet this requirement.
- 7.46 Subject to conditions requiring details of the substation, hard landscaping, external levels, lighting, cycle parking and signage, the proposed siting, scale and design of the buildings and layout of Plot 7/8 is acceptable and accords with the Design Guide SPD (2017) and Policies LP11 and LP12 of the Local Plan.

Outline Element (Plots 1 – 6)

- 7.47 The application seeks outline planning permission with all matters reserved except for the means of access to Plots 1–6, which comprise up to 10,486 sqm of floorspace. A detailed Parameter Plan has been submitted to guide future reserved matters applications relating to layout, scale, appearance, and landscaping within these plots. The Parameter Plan defines developable areas, the widths of structural landscaping zones, key frontages, indicative corner-turning buildings, building heights, and a key view corridor. Its purpose is to ensure that any future developer or end user brings forward proposals in accordance with these established parameters, thereby supporting a comprehensive and cohesive approach to the wider development and delivering high-quality placemaking.
- 7.48 The submitted Parameter Plan proposes building heights of up to 10 metres on the southern side of the internal estate road, and up to 8 metres on the northern side, providing a softer transition adjacent to the countryside edge. A street scene elevation section has been provided, illustrating the relationship between the proposed development and the existing built form at the north-western end of Compass Business Park. The office buildings in this part of the Business Park are two storeys in height, featuring hipped roofs with ridge heights of approximately 10.4m and 11.6m respectively. These buildings are set within a robust landscape buffer along Somersham Road and to the north, adjacent to the current application site. The proposed height limit of up to 10 metres is therefore considered to be in keeping with the established character of development to the south.
- 7.49 To reduce visual prominence and ensure a sympathetic relationship with the surrounding landscape, future development along the northern and eastern boundaries is recommended to incorporate a palette of dark and light green, as well as brown-

toned cladding panels. This approach would complement the structural landscaping and enhance the integration of the business park with its rural setting. It is therefore recommended that a colour study is conditioned to be submitted as part of any future reserved matters applications for Plots 1–4.

- 7.50 Key frontages proposed along estate road is supported by the Urban Design Officer as this ensures that parking and servicing would not dominate the primary frontage of the plot in accordance with the Design Guide SPD (2017). Detailed proposals for access to Plots 1–6 from the internal estate road are included within this application. These access points would facilitate the creation of future cul-de-sac development parcels. It is noted that a loop road arrangement, as proposed for Plots 7 and 8, would be preferable for future phases, allowing direct access from a secondary road and enabling generous soft landscaping to mitigate visual impact and respond positively to the character of surrounding business parks. Furthermore, any future reserved matters application should provide details of the location and height for any external storage including plant, equipment, materials and products.
- 7.51 Following amendments made in response to detailed feedback from the Urban Design Officer, the submitted Parameter Plan is considered to establish clear and robust development principles. These principles will support the delivery of a high-quality, well-designed scheme that integrates effectively with surrounding buildings, site topography, and the landscape.
- 7.52 Policy LP12 j) requires non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum. A condition is recommended to ensure that any buildings on Plots 1 – 6 meet this requirement.
- 7.53 Subject to the conditions recommended within this report, the proposal is considered to accord with the Design Guide SPD (2017) and Policies LP11 and LP12 of the Local Plan.

Outline Element (Landscape Zones)

- 7.54 The application is accompanied by a comprehensive Landscape Strategy which includes approximately 3.9 acres of soft landscaping which equates to around 30% of the total site area. While a detailed planting plan has been submitted, a subsequent reserved matters application would be required to fully assess the landscaping proposals in detail. The Landscape Strategy is considered acceptable in principle, however any future reserved matters submission should take into account the comments provided by HDC's Urban Design and Landscape Officers.

- 7.55 The northern and western edges of the site are proposed to contain a series of drainage features, structural/soft landscaping and amenity space for occupiers and visitors to the site.
- 7.56 To the south, the site adjoins the existing landscape buffer located along the northern edge of Compass Business Park. A 3.8-metre-wide landscape buffer is proposed along this southern boundary. However, the Landscape Officer has recommended a minimum 5-metre buffer zone to support the maturation of trees and to provide a habitat corridor, aligning with the Ecology Officer's recommendations. Furthermore, the detailed Landscape Strategy (drawing no. PP01 Rev 05) indicates that the southern landscape zone currently comprises only a grassland mix, with no trees or hedgerow planting. Accordingly, a condition is proposed on the outline element of the permission to ensure a minimum 5-metre separation between the rear of the units and the site boundary (including the 3.8 metre buffer currently shown) and the planting plan should include tree and hedgerow planting where possible.
- 7.57 The amended Parameter Plan F14 identifies a 12-metre-wide landscape buffer along the eastern boundary, designed to provide effective visual screening of the development. This corridor will enhance landscape character and biodiversity connectivity, and is consistent with the width of the eastern boundary of Compass Business Park to the south. the Landscape Strategy shows the eastern buffer containing only a single row of trees, with the hedgerow not connecting to Compass Business Park. This results in a weak interface with the adjacent countryside and thereforeAny future reserved matters should seek to enhance this proposed landscape buffer.
- 7.58 To ensure the long-term quality and maintenance of the landscaping across the development, it is recommended that a condition be imposed requiring the submission and approval of a Landscape and Ecological Management Plan (LEMP). This should apply to both the full and outline elements of the permission. The Plan should set out design objectives, management responsibilities, and maintenance schedules for all landscaped areas, including public open spaces, buffer planting, and ecological features.
- 7.59 Subject to the recommended conditions and any future landscaping reserved matters addressing the comments from HDC's Urban Design and Landscape Officers, the proposed development is considered to comply with Policies LP11, LP12, LP30 of the Local Plan and the NPPF 2024.

Residential Amenity

- 7.60 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all

users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

- 7.61 The surrounding land uses are predominantly industrial and commercial, particularly to the west and south of the site. A nursery and pre-school is located approximately 50 metres to the south. The nearest residential properties are situated to the east, near Gifford's Farm (approximately 250 metres away), and to the southwest, beyond the roundabout at the junction of Somersham Road and the A1123.
- 7.62 A Noise Impact Assessment (NIA), titled Environmental Noise Assessment for a Proposed Industrial/Commercial Development off Somersham Road, St Ives and dated June 2024, has been submitted. The Environmental Health Officer at HDC has reviewed the report and agrees with its findings. A condition is recommended to ensure compliance with the recommendations contained in the report. Furthermore, a condition is recommended to ensure that external plant is not installed at any premises until details have first been approved by the Local Planning Authority.
- 7.63 With regard to external lighting and amenity, HDC's Environmental Health Officer has raised no concerns in relation to the detailed lighting design submitted for Plots 7 and 8. However, a condition is recommended requiring a detailed lighting scheme and accompanying report to be submitted as part of any reserved matters application for layout on Plots 1 to 6.
- 7.64 The application is supported by an Air Quality Assessment prepared by NoiseAir Limited, dated 9 May 2025. Following detailed review and advice from HDC's Air Quality Specialist, it is considered that the slight exceedance of the Stage 2 IAQM and EPUK criteria is negligible and it is not considered that a more detailed investigation is warranted. Air quality is therefore unlikely to result in a significant adverse impact on future occupiers of the development.
- 7.65 It is recommended that a condition be imposed to obtain Construction Environmental Management Plan (CEMP) to ensure that potential environmental impacts during the construction phase are properly managed and mitigated.
- 7.66 Subject to the recommended conditions, the proposal is considered to comply with Policy LP14 of the Local Plan. The development is expected to provide a high standard of amenity for future occupiers and users, while safeguarding the amenity of neighbouring land and buildings.

Highway Safety, Access and Parking

- 7.67 Policy LP16 of the Local Plan looks to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals. Policy LP17 of the Local Plan sets out that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. Allocation Policy SI3 part b) states that successful development of the site will require suitable access.
- 7.68 Concerns raised by the Parish and Town Councils and neighbours in relation to existing and potential traffic issues are noted and addressed within this section of the report.
- 7.69 The application is supported by a Transport Assessment produced by Stantec dated September 2024 and a Technical Response to CCC Highways comments dated 12 December 2024.
- 7.70 The previous approval (reference 20/00405/OUT) is still extant and is a material consideration for the assessment of transport impacts of this application. The proposed development represents an increase in operational land use from the previously approved 8,400 sqm of employment floor area to up to 13,350 sqm of employment floor area. As this is a hybrid application, the use and scale of the buildings within the majority of the site are yet to be determined. In future reserved matters applications, these will be determined by the demand for accommodation from the market. The Transport Assessment has been carried out using two scenarios: Option A represents a mix which would generate a higher number of cars, whereas Option B represents an option which would generate a greater number of HGVs. The proposed development would result in an increase in vehicular trip generation of 10 trips during the AM peak hour and 32 during the PM peak hour and this increase is considered negligible in terms of traffic impacts. The Transport Assessment Team at Cambridgeshire County Council have raised no objection to the conclusions of the Transport Assessment in terms of vehicle traffic impacts in either development scenario.
- 7.71 Financial contributions towards junction signal upgrades were secured through the Section 106 agreement associated with the previous approval (reference 20/00405/OUT), following advice from the Transport Assessment Team. For the current application, the team has not advised that such contributions are necessary as the works to the signals have already been undertaken.

Access

- 7.72 Vehicular access to the site is proposed via a new priority junction located on Somersham Road, similar to the access

arrangements approved for application reference 20/00405/OUT. Pedestrian and cycle access is proposed from Somersham Road via 3-metre-wide foot/cycle way linking into the site alongside the proposed vehicle access. This 3-metre-wide foot/cycle way would run the length of the internal estate road. Following amendments to the scheme to improve pedestrian and cyclist access, the Highway Authority has raised no objection, subject to conditions securing the detailed design and specification of the access, as well as ensuring appropriate visibility splays and that the roads and foot/cycle paths are constructed to a suitable standard prior to first occupation of the development.

- 7.73 The amended Parameter Plan includes a potential pedestrian and cycle connection to Compass Business Park to the south, via structural landscaping buffer zones along the far eastern edge of the site, which would enhance cross-site connectivity. This responds to comments raised by Active Travel England and HDC's Urban Design Officer. However, this connection would require agreement with the landowner of the adjacent site, which has not yet been obtained but remains a matter of discussion between the applicant and the adjacent land owner. A planning condition is recommended to secure details of the pedestrian and cycle link should it come forward. In the event that the connection is not feasible, a scheme for soft landscaping is required in its place.

Off-site highway improvement works

- 7.74 An uncontrolled pedestrian crossing is proposed across Somersham Road south of the proposed vehicle access. This crossing would include dropped kerbs and tactile paving consistent with the previous approval (reference 20/00405/OUT). This would link the site to the existing footway infrastructure on the western side of Somersham Road.
- 7.75 Comments received from the Transport Assessment Team and the Active Travel Team highlighted concerns regarding the substandard condition of the existing footway on the western side of Somersham Road. It was considered inadequate to support a development of this scale and unsuitable for cycling. In response, the applicant proposes widening works to the footway, extending to the maximum achievable width within the limits of the adopted highway. The footway would be widened to 3 metres where possible, although in some constrained areas a minimum width of 2.3 metres would be provided. The Highways Officer has acknowledged that this represents an improvement over the existing provision. It may be possible to achieve a more consistent width, subject to further assessment during the Section 278 process with the Highway Authority.

Parking

- 7.76 The Transport Assessment sets out that the scheme would generate a requirement for approximately 170 car parking

spaces. However, the level of car and cycle parking would need to be confirmed and considered in detail at the Reserved Matters stage for Plots 1 -6 based on the floorspace and uses proposed for each plot. Policy LP17 of the Local Plan requires a proposal for a new non-residential building over 2,500m² of net internal floorspace to provide dedicated changing and showering facilities for cyclists. Accordingly, a condition is recommended on the outline element of this application for details of such facilities should any building exceed the threshold.

- 7.77 A total of 67 car parking spaces including accessible spaces are proposed for Plots 7 and 8 which is considered sufficient to cater for the size and use of the buildings. The provision of cycle parking for staff within the building is considered acceptable (4 spaces per unit). Cycle parking for visitors is provided in the form of Sheffield stands located at the entrance of the plot and within the car park area.
- 7.78 In summary, the proposed development complies with Local Plan policies LP16 and LP17 relating to transport, access arrangements, and parking provision subject to the conditions recommended above being imposed should permission be granted.

Biodiversity and Ecology

- 7.79 Local Plan Policy LP30 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated; to 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. This mirrors the ecological and environmental policies set out at Section 15 of the NPPF (2024).
- 7.80 The application is supported by an Ecological Appraisal dated September 2024 and a Biodiversity Net Gain Assessment dated September 2024.
- 7.81 The Ecology Officer has raised concerns regarding the interface between proposed development and the existing hedgerow along the southern boundary, specifically in relation to light spill affecting both retained and newly created habitats. Adopting a precautionary approach by assuming bat commuting and foraging activity along boundary features and within woodland habitat, a minimum separation of 5 metres is required between built form and the boundary. The detailed layout for Plot 7 and 8 shows an approximate 5 metre gap between the rear of the buildings and the southern boundary which is acceptable. For the remainder of the plots which are part of the outline element of the application, a condition is recommended to ensure that a 5 metre separation buffer is provided. Furthermore, in order to avoid

unnecessary light-spill onto retained boundary habitats, it is recommended that an ecologically sensitive lighting scheme be conditioned.

7.82 Provided that the mitigation and safeguarding measures set out in the Ecological Appraisal are fully implemented, it is considered that the proposed development would not result in significant harm to any habitats or faunal species of interest. To ensure adherence to these measures, a compliance condition is recommended.

7.83 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The submitted Biodiversity Metric Assessment demonstrates measurable net gains across all habitat types assessed. The following percentage changes have been calculated based on the baseline and post-development scenarios:

- Habitats: Net gain of +1.19 units, representing an 11.54% increase
- Hedgerows: Net gain of +1.47 units, representing a 131.35% increase
- Rivers: Net gain of +0.50 units, representing a 50.32% increase

While 10% BNG is a default condition attached to planning permissions for major developments under the Town and Country Planning Act 1990, for the avoidance of doubt a specific BNG condition is recommended to secure the proposed net gain.

7.84 Additional measures proposed under the scheme including faunal enhancements such as bat roost boxes and bird nest boxes, log piles, hedgehog domes and connectivity features for hedgehogs, will bring forward considerable additional biodiversity net gains that are unable to be reflected within the Statutory Biodiversity Metric. Conditions are recommended for both the outline and full elements of this application to secure details of the proposed biodiversity enhancements.

7.85 Subject to the recommended conditions, the proposed development is considered to comply with Policies LP30 of the Local Plan and the NPPF 2024.

Trees and Hedgerows

7.86 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and where development has any adverse impacts in these regards, that they be minimised as far as possible.

- 7.87 The application is supported by an Arboricultural Report which sets out that there are no trees on site, however there are hedge remnants to the northwest and northeast boundaries and a landscape hedge/buffer along the southern boundary. The report includes an Arboricultural Method Statement which details minor pruning to hedgerow and protective fencing for trees and hedges on the boundary. A condition is recommended to ensure compliance with the Arboricultural Method Statement on Plots 7 and 8. A further condition is recommended to ensure details of tree/hedgerow protection is submitted at reserved matters stage for Plots 1 – 6.
- 7.88 Subject to the recommended conditions, the proposed development is considered to comply with Policy LP31 of the Local Plan.

Developer Contributions

- 7.89 The development may 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 matters

Fire hydrants

- 7.90 Cambridgeshire Fire & Rescue Service has raised no objection to the application, subject to a condition securing the provision of fire hydrants. A condition is recommended to obtain details of hydrant locations for both the full and outline elements of the scheme, to ensure installation prior to the occupation of any units. The development is considered to achieve a satisfactory form in the interest of public safety, in accordance with Policy LP12 of the Local Plan.

Community safety

- 7.91 The application has been assessed by Cambridgeshire Constabulary who raise no objections to the development stating that the layout is generally acceptable in terms of crime prevention and fear of crime. It is considered that the proposed development would not impact adversely on the safety and security of the users and the general public and therefore, it is in accordance with Policy LP14 of the Huntingdonshire's Local Plan to 2036.

Water Supply

- 7.92 Anglian Water has advised that it is not legally obliged to supply potable water for non-domestic uses where this could compromise domestic supply. Due to current water stress, non-domestic supply is restricted to 20m³ per building. To ensure this limit is not exceeded, Anglian Water requests a condition requiring a Water Resources Statement to confirm compliance

and explore measures to reduce demand. This is considered a reasonable approach and is recommended accordingly.

Conclusion and Planning Balance

- 7.93 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 7.94 The proposed hybrid application seeks to deliver up to 13,350 sqm of flexible employment floorspace across a range of uses, including office, research and development, light industrial, general industrial, storage and distribution, and trade counter. While the inclusion of office and B8 uses introduces a degree of conflict with Allocation Policy SI3, this is considered acceptable given the site's location adjacent to two established employment areas, new evidence on evolving market demand and premises supply, and the conditions recommended to limit the extent of these uses.
- 7.95 The development would contribute significantly to the delivery of employment opportunities in line with Policy LP1 and the Huntingdonshire Economic Growth Strategy. The buildings are designed to be flexible and adaptable, catering to a range of occupiers and supporting local economic growth. These economic benefits, including job creation, carry substantial weight in the planning balance.
- 7.96 In addition to economic benefits, the proposed development would deliver environmental and social benefits.
- 7.97 The development is capable of achieving measurable net gains across habitats, hedgerows, and river features, exceeding the statutory 10% BNG requirement. Additional biodiversity enhancement measures are also proposed.
- 7.98 A significant proportion of the site is dedicated to soft landscaping, including structural buffer zones, swales, and amenity areas for future occupiers and visitors.
- 7.99 The proposed development includes off-site highway works to upgrade the footpath on the western side of Somersham Road which would enhance pedestrian and cycle infrastructure.
- 7.100 Key issues including flood risk, drainage, transport, design, amenity, ecology, and biodiversity have been addressed through amendments and mitigation measures. Subject to the recommended conditions, the development is considered to comply with the relevant policies of the Local Plan and the National Planning Policy Framework (2024).

- 7.101 On balance, the economic, environmental, and social benefits of the scheme are considered to outweigh the identified conflict with Allocation Policy SI3. The proposal represents sustainable development and is therefore recommended for approval subject to conditions.

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

Full application

- Time limit
- Approved drawings
- Use and floor space restrictions
- Biodiversity Net Gain
- Landscape maintenance and management
- Materials
- Soft landscaping implementation and compliance in relation to Plot 7 and 8 only
- Soft landscaping details for estate road
- Electric vehicle charging points
- Substation details
- External levels
- Hard landscaping
- Details of solar panels
- Cycle parking
- BREEAM Standards of 'Good' as a minimum
- Landscape and Ecological Management Plan
- Tree protection measures
- Construction and delivery times
- CEMP
- Compliance with Noise Impact Assessment
- Details of external plant/machinery
- Construction of roads, footways and cycleways prior to occupation
- Access width
- Access specification
- Detailed design of access crossing the ditch/watercourse
- Space for vehicle movements
- Temporary facilities
- Visibility splays
- Kerb radius
- Access drainage measures
- Access metalled surface
- Off-site highway improvement works – upgrading of footway on western side of Somersham Road
- Workplace travel plan
- Lighting scheme including 5 metre 'dark corridor' to southern boundary
- Surface water drainage design

- Drainage during construction
- Surface water drainage system completion report
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Fire hydrants
- Water Resources Statement, Plots 7 & 8

Outline application with all matters reserved except means of access

- Reserved matters
- Reserved matters submission and start date
- Use and floor space restrictions
- Approved drawings including location and parameter plan
- Biodiversity Net Gain
- Plots 1-3 RM – material and landscape colour study
- Electric vehicle charging points
- LEMP
- Phased surface water drainage strategy
- Surface water measures during construction
- Surface water drainage system completion report
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Construction and delivery times
- CEMP
- Compliance with Noise Impact Assessment
- Details of external plant/machinery
- External lighting including 5 metre 'dark corridor' to southern boundary
- Tree protection measures
- Finished floor and external levels
- Details of location(s) and height(s) for any external storage
- BREEAM Standards of 'Good' as a minimum
- Workplace travel plan
- Cycle parking/facilities
- Fire hydrants
- Water Resources Statement, Plots 1 - 6

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 Lucy Pateman, Senior Planning Officer (Strategic Team) – lucy.pateman@huntingdonshire.gov.uk.

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 24/01802/OUT
Date: 02 April 2025 12:50:06

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/04/2025 12:49 PM from Miss Jane Bowd - Needingworth PC.

Application Summary

Address:	Land North Of Stocks Bridge Way Compass Point Business Park St Ives
Proposal:	Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g) (i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).
Case Officer:	Lucy Pateman

[Click for further information](#)

Customer Details

Name:	[REDACTED] Needingworth PC
Email:	[REDACTED]
Address:	Village Hall Overcote Lane Needingworth Cambridgeshire

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Parish Council do not consider that its original objections have been dealt with and satisfactorily remedied. In fact the letter from ATE dated 25th February 2025 supports the Parish Council concerns as well as raising further issues. Based on this the Council continues to object to this application.

Kind regards

From: DevelopmentControl
Sent: 16 October 2024 10:42
To: DevelopmentControl
Subject: Comments for Planning Application 24/01802/OUT

Categories:

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/10/2024 10:42 AM from [REDACTED] - Needingworth PC.

Application Summary

Address:	Land North Of Stocks Bridge Way Compass Point Business Park St Ives
Proposal:	Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).
Case Officer:	Lucy Pateman

[Click for further information](#)

Customer Details

Name:	[REDACTED] - Needingworth PC
Email:	[REDACTED]
Address:	Village Hall Overcote Lane Needingworth Cambridgeshire

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	In objecting to this application Council considered the current Local plan and also the NPPF. Council is aware that the site is in the St. Ives spatial planning area. LP10 Council considers this site to be in the countryside and on land classified as grade 3 which has been regularly farmed. LP 5 Flood risk. Council notes the report that states flood mitigation will take place however

From: DevelopmentControl
Sent: 27 March 2025 14:26
To: DevelopmentControl
Subject: Comments for Planning Application 24/01802/OUT

Categories:

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/03/2025 2:25 PM from Mrs Libby White.

Application Summary

Address: Land North Of Stocks Bridge Way Compass Point Business Park St Ives

Proposal: Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).

Case Officer: Lucy Pateman

[Click for further information](#)

Customer Details

Name:

Email:

Address: St. Ives Town Hall Market Hill ST. IVES

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: St Ives Town Council recommends objection to this application on the grounds that their previous comments have not been addressed and potential connections north of the entrance and through the industrial estate are being overlooked.

Kind regards

remain unconvinced that these measures are sufficient to deal with flooding in this area which in recent times has proven to be extensive affecting not just the land in question but the industrial site on the opposite side of the road, the highway at the roundabout by Tesco/BP garage and Sheepfold/ St Audrey Lane residential areas.
The infrastructure at this site is already under extreme pressure throughout the day and the plans do not show sufficient parking to accommodate a workforce and visitors.
Additional traffic to/from the site will only make the bottleneck at this location worse.

Kind regards



*Celebrating 50 years
1974-2024*

ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives, Huntingdonshire PE27 5AL

Telephone: 01480 388929 Email: townclerk@stivestowncouncil.gov.uk

TWINNED WITH STADTALLENDORF

28th October 2024

Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sirs

24/01802/OUT - Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space)

Please find below the response from St Ives Town Council in respect to the above application.

St Ives Town Council (the Town Council) recommend objection to this application.

It is acknowledged the site is allocated under Local Plan Policy SI3 and there is an existing outline planning permission granted in 2022 (20/00405/OUT), however the now proposed office and storage and distribution uses conflict with Policy SI3, and a 59% increase in floor area over the existing planning permission is now proposed.

Although supporting new jobs and economic development that will benefit the town, there is concern the increased floor area will result in greater surface water runoff, with less space to accommodate water attention - flooding of to the south of the site is an existing problem. The larger floorspace and wider mix of uses could also result in more HGVs and vehicle trips generally - the town already has a congestion issue in the peak periods. It's noted the Transport Assessment considers two development scenarios (Table 2-1) and it concludes both are projected to result in an increase in vehicular flows (paras 2.6.10 and 2.6.13) and it further identifies the level of parking and presumably the level of vehicle trips will be confirmed in detail at the



Reserved Matters stage when the proportion of usable floor area, and mix of uses, will be defined in more detail.

Considering the above there is objection to the uncertainty surrounding the additional uses and floor area, and insufficient information has been provided.

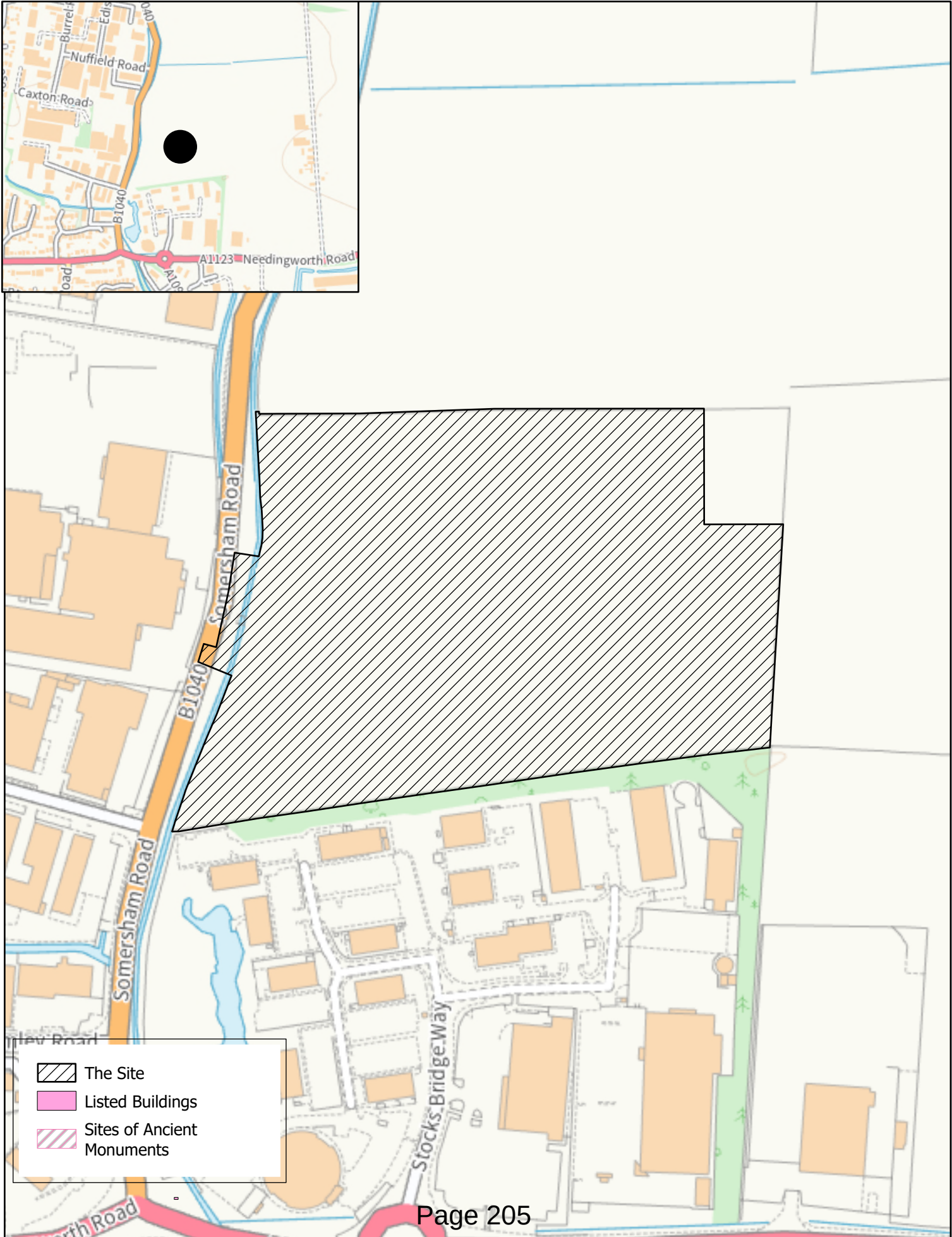
Also, the developers have failed to address the Town Council's previous concerns raised in respect of the earlier application 20/00405/OUT. Specifically:

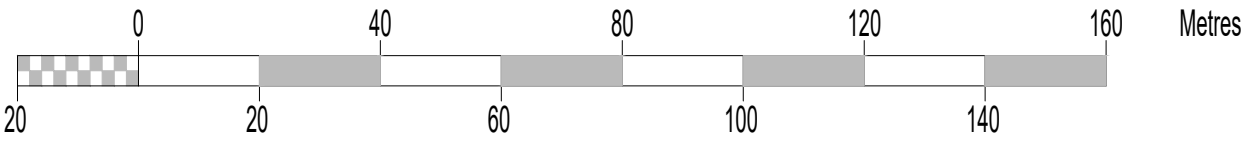
- The opportunity to introduce a bus stop on Somersham Road.
- An improved footpath on the west side of Somersham Road north of the proposed entrance to Nuffield Road – it is pointed out there is a footpath and cycle network that connects the residential areas to the west of the industrial estate to Nuffield Road and this will be a convenient route for pedestrians accessing the proposed development. To improve this the Somersham Road footpath needs to be widened to the north of the new entrance.
- Somersham Road has queuing traffic at peak times and is a busy fast moving 40mph road at other times. A traffic island refuge should therefore be provided as part of the new access to make it safer to cross the road.
- That a footpath/cycle route be provided to the Compass Point industrial area to provide a shorter route to Morrisons and Needingworth that also avoids the A1123/Somersham Road roundabout (this would improve access to the site to local amenities)

Maintain road safety concerns in respect of the design of the access and the omission of a ghost island – as already noted Somersham Road is a busy road with queuing to get into the town at peak times. Vehicles entering the site from the south will lead to increased congestion for north bound traffic and there are a number of existing access points to industrial units on the other side of Somersham Road that will be impacted by the proposed development. This will be compounded by the wider uses and larger floor area now proposed.

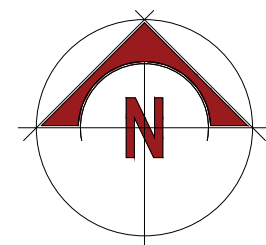
Yours faithfully


BEM BA(Hons) FSLCC
Town Clerk





SCALE 1:1250



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F01	first issue	13.09.2024
revision	note	date

client
Barnack Estates Ltd

project title
Trinity Business Park
Somersham Road, St Ives

drawing title
Location Plan

drawing status
Planning

scale	date	
1:1250 @ A1	September 2024	
project number	drawing number	revision
2774	AL0110	F01



01733 393010 www.dtarchitects.co.uk



EXTERNAL FINISHES KEY

- Concrete Service Yards
- Marshalls Piora Block Paving.
Colour: Buff with Charcoal Markings
- Marshalls KeyBlock Paving.
Colour: Charcoal
- Tarmac Paths
- Tarmac Roads
- Soft Landscaping
- Gravel
- Cycle Racks
- 1.8m Weldmesh Fence.
Colour: Green
- Vehicle Charge Points
Passive (duct only)
Active (charging point)
- Fire Hydrant

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AREA SCHEDULE

Overall Site Area 52,103 m² (12.9 acres approx)

OUTLINE PLANNING ONLY

PLOT 01 - E/B2 - Tech/Office Use

Plot Area 7,185 m² (1.77 acres approx)
Proposed GIA 2,787 m² (30,000 sq ft approx)

PLOT 02 (B2/B8) 2,671 m² (0.66 acres approx)

PLOT 03 (B2/B8) 3,089 m² (0.76 acres approx)

PLOT 04 4,591 m² (1.1 acre approx)

PLOT 05 4,450 m² (1.1 acre approx)

PLOT 06 4,450 m² (1.1 acre approx)

TOTAL GIA 10,486 m² (112,870 sq ft approx)

DETAILED PLANNING

PLOT 07 - E/B2/B8 SME

Plot Area 7,847 m² (1.93 acres approx)

Building 01 GIA 326 m² (3,486 sq ft approx)

Building 02 GIA 560 m² (6,026 sq ft approx)

Building 03 GIA 1,144 m² (12,320 sq ft approx)

Building 04 GIA 832 m² (8,954 sq ft approx)

TOTAL GIA 2,862 m² (30,786 sq ft approx)

F13	pedestrian/cycle footpath updated	05.02.2025
F12	amendments to notes	16.01.2025
F11	pedestrian footpath widened and Plots 7 and 8 amended	15.01.2025
F10	pedestrian footpath widened	27.11.2024
F09	pedestrian footpath widened	26.09.2024
F08	pedestrian footpath and crossing updated	25.09.2024
F07	area schedule updated	12.09.2024
F06	notes updated	20.08.2024
F05	drainage features updated	16.08.2024
F04	use class notes updated	03.05.2024
F03	building 7 repositioned	23.04.2024
F02	area schedule updated	12.04.2024
F01	preliminary issue for comment	03.04.2024

revision note date

client

Barnack Estates Ltd

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

Site Plan as Proposed

drawing status

Planning

scale	date	
1:500 @ A1	April 2024	
project number	drawing number	revision
2774	AL0210	F13



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KEY

- Site Boundary 12.87 acres
- Flood Zone
- Developable Area (Buildings and Surfacing) - 6.97 acres -
- Developable Area (No Buildings - External Surface and Soft Landscaping only) - 0.72 acres
- STRUCTURAL LANDSCAPE ZONES (3.9 acres)
- Structural Landscaping to be agreed and planted in accordance with the submitted Landscape Strategy. A mix of native species to form key screening, biodiversity and frame buildings.
- SUSTAINABLE DRAINAGE FEATURES
- ACCESS AND ESTATE ROAD
- 5m DARK CORRIDOR FOR BATS (No bats recorded within Ecological Appraisal)

KEY FRONTAGES

Suitable public-facing frontage to be presented to Somersham Road and Estate Road, using a combination of landscape planting and building orientation to face to the road.

KEY VIEWS

it is recognised that the sites' frontage and the entrance to the site forms a key view. Development will be designed, orientated and positioned to facilitate an attractive entrance to the site and frame this view.

BUILDING FRONTAGES

Wherever the internal layout allows, buildings will be orientated to face transport routes, to provide suitable public facing frontages, with passive surveillance. On corner plots, this may involve buildings with two public-facing frontages, to "turn the corner"

POTENTIAL CONNECTIONS TO COMPASS POINT BUSINESS PARK

There may be potential to provide a pedestrian and cycle route through to the Compass Point Business Park, to the south, subject to agreement from the owner of that adjacent land. If so, the route of the connection would run through the landscape buffer, weaving between new planting, with the intention that trees and shrubs can be provided in front and behind it, and canopies may extend above the pathway

F15	notes updated	21.10.2025
F14	5m dark corridor for bats added	09.09.2025
F13	structural landscaping updated	22.08.2025
F12	building heights updated	31.07.2025
F11	notes updated	31.07.2025
F10	structural landscaping updated	31.07.2025
F09	annotations updated	05.06.2025
F08	notes & landscaping updated	04.06.2025
F07	notes updated	04.06.2025
F06	parameters updated	03.06.2025
F05	notes updated	10.02.2025
F04	parameters updated	10.02.2025
F03	notes amended	17.01.2025
F02	constraints updated	17.01.2025
F01	preliminary issue for comment	17.01.2025

revision	note	date
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client

Barnack Estates Ltd

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

Site Parameters Plan

drawing status

Planning

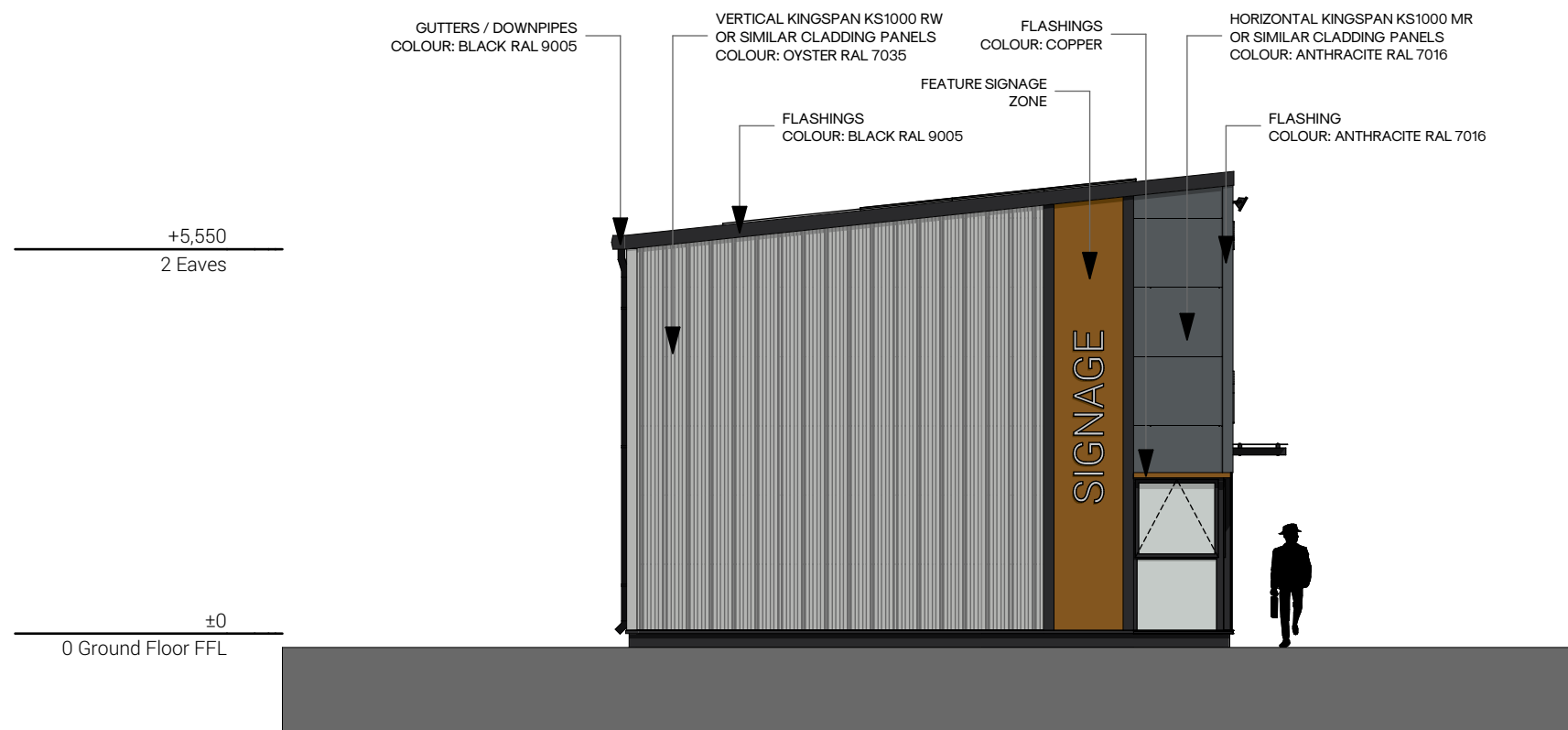
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1:500 @ A1	January 2025	
project number	drawing number	revision
2774	AL0310	F15



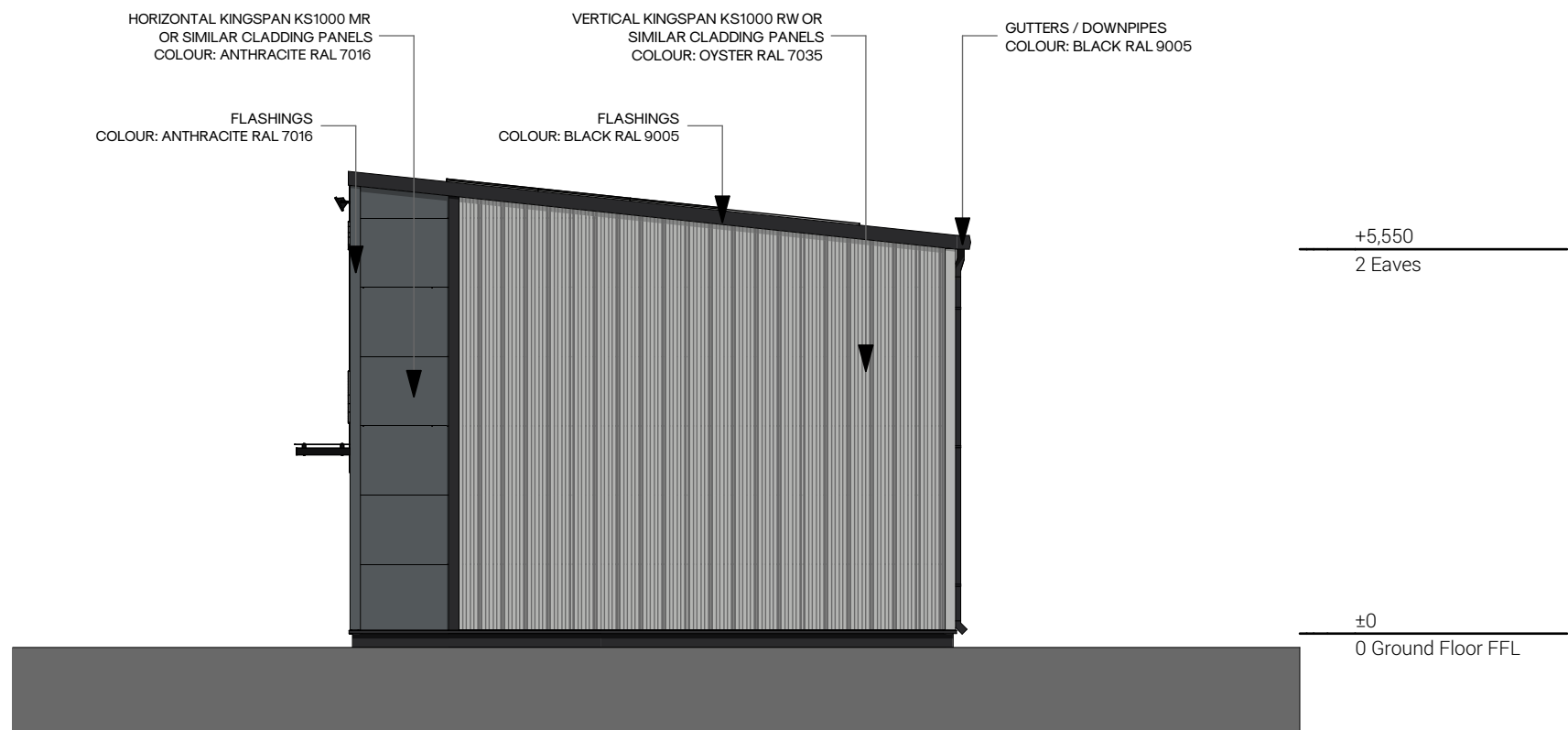
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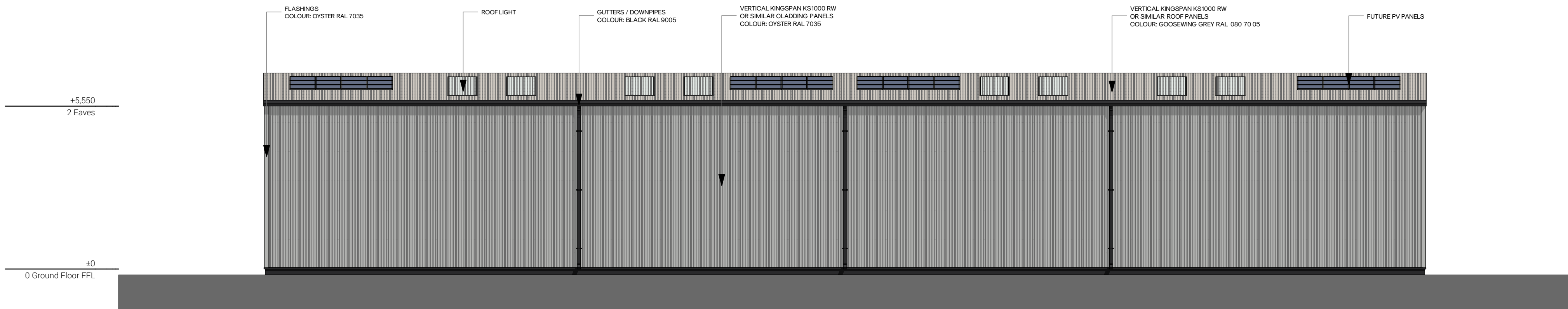
E-01: WEST ELEVATIONAS PROPOSED



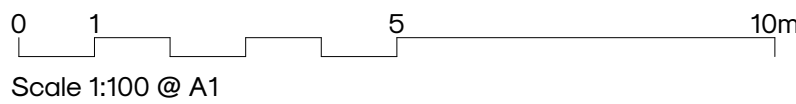
E-02: NORTH ELEVATIONAS PROPOSED



E-04: SOUTH ELEVATIONAS PROPOSED



E-03: EAST ELEVATIONAS PROPOSED



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P04	PV panel size increased	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
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client

Barnack Estates LTD

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

Units 1-4 Elevations As Proposed

drawing status

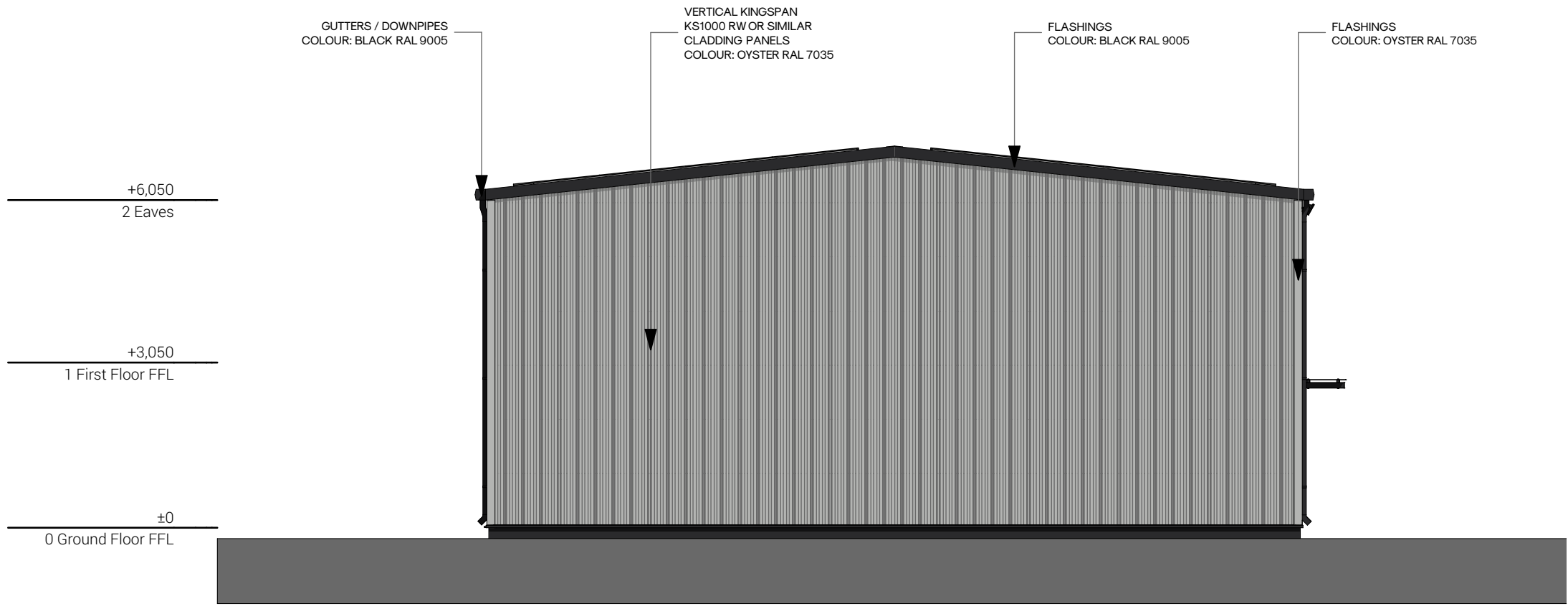
Planning

scale	date	
1:100 @ A1	April 2024	
project number	drawing number	revision
2774	AB0811	P04

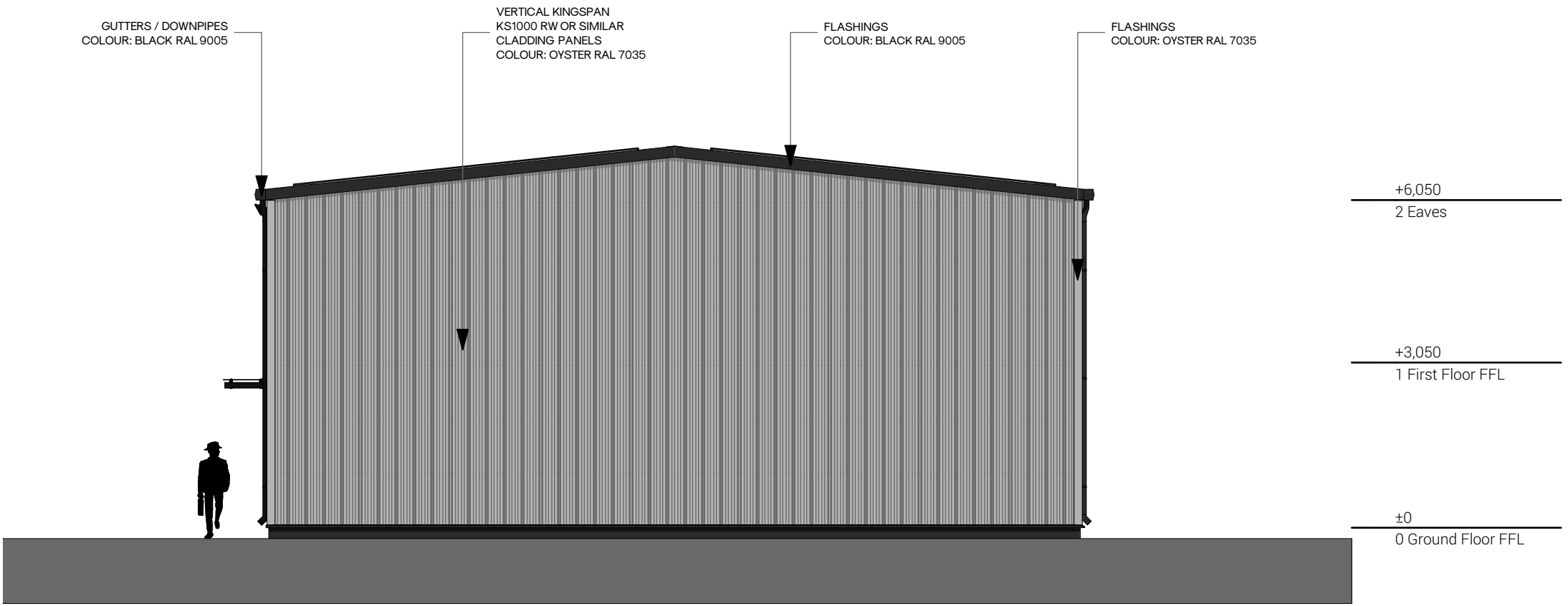




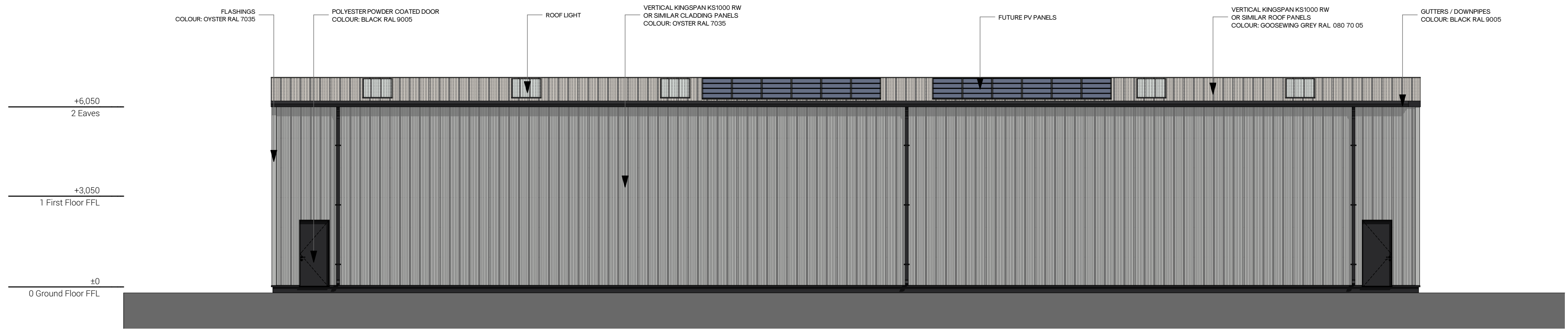
E-01: NORTH ELEVATION AS PROPOSED



E-02: EAST ELEVATION AS PROPOSED



E-04: WEST ELEVATION AS PROPOSED



E-03: SOUTH ELEVATION AS PROPOSED

0 1 5 10m
Scale 1:100 @ A1

P04	PV panels added	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
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client

Barnack Estates LTD

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

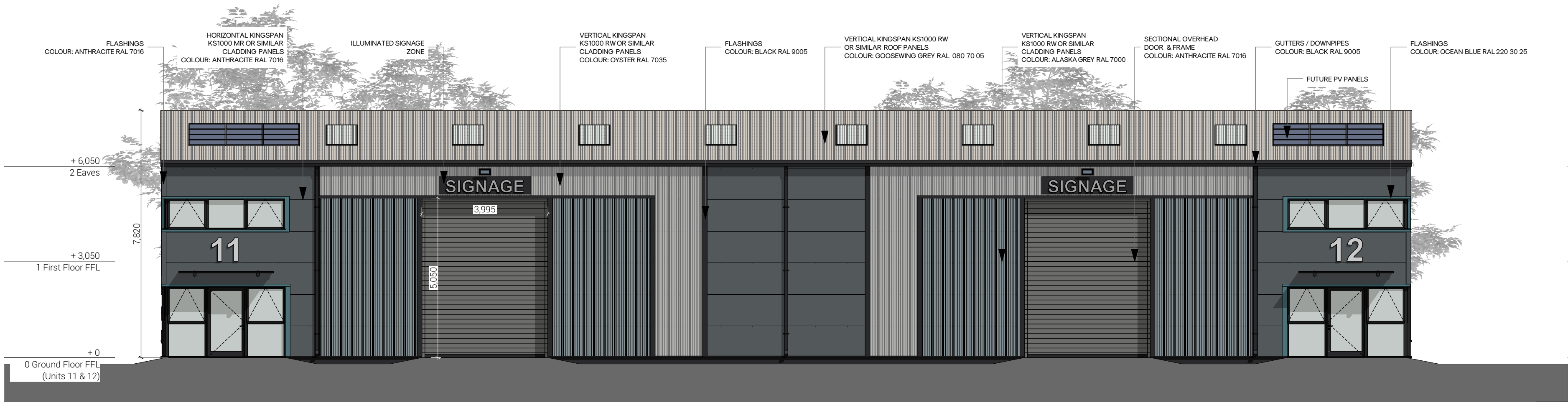
Units 5-6 Elevations As Proposed

drawing status

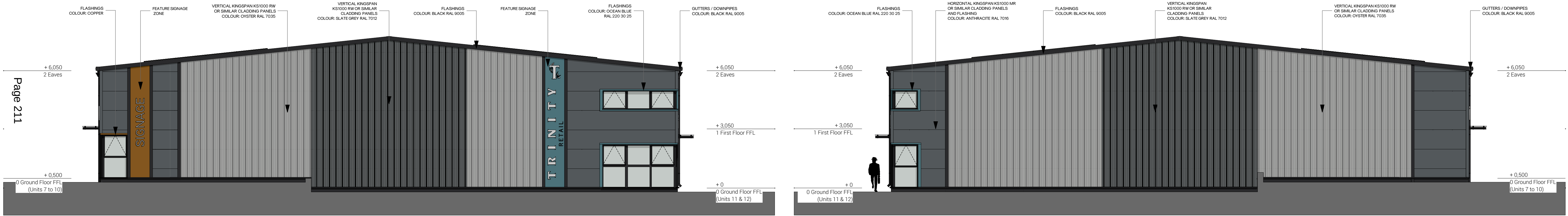
Planning

scale	date	revision
1:100 @ A1	April 2024	
project number	drawing number	revision
2774	AB0821	P04





E-01: WEST ELEVATION AS PROPOSED



E-02: NORTH ELEVATION AS PROPOSED

E-04: SOUTH ELEVATION AS PROPOSED



E-03: EAST ELEVATION AS PROPOSED

P04	PV panels added and increased size	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
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client

Barnack Estates LTD

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

Units 7-12 Elevations As Proposed

drawing status

Planning

scale date

1:100 @ A1 April 2024

project number drawing number revision

2774 AB0831 P04



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DEVELOPMENT MANAGEMENT COMMITTEE 17TH NOVEMBER 2025

Case No: 25/00922/FUL
Proposal: Detached self build dwelling
Location: 8 Mill Lane Alwalton Peterborough PE7 3UZ
Applicant: Mr and Mrs Towns
Grid Ref: 513240 296093
Date of Registration: 02.06.2025
Parish: Alwalton

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 application site is located on the north side of Mill Lane, Alwalton. The application site comprises part of the residential curtilage of an existing residential property, No.8 Mill Lane.
- 1.2 The application site is located within the Alwalton Conservation Area and is distanced in excess of 100 metres from the nearest listed buildings.
- 1.3 The application site is located directly adjacent to residential properties to the east and west (No.8's and 10 Mill Lane). There is also a residential property located directly to the south of the application site, on the opposite site of Mill Lane (No.5c Mill Lane). A wooded area of densely populated trees and the River Nene are located to the north of the application site.
- 1.4 The land levels within the application site, and the land levels of No's 8 and 10 Mill Lane, decline significantly in a north-westerly direction. The application site contains several trees; some of which are afforded statutory protection due to their location within a Conservation Area.
- 1.5 The southern boundary of the site fronts Mill Road and predominantly comprises hedging set in front of a closeboarded fence. There is an extant planning permission (reference: 24/01370/HHFUL) on the site which includes the creation of a new vehicular access within the southern boundary to serve as an additional vehicular access to No.8 Mill Lane. Planning permission reference: 24/01370/HHFUL has been commenced, however the additional vehicular access has not yet been created.

- 1.6 The application site is located within Flood Zone 1 (low probability of flooding from rivers and sea) and an area at low risk of flooding from all sources, according to the Environment Agency's Flood Map for Planning Flooding and the Council's Strategic Flood Risk Assessment maps.
- 1.7 The application seeks full planning permission for 1No. self-build dwelling, including a new vehicular access on the north side of Mill Lane. The proposed dwelling and vehicular access would be located between No's 8 and 10 Mill Lane.
- 1.8 The application is accompanied by the following documents:
- Design and Access Statement and Heritage Statement
 - Arboricultural report
 - Plans (Site Location Plan and Existing Topographical Survey, Proposed Site Plan, Proposed Floor and Roof Plan, and Proposed Elevations).
- 1.9 Amended plans have been received during the course of the application, reducing the width and overall scale of the proposed dwelling.
- 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 (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- achieving sustainable development;
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - achieving well-designed places;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 2.3 Sections 66 and 72 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.
- 2.4 For full details visit the government website: <https://www.gov.uk>

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 - adopted May 2019
- LP1: Amount of Development

- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- 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 SPD (2017)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Developer Contributions SPD (2011)
- Cambridgeshire Flood and Water SPD (2017)
- Alwalton Conservation Area Character Statement (1996)
- Annual Monitoring Report, regarding housing land supply

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
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- I3 – Create character and identity
- 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 <https://www.gov.uk>

4. RELEVANT PLANNING HISTORY

- 4.1 24/01370/HHFUL - Tree removal, erect a new garden room to the rear and install new boundary treatments to the front of the dwelling. External render finish – 8 Mill Lane, Alwalton – Approved 27.09.2024

5. CONSULTATIONS

5.1 Alwalton Parish Council – Objection - Recommends refusal of the application for reasons relating to parking, construction vehicles and Conservation impact.

Mill Lane is a single-track lane and contrary to the Design and Access statement it is not “very low use”. There are frequent movements of residential, Council, Utilities, Environment Agency (river management), commercial and delivery vehicles. Pedestrian traffic is also heavy as the lane is used by people from across Peterborough to access the river meadows. Because of the lack of parking in the lane, pedestrians are often carrying large picnic equipment, boating equipment and fishing equipment in the lane as it is too narrow for a pavement. Further traffic movements, including an expansion of the non-residential traffic increase the danger to pedestrians.

Also because of its’ narrowness and 2 very sharp bends, Mill Lane became subject to the Road Traffic Act – Prohibition of Driving Order (Cambridgeshire County Council), 1984. This prohibits any vehicles from proceeding into Mill Lane unless they are vehicles requiring access to off-street garaging and off-street parking. There are exemptions, such as emergency vehicles but delivery lorries, workman's vehicles and visitors are not exempt and therefore cannot park on Mill Lane. Any such vehicles must be able to access the site or they are contravening the Order and subject to statutory fines.

Parking - Normal provisions for a minimum number of 2 parking spaces for a 3 bed dwelling are insufficient because of the prohibition of overflow parking on the road outside the property. Access for Emergency vehicles must always be possible. The dwelling design has capability for more than the current stated plan for 3 bedrooms and consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles.

Construction vehicles - There is insufficient space for construction vehicles to manoeuvre on site, meaning that it would not be possible for them to comply with the statutory prohibition of parking. Unloading would inevitably take place on Mill Lane.

Conservation impact - Have a strong preference for the proposed development to be built in stone rather than brick as this is more in keeping with the Alwalton Conservation Area. The neighbouring brick-built houses were constructed in the 1970's, prior to the establishment of the Conservation Area in 1996. It has been noted by Planning Officers since then that brick would not have been allowed had the Conservation Area been in place at the time.

If the applicant were to move the property footprint to the north, this would increase the potential number of parking spaces and manoeuvring space for construction vehicles. If this could be addressed satisfactorily, would likely be able to recommend approval.

5.2 HDC Conservation Officer – No Objection - Supports the application.

The proposal is situated within the Alwalton Conservation Area and is 114 meters west of two Grade II Listed buildings collectively known as The Old Rectory.

The greenery of the street scene and the retention of the boundary hedge overlooking Mill Lane should be key aspects of this proposal.

From Mill Lane, the proposed house will read as a single storey dwelling, which is an acceptable scale to resonate with the street scene of Mill Lane. The slope of the site allows for additional floors to the rear.

The amended plans increases the side separation distances to boundaries and adjacent dwellings and reduces the overall built mass, which decreases the potential harm on the conservation area.

This part of Mill Lane predominantly contains modern housing which are mainly of traditional construction and style, in light coloured stone or buff brick. The proposed walls are to be brickwork chosen to be a close match to No.8 [Mill Lane] with roof tiles proposed to be a dark brown concrete pantile appropriate for the roof pitch.

The proposal appears as an understated design which aligns with the adjacent dwellings and character. It will cause limited impact to the significance of the conservation area and nearby designated heritage assets.

The proposals have special regard to the preservation and enhancement of the Alwalton Conservation Area and are therefore in accordance with s.72 of the Planning (LBCA) Act 1990, and also with policy LP34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

Request a condition be imposed to secure a physical sample of the brickwork and roofing materials to be submitted to the Local Planning Authority for approval.

5.3 HDC Arboricultural Officer – No Objections - Supports the application.

The proposal is located within the Conservation Area and there are a number of mature trees growing within influencing distance of the proposal. In this case, the proposal is on the opposite side of the current building, and so is unlikely to have any impact on the trees nearby. The proposal of fencing of the rear garden removes any issues in that area. A tree two small stretches of low value hedging is due to be removed to allow the development but the impacts of this are negligible.

5.4 CCC Highways – No Objections, subject to conditions - The proposed development is acceptable.

Intervehicle visibility appears to be restricted at the new access. To secure improved visibility some clearance of the vegetation / hedge to achieve a 2m by length of sight frontage shall be secured and retained for the lifetime of the development.

Request conditions to secure adequate visibility splays, drainage measures and access construction/surfacing, and to restrict the location of any gate/s.

6. REPRESENTATIONS

6.1 Representations have been received from one neighbouring property during the course of the application, raising the following summarised concerns:

- Parking is prohibited on Mill Lane as it is subject to a Prohibition of Driving Order. This prohibits any vehicles from proceeding in Mill Lane unless they are vehicles requiring access to off street garaging or parking. There are exemptions, such as emergency vehicles, but delivery lorries, workmen's vehicles and visitors are not exempt. Mill Lane provides access to Ferry Meadows and is regularly used by many walkers/dog walkers/walking groups, cyclists and family groups in addition to permitted traffic to the properties on Mill Lane and Mill View; therefore, the above restriction is relevant to public safety. When the order was put in place in 1984, the volume of pedestrian traffic was minimal compared to that currently experienced.
- The proposed development is a large property of 2765 square feet. considerably larger than the average 4 bedroom detached house of 1582 square feet. In the future this development could easily be converted to a five bedroom property which would require more parking spaces than currently shown.

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 (as relevant to this application) 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:

- Principle of development
- Design, Visual Amenity and Impact on upon the Character and Appearance of the Alwalton Conservation Area
- Residential amenity
- Highway safety and parking provision
- Flood risk and drainage
- Trees
- Biodiversity
- Accessible and adaptable dwellings
- Water efficiency
- Developer contributions

Principle of development

- 7.6 Paragraph 78 of the NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.7 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4,330 homes equivalent to 3.88 years' supply.
- 7.8 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated, the policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of the Local Plan are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.9 In assessing this application, whilst policy LP9 (Small Settlements) of the Local Plan is out of date (and so afforded less weight in the determination of this application), it is not to be entirely disregarded. In addition, the overarching principles of sustainable development as defined in paragraph 11 of the NPPF are afforded weight in the determination of this application.
- 7.10 Policy LP9 of the Local Plan states that a proposal that is located within a BUA of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

c. effect on the character of the immediate locality and the settlement as a whole.

- 7.11 The proposed development is located within the built up area (BUA) of Alwalton, which is designated as a 'Small Settlement' within the Local Plan. Everyday services and facilities within Alwalton include a Shop, Post Office, Community Centre, Church and Public House.
- 7.12 The proposed development comprises a minor-scale residential development of 1No. dwelling which is considered to be an amount of development that is sustainable in relation to the level of service and infrastructure provision within Alwalton.
- 7.13 The proposed development is located within close proximity to the everyday services and facilities within Alwalton, providing opportunities for future occupiers of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport.
- 7.14 The proposed development would be viewed within the context of the existing built form within the BUA of the settlement, due to it being an infill development located between two existing dwellings and within a distinct group of buildings that includes 30 or more homes. The density of the proposed development is considered acceptable for its location within the BUA of the settlement. With consideration given to the application of the tilted balance (as discussed further within the 'Conclusion and Planning Balance' section of this report), it is considered that the amount and location of development proposed is sustainable in relation to its effect on the character of the immediate locality and the settlement as a whole.
- 7.15 The principle of development for the proposed residential units is therefore considered to be acceptable, in accordance with policy LP9 of the Local Plan and the presumption in favour of sustainable development set out within paragraph 11 of the NPPF.

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

- 7.16 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.17 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contribute to securing the long-term maintenance and management of the heritage asset. In addition, Policy LP34 of the Local Plan requires new development within a Conservation Area to preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting.

- 7.18 The application site is located within the Alwalton Conservation Area and therefore the proposed development would affect the character and appearance of this heritage asset.
- 7.19 The proposed dwelling would be sited in an infill position between existing residential properties within the BUA of Alwalton. The proposed dwelling would erode an existing spacious gap between No's. 8 and 10 Mill Lane, however its siting would preserve the existing pattern of linear residential development along Mill Lane and is sympathetic to the form and character of the area.
- 7.20 The proposed dwelling would be approximately 15 square metres larger in footprint, and approximately 0.15 metres lower in height, than No.8 Mill Lane located immediately adjacent to the east. The proposed dwelling would also be of a significantly smaller footprint than No.10 Mill Lane located immediately adjacent to the west. The proposed dwelling would therefore be of a height and scale which is sympathetic to the adjacent dwellings and street scene.
- 7.21 The proposed dwelling has been designed in response to the contours of the land levels within the site, appearing as a 1-1.5 storey height dwelling when viewed along the frontage of the site, with additional storeys accommodated within the declining land levels to the rear where they are not prominently visible. This is characteristic of No's 8 and 10 Mill Lane which also appear as 1-1.5 storey dwellings along the Mill Lane frontage, with additional storeys being less prominently located to the rear. The proposed dwelling has also been designed with features that are sympathetic to the neighbouring dwellings, such as a front gable projection and similar external materials (brick walls and concrete roof tiles). Although it is acknowledged that there are other dwellings within the Conservation Area which are constructed with stone walls, the application site is more spatially and visually associated with dwellings finished in buff brick. In respect of the design and scale of the proposed dwelling, the Council's Conservation Officer states that the proposal takes advantage of the sloped landscape to achieve a harmonious scale and a simple façade design that blends in with the surrounding environment.
- 7.22 The Conservation Officer also states that the greenery of the street scene and the retention of the boundary hedge overlooking Mill Lane should be key aspects of this proposal in order to maintain the character of the street scene; however, does not raise an objection to the removal of part of the mixed species hedge along the site frontage which is required to facilitate the proposed new access. The remainder of the hedging along the frontage of the site is located outside of the application site and therefore cannot be controlled by this planning application, however it is considered necessary to append a condition requiring a soft landscaping scheme to be agreed with the Local Planning Authority in order to aid assimilation of the proposed development into the Conservation area.
- 7.23 The Council's Conservation Officer supports the application; concluding that the proposed development has special regard to the preservation and enhancement of the Alwalton Conservation area and would have a limited impact to the significance of the Conservation area and other nearby designated heritage assets. The Conservation Officer has requested the imposition of a condition requiring a physical sample of

the brickwork and roofing materials to be submitted to the Local Planning Authority for approval, should Members be minded to approve the proposal. Such a condition is considered necessary in order to preserve the character and appearance of the Conservation Area.

- 7.24 With consideration given to sympathetic siting, scale and design of the proposed development in relation to surrounding built form within the Conservation area, and the recommendation of the Council's Conservation Officer, it is considered that the proposed development would preserve the character and appearance of the Conservation Area. Due to its significant separation distance, in excess of 100 metres from the nearest listed buildings, it is considered that the proposed development would not result in any harm to the setting of any nearby listed buildings. It is recommended that planning conditions be appended to any granted planning consent, to secure details of hard landscaping, soft landscaping, boundary treatments, and samples of external materials, in order to ensure that the proposed development would preserve the character and appearance of the Conservation Area.
- 7.25 It is therefore considered that the proposed development would contribute positively to the character and identity of the area and would conserve the quality, distinctiveness and character of affected heritage assets, in accordance with policies LP11, LP12 and LP34 of the Local Plan, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2024).

Residential amenity

- 7.26 Policy LP14 of the Local Plan 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.
- 7.27 The proposed dwelling would be located approximately 25 metres to the north of the nearest residential dwelling located on the southern side of Mill Lane (No.5c Mill Lane). By virtue of its significant separation distance, the proposed development would not result in any significant residential amenity impacts on the neighbouring dwellings positioned on the southern side of Mill Lane.
- 7.28 The residential properties most likely to be impacted upon by the proposed development would be No's 8 and 10 Mill Lane, due to them directly adjoining the application site and their closer proximity to the proposed dwelling.
- 7.29 No.8 Mill Lane has a large conservatory adjacent to the eastern boundary of the application site, in addition to a large external raised terrace which wraps around its rear elevation. The retained private outdoor amenity space of No.8 Mill Lane would be located predominantly to the rear of this neighbouring dwelling, with land levels declining in a north-westerly direction away from the dwellings. No.10 Mill Lane has a small external raised terrace adjacent to the western boundary of the application site, in addition to a small balcony attached to the rear elevation. The private outdoor amenity space of No.10 Mill Lane is located predominantly to the rear of this neighbouring dwelling, with land levels declining in a north-westerly direction away from the dwellings.

- 7.30 The proposed dwelling would be sited approximately 4.5 metres to the west of the conservatory of No.8 Mill Lane. Due its siting, height and separation distance in relation to No.8 Mill Lane, including its conservatory, the proposed dwelling would not result in a significant overbearing impact or significant loss of light to this neighbouring property.
- 7.31 The proposed dwelling would be sited approximately 7.4 metres to the east of No.10 Mill Lane and would be predominantly sited forwards of this neighbouring dwelling. Due its siting, height and separation distance in relation to No.10 Mill Lane, the proposed dwelling would not result in a significant overbearing impact or significant loss of light to this neighbouring property.
- 7.32 The east elevation of the proposed dwelling has been designed with only 1No. ground-floor door and 2No. first-floor roof lights facing directly towards No.8 Mill Lane. Any views towards No.8 Mill Lane from the proposed ground-floor door could be significantly screened by boundary treatments along the eastern boundary of the application site, and the proposed roof lights are positioned in excess of 1.7 metres above the finished first-floor level of the proposed dwelling preventing them from resulting in any significant overlooking of No.8 Mill Lane.
- 7.33 The west elevation of the proposed dwelling has been designed with only a window and patio doors at ground-floor level and 1No. first-floor roof light. Any views towards No.8 Mill Lane from the proposed ground-floor door could be significantly screened by boundary treatments along the western boundary of the application site, and the proposed roof light is positioned in excess of 1.7 metres above the finished first-floor level of the proposed dwelling preventing it from resulting in any significant overlooking of No.10 Mill Lane.
- 7.34 Notwithstanding the above, due to the contours of the land levels within the application site and No's 8 and 10 Mill Lane, there is likely to be some level of overlooking between the proposed dwelling and these neighbouring properties, resulting from rear windows and external amenity spaces. However, this is already the case between No's 8 and 10 Mill Lane and is typical of residential properties located on sloping sites. With consideration given to these factors, it is considered that the level of overlooking would not be significant and both the proposed dwelling and existing dwellings would have large areas of high quality private amenity space.
- 7.35 The proposed development would provide a high standard of residential amenity for future occupants, with the proposed dwelling comfortably exceeding nationally described space standards and the proposed garden being of a shape, size and location to allow effective and practical use by future occupants.
- 7.36 Due to the proximity of the proposed development to neighbouring properties, in addition to the narrow width and vehicle restrictions along Mill Lane, it is considered necessary to append a condition requiring a Construction Environment Management Plan to be agreed with the Local Planning Authority in order to ensure acceptable residential amenity impacts to neighbouring properties during construction of the development.

- 7.37 It is therefore considered that the proposed development would provide a high standard of amenity for all users and occupiers of the proposed development, and would maintain a high standard of amenity for users and occupiers of neighbouring land and buildings, in accordance with policy LP14 of the Local Plan.

Highway safety and parking provision

- 7.38 Policy LP16 of the Local Plan encourages sustainable transport modes. In addition, policy LP17 of the Local Plan 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.
- 7.39 The proposed development would create new vehicular access on the north side of Mill Lane, in a broadly similar location to the vehicular access approved by extant planning permission reference: 24/01370/HHFUL, albeit it would be 0.3 metres wider.
- 7.40 The Local Highway Authority considers the proposed development to be acceptable, though recommends that some clearance of the hedge and vegetation along the site frontage be secured and retained for the lifetime of the development in order to secure improved visibility for the proposed access.
- 7.41 The Local Highway Authority requests the imposition of conditions to secure adequate visibility splays, drainage measures and access construction/surfacing, and to restrict the location of any gate/s. The recommended conditions are considered necessary, should Members be minded to approve the proposal, in order to ensure that the proposed development would be acceptable in highway safety terms. It is noted that the Proposed Site Plan indicates that a sliding gate is proposed across the proposed access, which would conflict with the condition recommended by the Local Highway Authority in respect of restricting the location of gate/s. The recommended condition could be reworded to prevent the approval of any gate/s, notwithstanding the details shown on the Proposed Site Plan.
- 7.42 It is acknowledged that Mill Lane is subject to a Prohibition of Driving Order, however the proposed development does not affect the restrictions which are imposed by the Order, nor the ability for the Local Highway Authority to enforce the Order. The Local Highway Authority have not raised any concerns or objections to the proposal regarding any impacts of the proposed development on the Order.
- 7.43 With consideration given to the recommendation of the Local Highway Authority, and subject to the recommended conditions, it is considered that the proposal is unlikely to have any adverse effect on the public highway.
- 7.44 The proposed development provides sufficient space for the parking and turning of 2 cars. The proposed level of car parking provision is considered to be sufficient to meet the needs of the proposed development in this residential context, in accordance with policy LP17 of the Local Plan. Huntingdon District Council does not have parking standards requiring a set number of parking spaces based on the

number of bedrooms or size of proposed dwelling. Therefore, although there is potential for future occupants of the proposed dwelling to have more than 2 cars or increase the number of bedrooms, this would not generate the need for any additional on site car parking. This application has been assessed on the individual merits of the proposed development and it is considered a sufficient level of car parking provision is being proposed.

- 7.45 No specific cycle storage details have been submitted with the application, however the application site contains sufficient space to accommodate adequate cycle storage and this could be secured by a planning condition if Members are minded to approve the application.
- 7.46 It is therefore considered that the proposal would not have any adverse highway safety or parking impacts, in accordance with policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Flood risk and drainage

- 7.47 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD).
- 7.48 Policy LP15 of the Local Plan states that proposals will only be supported where surface water has been considered from the outset as an integral part of the design process. Furthermore, it requires proposals to incorporate sustainable drainage systems (SuDS) in accordance with the Cambridgeshire Flood and Water SPD and advice from the Lead Local Flood Authority, unless demonstrated to be inappropriate.
- 7.49 The application site is located within Flood Zone 1 (low probability of flooding from rivers and sea) and within an area at low risk of flooding from all other sources. The proposed development is therefore located within a sequentially preferable location at the lowest risk of flooding and it is not necessary to apply the exception test.
- 7.50 As the application is for a minor-scale development of only 1No. dwelling, an acceptable surface water drainage scheme could be secured by way of a planning condition should the application be approved. It is considered necessary for Members to append a planning condition requiring the agreement of a surface water drainage scheme if they are minded to approve the proposal, in order to ensure that the proposed development has acceptable surface water impacts within the site and on surrounding land.
- 7.51 It is therefore considered that the proposed development would not have any unacceptable flood risk or drainage impacts, in accordance with policies LP5 and policies LP15 of the Local Plan.

Trees

- 7.52 Policy LP31 of the Local Plan states 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 and, in such cases, the proposal will be expected

to make reference to and follow the guidance contained in the Council's 'A Tree Strategy for Huntingdonshire' (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.

- 7.53 The application site contains several trees; some of which are afforded statutory protection due to their size and location within a Conservation Area. The application is therefore accompanied by an arboricultural report.
- 7.54 The arboricultural report indicates that approximately 4 metres length of mixed species hedge (H1) would be removed along the southern boundary of the application site, in order to facilitate the proposed 4 metres wide access. This would result in a negligible difference to the length of mixed species hedge (H1) removal that could occur through the implementation of the 3.7 metres wide access approved by extant planning permission reference: 24/01370/HHFUL. This would be sufficient to ensure the visibility splays requested by the Local Highway Authority.
- 7.55 The arboricultural report also indicates that a single Holly tree (NT9) and approximately 14 metres of a mixed species hedge (H4) would be removed in order to accommodate the siting of the proposed dwelling and rear garden. The Holly tree (NT9) and mixed species hedge (H4) are largely screened from view from the public highway at present and their removal would therefore not result in any significant impacts on the character and appearance of the Conservation area.
- 7.56 The arboricultural report indicates that an existing Cypress hedge (H2) located along the western boundary of the site would be removed, however amended plans received during the course of the application propose to retain it. The proposed Cypress hedge (H2) is not of any significant amenity value to the character and appearance of the conservation area and any removal of this hedge could be mitigated by a soft landscaping secured by a planning condition should Members support the proposal.
- 7.57 The Council's Arboricultural Officer states that the proposal, due to its location and proposed fencing of the rear garden, is unlikely to have any impact on nearby mature trees. In addition, the Arboricultural Officer states that the proposed removal of two small stretches of low value hedging would have negligible impacts.
- 7.58 It is therefore considered that the proposed development avoids and minimises impacts on trees and hedges of value where possible, and suitable mitigation for loss can be secured by a condition should the application be approved, requiring a soft landscaping scheme to be agreed with the Local Planning Authority, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.59 The Environment Act 2021 requires some development proposals to deliver a mandatory Biodiversity Net Gain, however there are statutory exemptions which mean that mandatory Biodiversity Net Gain does not always apply. In this instance, mandatory 10% Biodiversity Net Gain by virtue of the Environment Act 2021 is not required, because the proposed development is for a self-build dwelling on a site no larger than 0.5 hectares, which makes it an exempt development.
- 7.60 Notwithstanding the above, policy LP30 of the Local Plan requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible. It is therefore necessary to append a planning condition if Members wish to approve the application requiring a scheme of biodiversity enhancement measures to be agreed with the Local Planning Authority.
- 7.61 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan.

Accessible and adaptable dwellings

- 7.62 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. This could be secured by a planning condition.

Water efficiency

- 7.63 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. This could be secured by a planning condition.

Developer contributions (Wheeled bins)

- 7.64 The application is accompanied by a signed Wheeled Bin Unilateral Undertaking dated 29th October 2025. The proposal is therefore considered to accord with the requirements of policy LP4 of the Local Plan and the Development Contribution SPD in this regard.

Conclusion and Planning Balance

- 7.65 NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing, against the Council's housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.66 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the

Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4,330 homes equivalent to 3.88 years' supply.

- 7.67 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated, the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.68 The proposed development would provide 1No. additional dwelling towards the district's housing supply, within a sustainable location and within a BUA. As the Council cannot currently demonstrate an adequate 5YHLS, this is afforded moderate weight in favour of the application.
- 7.69 The proposed development 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. This is afforded moderate weight in favour of the application.
- 7.70 It is considered that the proposed development would have acceptable impacts in respect of the character and appearance of the Alwalton Conservation area, residential amenity, highway safety and parking provision, flood risk and drainage, trees, biodiversity, sustainable construction and developer contributions for Wheeled Bin provision. Furthermore, there are not considered to be any adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission. In addition, it is considered that the application of policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development proposed.
- 7.71 Therefore, in accordance with the presumption in favour of sustainable development, as set out within paragraph 11 of the NPPF, it is recommended that planning permission is granted.

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

- Time limit for commencement of development
- Approved plans
- Surface water drainage scheme
- External material samples
- Boundary treatments
- Hard landscaping scheme
- Soft landscaping scheme
- Biodiversity enhancements
- Cycle store details
- Construction Environment Management Plan
- Visibility splays
- Access drainage measures
- Access construction/surfacing
- Restriction on the location of any gate/s.

- Self-Build definition restriction
- Building Regulations M4(2) compliance
- Document G 'Water efficiency' compliance

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 **Richard Fitzjohn, Senior Development Management Officer**

richard.fitzjohn@huntingdonshire.gov.uk

Alwalton Parish Council recommends refusal of this application on a number of grounds.

Mill Lane is a single-track lane and contrary to the Design and Access statement it is not “very low use”. There are frequent movements of residential, Council, Utilities, Environment Agency (river management), commercial and delivery vehicles. Pedestrian traffic is also heavy as the lane is used by people from across Peterborough to access the river meadows. Because of the lack of parking in the lane, pedestrians are often carry large picnic equipment, boating equipment and fishing equipment in the lane as it is too narrow for a pavement. Further traffic movements, including an expansion of the non-residential traffic increase the danger to pedestrians.

Also because of its’ narrowness and 2 very sharp bends, Mill Lane became subject to the Road Traffic Act – Prohibition of Driving Order (Cambridgeshire County Council), 1984. This prohibits any vehicles from proceeding into Mill Lane unless they are vehicles requiring access to off-street garaging and off-street parking. There are exemptions, such as emergency vehicles but delivery lorries, workman's vehicles and visitors are not exempt and therefore cannot park on Mill Lane. Any such vehicles must be able to access the site or they are contravening the Order and subject to statutory fines.

Vehicles must have sufficient space to enter, turn around and safely exit the site forwards onto the single-track lane. For average sized or larger cars, this may not be possible. For ever larger construction vehicles it will not be possible. The adjacent cul-de-sac, Mill View, is a private unadopted road and cannot be used for turning. This means that construction vehicles would need to reverse up a single track road and blind bends which is unsafe and untenable.

Previous planning applications, including 15/00765/FUL have planning conditions which require construction vehicles to enter the site, manoeuvre and exit the site forwards.

Normal provisions for a minimum number of 2 parking spaces for a 3 bed dwelling are insufficient because of the prohibition of overflow parking on the road outside the property. Access for Emergency vehicles must always be possible.

Furthermore, a 6000 sq ft dwelling has capability for more than the current plans for 3 bedrooms. Consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles.

There is insufficient detail concerning the following elevations:

- Existing ground level
- Finished floor level

- Finished roof height

The land to the North and to the West falls away very sharply. The site for the planned dwelling is in a very prominent position and the absence of these details in the plans prevents the Parish Council and neighbours from being able to properly assess the impact.

Consideration should also be given to the use of bricks rather than stone is appropriate. The neighbouring brick-built houses were constructed in the 1970's, prior to the establishment of the Conservation Area in 1996. It has been noted by Planning Officers since then that brick would not have been allowed had the Conservation Area been in place at the time.

For the reasons of parking, vehicle access, conservation and impact we therefore recommend refusal.

Kind Regards

A solid black rectangular box used to redact a signature.

Alwalton Parish Council

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 25/00922/FUL
Date: 18 September 2025 22:20:55

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/09/2025 10:20 PM from

Application Summary

Address:	8 Mill Lane Alwalton Peterborough PE7 3UZ
Proposal:	Detached self build dwelling on land adjacent
Case Officer:	Richard Fitzjohn

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	

Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	PARISH COUNCIL CONSULTATION - APPLICATION REF. 25/00922/FUL

Alwalton Parish Council recommends refusal of this application on a number of grounds.

We thank Highways for their comments on access and we thank the applicant for considering our earlier comments. However, the revised plans do not yet sufficiently address our concerns.

The revised plans still have only 2 parking spaces. While this is the normal minimum provision for a 3 bed dwelling, this is insufficient because of the statutory prohibition of overflow parking on the single track road outside the property. Access for Emergency vehicles must always be possible.

We concur with neighbour comments that the dwelling design has capability for more than the current stated plan for 3 bedrooms. Consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles. Indeed, one of the similar sized neighbouring properties regularly has 5 vehicles in a very constrained frontage.

As previously stated, we remain concerned that there is insufficient space for construction vehicles to manoeuvre on site, meaning that it would not be possible for them to comply with the statutory prohibition of parking. Unloading would inevitably take place on Mill Lane.

We have a strong preference for the proposed development to be built in stone rather than brick as this is more in keeping with the Alwalton Conservation Area. This aligns with comments by Planning Officers pertaining to other development applications on Mill Lane.

For the reasons of parking, construction vehicles and conservation impact we therefore recommend refusal.

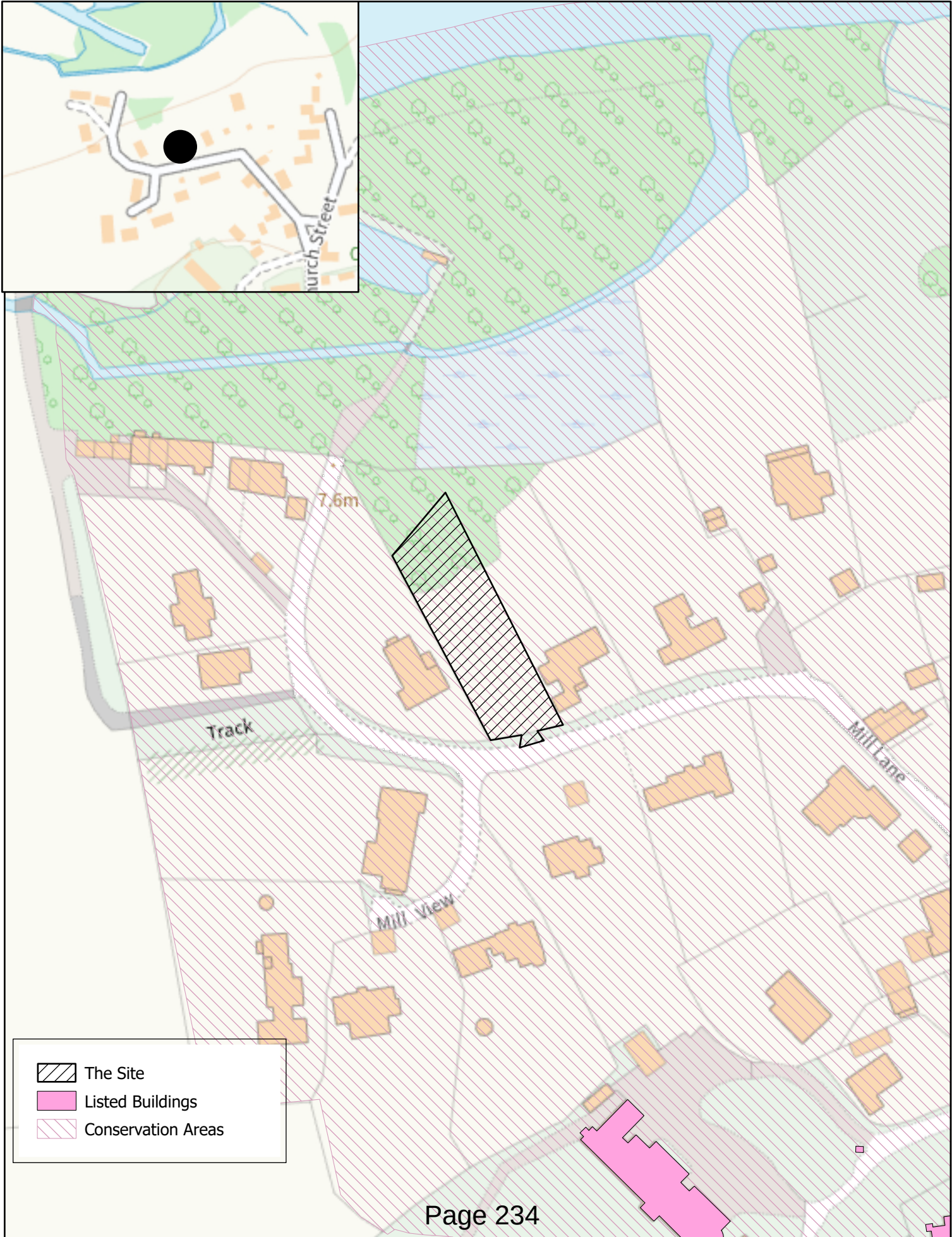
If the applicant were to move the property footprint to the North, this would increase the potential number of parking spaces and manoeuvring space for construction vehicles. If this could be addressed satisfactorily, we would likely be

able to recommend approval.

Kind Regards

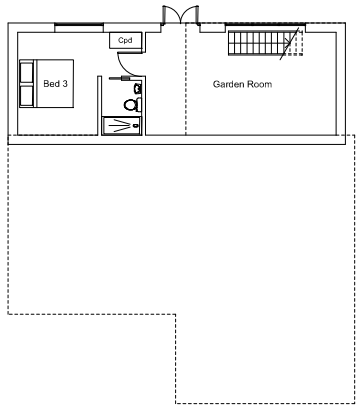

Alwalton Parish Council

Kind regards

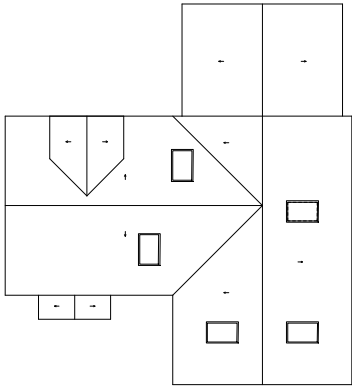




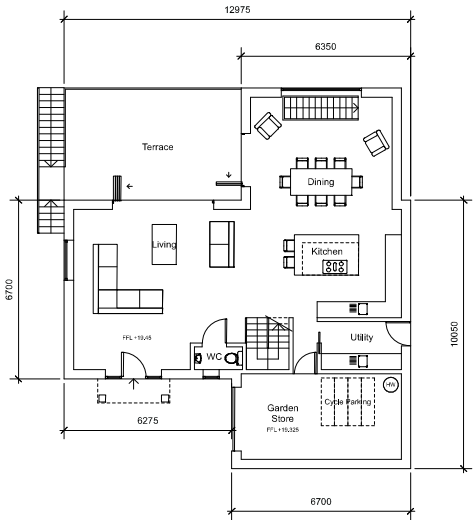
REVISIONS	
A - Redline on site location plan adjusted.	
Jon Richards Architectural Design Jasmine House 1 Red House Padocks Tatlington PE9 4RG info@jrs.co.uk www.jrs.co.uk 443 (0) 1910 285316	
CLIENT	Neil and Dawn Towns
PROJECT	8 Mill Lane Alwalton Peterborough PE7 3UZ
DRAWING TITLE	Existing Topographical Survey
SCALE	1:200 @ A1
DATE	April 2025
DRAWING NO	ML-EX-PL-100
REV	A



Lower Ground Floor Plan

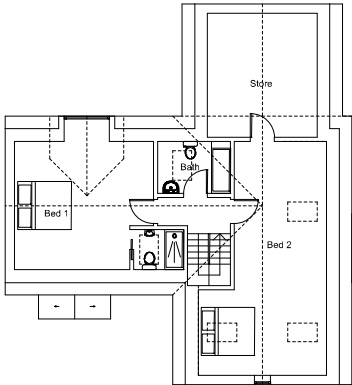


Roof Plan



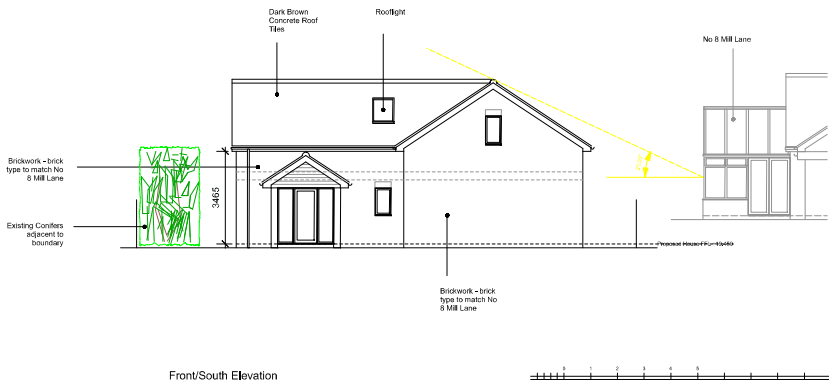
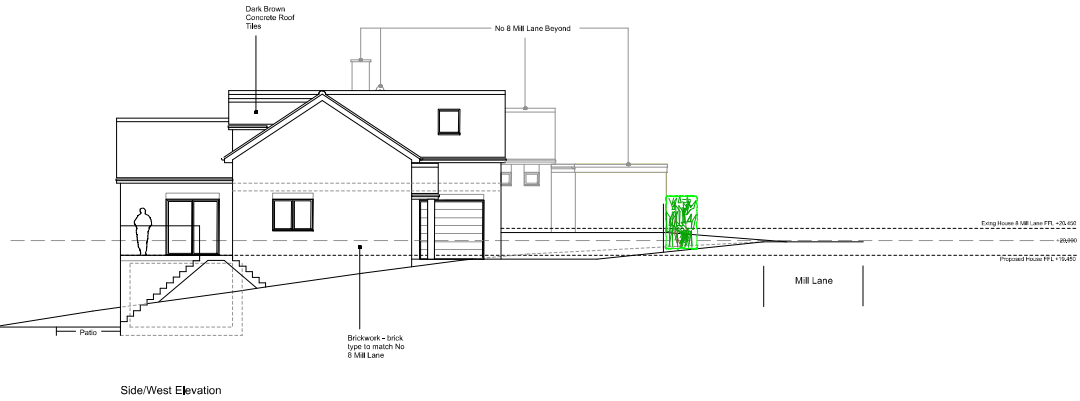
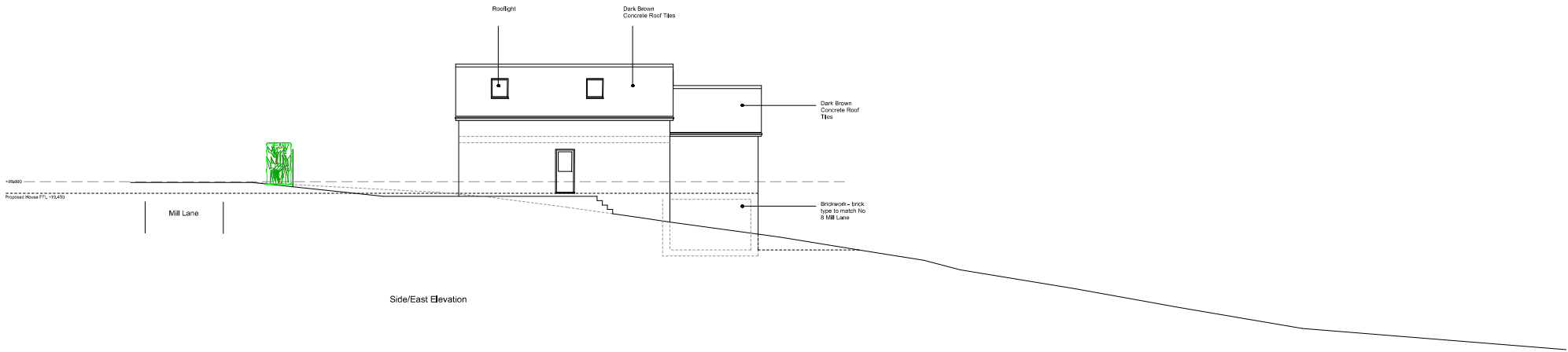
Ground Floor Plan

LGF GIA	45.90m ²	494 sqft
GF GIA	116.00m ²	1249 sqft
FF GIA	94.93m ²	1022 sqft
Total GIA	256.83m²	2765sqft



First Floor Plan

REVISIONS	
A - General revisions in response to comments from L.A.	
Jon Richards Architectural Design	
Jeremie House 1 First House Padbrook Telford TF9 4RG	info@jrad.co.uk www.jrad.co.uk +44 (0) 7970 288376
CLIENT	
Neil and Dawn Towns	
PROJECT	
8 Mill Lane Alwalton Peterborough PE7 3UZ	
DRAWING TITLE	
Proposed Plans	
SCALE	
1:100 @ A1	
DATE	
April 2025	
DRAWING NO	REV
ML-PR-PL-101	A



Windows to be uPVC Flush Casement Wood Grain Framed Double Glazed.

Bifold and sliding doors to be Aluminium Framed Double Glazed.

All frames to be Agate Grey.

REVISIONS A - General revisions in response to comments from LA.	
Jon Richards Architectural Design Jasmine House 1 Red House Padlock Telford TF9 4RG info@jrad.co.uk www.jrad.co.uk (+44) (0) 7970 286376	
CURRENT Neil and Dawn Towns	
PROJECT 8 Mill Lane A1401 Peterborough PE7 3UZ	
DRAWING TITLE Proposed Elevations	
SCALE 1:100 @ A1	
DATE April 2025	
DRAWING NO ML-PR-PL-102	REV A

DEVELOPMENT MANAGEMENT COMMITTEE 17TH NOVEMBER 2025

Case No: 25/01003/FUL

Proposal: Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)

Location: 26-28 High Street, Fenstanton, PE28 9JZ

Applicant: Mr Tristan Young

Grid Ref: 531730 268382

Date of Registration: 3rd June 2025

Parish: Fenstanton

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 This application seeks approval for the erection of a single 2-bedroom self-build detached dwelling together with the conversion of an existing garage (currently used by the landowner for storage as opposed to parking) into a carport to serve the proposed dwelling.
- 1.2 The application site is in Fenstanton which is a Key Service Centre defined by Policy LP8 of the Local Plan to 2036 and it is also located within the Fenstanton Conservation Area. There are also some Grade II Listed Buildings in the surrounding vicinity of the site but none immediately adjacent to it and there are also trees subject to a Preservation Order to the north (but outside of the site boundary in the curtilage of 9 Bell Lane).
- 1.3 This application has been accompanied by the following:
 - Design and Access Statement (including Heritage Statement);
 - Preliminary Ecological Appraisal;
 - Arboricultural Impact Assessment;
 - Flood Risk Assessment
 - Required location and existing and proposed plans.

- 1.4 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 Sections 66 and 72 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
- LP8: Key Service Centres
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Annual Monitoring Review regarding housing land supply (2024)
- Fenstanton Conservation Area Character Statement (1996)

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

4. RELEVANT PLANNING HISTORY

- 4.1 8701943FUL – Change of use of flats to offices, 26 & 28 High Street, Fenstanton (Approved)
- 4.2 1101884FUL - Change of use from A1 (retail) to A1 (retail) and A5 (takeaway) (Approved)
- 4.3 1300088FUL – Proposed extension to rear to be used as a cold storage unit (Approved)
- 4.4 19/00282/P3JPA - Change of use from office to residential, rear of 26 to 28 High Street, Fenstanton (Refused)

- 4.5 19/00794/P3JPA – Change of use from office to residential, rear of 26 to 28 High Street, Fenstanton (Approved)
- 4.6 24/02387/FUL - Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Withdrawn)

5. CONSULTATIONS

- 5.1 Fenstanton Parish Council – Recommend refusal as the application doesn't offer enough protection for protected trees.
- 5.2 Cambridgeshire County Council Highway Authority – No objections subject to conditions.
- 5.3 Huntingdonshire District Council Conservation Officer – No objection.
- 5.4 Huntingdonshire District Council Environmental Health Officer – No objections to the proposal with regards to environmental health matters.
- 5.5 Huntingdonshire District Council Arboricultural Officer – No objections subject to conditions (further details in the proceeding sections of this report).

6. REPRESENTATIONS

- 6.1 One objection has been received in relation to impact on the tree to the north of the site. This is summarised below:
- Inadequate protection provided for the Ash Tree which is significant in the landscape and environmentally.
 - Tree should qualify as notable and possibly as an ancient or veteran tree and so should benefit from greater protection than that proposed (enlarged root protection area – (RPA)) etc.
 - Mitigation is unclear in terms of methods of work.
 - Lack of clarity on tree protection measures proposed.

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 application) 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
 - 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
 - Other Matters

The Principle of Development

Housing Land Supply

- 7.6 NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.7 As Huntingdonshire’s Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard

method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4330 homes equivalent to 3.88 years' supply.

- 7.8 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

Location and suitability of the site

- 7.9 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
 - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities
 - Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes
 - Support a thriving rural economy;
 - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
 - Conserve and enhance the historic environment; and
 - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 7.10 Policy LP2 directs approximately a quarter of the objectively assessed need for housing (together with a limited amount of employment growth) to sites dispersed across the Key Service Centres and Small Settlements in order to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the plan, thereby providing further flexibility in the housing supply.

- 7.11 Policy LP2 is within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036 and is therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, weight should still be given to Policy LP2 given that it directs development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities which is consistent with the NPPF.
- 7.12 The site is located within the built-up area of Fenstanton, which is defined as a Key Service Centre within the adopted Huntingdonshire Local Plan to 2036. As such, Policy LP8 is considered relevant in this instance. Policy LP8 of the adopted Local Plan states that a proposal for development on a site which is additional to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Key Service Centre.
- 7.13 Given the proposal seeks approval for the erection of 1 residential dwelling within the built-up area of Fenstanton, the development is therefore considered in principle to be situated in an appropriate sustainable location and therefore in accordance with LP8 of the Local Plan.
- 7.14 A new residential dwelling on this sustainable site, located in the built-up area of Fenstanton is therefore considered to be acceptable in principle subject to compliance with all other material planning considerations and any required planning conditions.

Design, Visual Amenity and Impact on Heritage Assets

- 7.15 The Local Planning Authority is required to ensure that special regard is given to preserving listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.
- 7.16 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 Section 12 of the National Planning Policy Framework (2024).

- 7.17 This application seeks planning approval for the erection of a 1.5 storey detached single aspect, 2-bedroom dwelling with the existing garage building retaining its scale and form but being converted to a carport by virtue of 'opening up' of the eastern elevation. A cycle store and garden area will be provided to the east of the site to serve the proposed dwelling.
- 7.18 The proposed dwelling would be located with its western elevation positioned close to the shared boundary with No.24 High Street (The Nursery) and its southern elevation closely aligned with the proposed carport. It would have an eaves height of 3.62m and ridge of 6.77m with 2 dormer windows and a roof light on the east facing roof plane. The materials proposed are a red brick base with black timber featheredge cladding and a slate roof.
- 7.19 There is a clear variance in the age, scale and design of the buildings on the surrounding High Street streetscene and this scheme, given its location set back in excess of 20m from the High Street and to the rear of the established buildings on the High Street frontage would have a neutral visual impact. Officers have given regard to the recent approval for the redevelopment of the adjacent site (Tudor Hotel) under reference number 25/01273/S73 which approved six dwellings with material finish of (including other elements) red bricks and black timber detailing under reference number 25/80226/COND. Materials proposed (examples provided within the Design, Access and Heritage Statement) are considered to be consistent with the adjacent development but will also integrate well with the varied surroundings. Officers recommend that should Members be minded to approve the application, that these be secured by means of a planning condition.
- 7.20 The closest Listed Buildings are 9 Bell Lane (approx. 50m north), Swan Cottage (approx. 70m east), 41 High Street (approx. 86m south-east) and 19 High Street (approx. 83m south-west). Arguably, the only one of these directly related to the site is 9 Bell Lane. However, due to the relatively large degree of separation, the intervening tree coverage and the relatively modest scale of development proposed, it is not considered the proposed dwelling would be readily visible or harmful from this direction.
- 7.21 The application is accompanied by a Design, Access and Heritage Statement which considers the impact on the heritage assets and HDC's Conservation Team have been consulted. Having reviewed the submitted details and plans they raise no objections observing that the dwelling would not be readily perceived from the High Street due to the intervening buildings already referenced in this report.

- 7.22 In terms of outside space, given the site layout the main defensible space is to the front. The existing garage (becoming a carport) sits comfortably to the south of the dwelling with cycle and wheeled bin storage to the north. Whilst defensible space to the front is generally not supported (due to the impacts of required extensive boundary treatments facing the street), in this case this is set to the rear of the High Street and will be adjacent to an approved parking area for the Tudor Hotel development and the rear gardens of plots 1-5 are relatively linear to this. 1.8m close boarded fencing separates the two sites with a gated 1.8m brick wall separating the parking/driveway area. There is a mixture of hard and soft landscaping which is considered acceptable and commensurate to the development proposed and which if Members are minded to approve is recommended to be secured by a planning condition.
- 7.23 Overall, having regard to the above assessment, including matters which could be secured by condition and the favourable comments from specialists, the development proposed is considered to be acceptable with regard to design and visual amenity and its impact on surrounding designated heritage assets including Listed Buildings and the Conservation Area. The proposed development would therefore comply with Policies LP2, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and the NPPF (2024).

Residential Amenity

- 7.24 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.
- 7.25 In terms of any overbearing, overshadowing or loss of light impacts, it is considered that there would be adequate separation between the proposed dwelling and the property to the north No.9 Bell Lane. Although there would be an increased mass by positioning of the proposed 1.5 storey dwelling, approx. 1.1m from the boundary with No.9 (at the closest point). No.9 has an approximately 50m rear garden depth, with mature tree planting on its rear boundary, therefore the proposed dwelling would not result in any unacceptable impacts on their residential amenity in planning terms, in respect of overbearing, overshadowing or reduced light impacts. The application is also accompanied by a plan showing the proposed dwellings relationship with the adjacent former Tudor Hotel/Restaurant site and its redevelopment proposal for housing referenced previously, which has the benefit of planning permission, but which has not as yet been implemented. Again, the proposed arrangement ensures no impact on either occupants of that site or those occupying this development.

- 7.26 There is residential accommodation above the units on the High Street frontage (26a and 26b). The north elevation facing the development site only hosts an open stairwell to the first-floor door of 26b. There is approx. 8m between this door and the southern elevation of the dwelling. The door does not provide natural light into the flat and, given the separation and its elevated position the impact of the proposed dwelling on this adjacent flat is considered to be acceptable.
- 7.27 Turning attention to the property to the west (24 High Street) this is occupied by a Day Nursery as opposed to any residential accommodation. A certificate of lawful development (reference number 17/02187/CLED) was issued on the 11th of December 2017 confirming the entirety of the site adjacent to the boundary as being a Nursery (Use Class D1 at that time). Officers have confirmed with the Nursery that this remains the case and no sections are given over to residential accommodation. There is a single storey pitched roof building immediately adjacent the site boundary (associated with the Nursery). There is also a two-storey rear projection on the rear of the Nursery (approx. 12m to the dwelling) and a further single storey element which appears to be partially covered by a canopy. This is approx. 10m from the dwelling. In this case, given that this is a commercial site with a large degree of built development in the vicinity of the development site and the relatively limited scale) eaves height of 3.62m and ridge of 6.77m) the impact is neutral in practice.
- 7.28 In terms of overlooking and loss of privacy, the dwelling has been designed such that there are no proposed windows in the west, south or north elevations with all fenestration to the east (looking towards the former Tudor Hotel site). Given the arrangement of the site there would be no overlooking into any of the proposed dwellings on this site. It is however noted that there would be approx. 15m from the upper floor windows of this dwelling to the garden boundary of Unit 1 on the Tudor Hotel site which may result in some minor degree of overlooking but it must be regarded that this will be viewed across the garden associated with this proposed dwelling, the boundary treatments and parking area associated with the Tudor Hotel site. As such, the impact will be negligible in practice, and the impact is unlikely to be any worse than views which would be afforded from the other adjoining units themselves on this adjacent site.
- 7.29 Having regard to the impact on the occupants of the dwelling, it complies with the technical housing standards in terms of space and bedroom scale and the garden area is commensurate with the scale of development and that of its neighbours particularly when the sustainability of the location is considered. The plot (for a relatively small space) is considered to be thoughtfully designed in order to minimise disturbance from vehicle movements, and ancillary activities to either the occupants or to those occupying neighbouring dwellings. In considering this aspect, Officers have

given regard to the potential noise impacts arising from the Nursery on the future occupants of the dwelling given its close proximity to the common boundary. It is noted that the dwelling is single aspect (all windows are in the eastern elevation facing away from the Nursery site and any associated noise). The building itself (given its height) and associated carport will also provide some acoustic screening to the proposed garden area the dwelling. Furthermore, HDC's Environmental Health Team have been consulted and have not raised any objections in terms of noise. Environmental Health have also raised no objections in terms of odour or contaminated land.

- 7.30 Overall, taking the above assessment into consideration, the development proposed is considered to be acceptable with regard to its impacts and approach to residential amenity of the proposed and surrounding dwellings and therefore accords with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

Highway Safety, access and Parking Provision

- 7.31 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.32 The proposed dwelling would be accessed from the High Street sharing the vehicle access arrangements approved for the adjacent Tudor Hotel site redevelopment. This includes the creation of a 5m wide access with 2x2m and 2.3x43m pedestrian and vehicular visibility splays. A section of 1.7m high wall to the west of the access will also be demolished to achieve these splays. Cambridgeshire County Council's Highways Team have been consulted and raise no objections subject to conditions. Recommended conditions would ensure that the required measures would be in place in the event that the redevelopment of the adjacent site is not fully realised.
- 7.33 The proposed two-bedroom dwelling would benefit from two parking spaces (within the carport) and, whilst this does not strictly accord with the guidance contained within the Huntingdonshire Design Guide Supplementary Planning Document (2017) in terms of its length, this is making use of an existing building and so is constrained by this. Furthermore, as a carport it has an open frontage and so, in practice, the length of 5m will allow the parking provision intended. Cycle storage providing at least one space per bedroom is provided and it is recommended to be secured by condition.
- 7.34 In terms of any loss of provision, Officers have sought clarity from the agent who has confirmed that the existing garage (within their ownership) is used for storage as opposed to parking. A parking

plan has been provided which shows parking for No's 26 and 28 High Street as well as one space each per flat (26a and 26b). Further, confirmation has been received that there is no material change to the level of parking provision allocated to these units and so no additional pressure will be placed on on-street parking. Whilst it is acknowledged that this will result in some intensification of the site Officers are satisfied that there is sufficient space for vehicles using the intended provision to manoeuvre and therefore enter and leave the site in forward gear.

- 7.35 As such, subject to the recommended highway conditions, the proposal is considered acceptable in terms of its impact on highway safety and provision for sustainable travel modes and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and the NPPF (2024).

Flood Risk and Surface Water

- 7.36 The site is at the lowest risk of flooding according to the Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. Accordingly, the sequential and exceptions tests for flooding are not considered necessary in this instance in accordance with the NPPF and NPPG. Whilst given this position a Flood Risk Assessment is not strictly required one has been provided in this instance. It concludes that the development would not increase flood risk on site nor increase it elsewhere. It is noted that the plans detail that the finished floor level will be 300mm above the existing levels in order to further mitigate risk and this is recommended to be secured by condition.
- 7.37 It is proposed to manage surface water from the proposed development through the use of sustainable drainage systems (SuDS), Whilst wastewater (foul) is not referenced in the application, Officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.38 As such, the proposal is considered to be acceptable with regard to its impact on flood risk, surface water and wastewater management therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

Biodiversity

- 7.39 Policy LP30 of the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible. As well as this (and separate from the requirements of LP30) qualifying new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required, following the hierarchy of onsite provision; mixture of on-site and

off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that the development would be exempt.

- 7.40 In this case, the application is accompanied by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated May 2025. This does not identify that any protected species would be harmed by the proposed development, nor would there be any issues which would prevent the development of the site. It goes on to make suggestions for ecological enhancement. A separate Biodiversity Enhancement Plan has been provided which exceeds the suggested measures. Whilst these are shown on a plan, no specific details have been provided as to how and when these will be implemented, nor details of ongoing maintenance and monitoring. If Members are minded to approve the proposal it is recommended this be secured by a planning condition.
- 7.41 In terms of BNG, as a proposed self-build dwelling (which would be required to be secured by a planning condition if Members are minded to approve the proposal) the proposal would fall into an exempt category as per the legislation and therefore the 10% BNG enhancement would not be applicable to this development.
- 7.42 Overall, Officers are satisfied with the findings of the submitted PEA and broadly supportive of the proposed enhancements. As such, the proposal is considered to accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 subject to the imposition of conditions.

Impact on Trees

- 7.43 As detailed in the preceding sections of this report, the land to the north of the application site (outside of the red line within the curtilage of 9 Bell Lane) is covered by a Tree Preservation Order (TPO) (007/71) which covers all trees on the land. Trees in the vicinity are also afforded protection by virtue of their location within the Conservation Area. The only trees to be removed from the site are category C trees which are covered in more detail in the proceeding sections of this report. Objections have been raised by a neighbour and Fenstanton Parish Council with regard to potential impact on trees. The previous application (24/02387/FUL) was withdrawn due to a highways query (now resolved) and also concerns in respect of impact on trees as the Arboricultural Officer could not be confident that the detail provided with that application demonstrated that the development could be undertaken without causing an impact on the protected tree. As set out in the proceeding sections of this report, this is considered to have been resolved under this application.

- 7.44 Of main concern is potential impact on a large Ash Tree, located on the neighbouring site No.9 Bell Lane. The application is accompanied by an Arboricultural Impact Assessment (AIA) prepared by Ligna Consultancy and dated 29th of May 2025. This refers to the tree as T1 and a category B tree, a tree of moderate quality. It is acknowledged that the objection considers that the tree has been undervalued and Officers rely on the advice of specialists in such matters (as set out later in this section).
- 7.45 The AIA references T1 (The Ash) which is a category B tree, and category C trees referenced as: T2 (Hawthorn) T3 (Sycamore). It goes on to reference T4, T5 & T6 which are also category C trees and which are to be removed as part of the planning permission on the adjacent site, the Tudor Hotel re-development. Officers have confirmed that this was part of the original permission for Tudor (application reference 24/00975/FUL) later superseded by reference 25/01273/S73. Category C trees are generally low-quality trees and ones that could usually be deemed acceptable to remove. The AIA goes on to state that there is adequate clearance between T3 and the building which is to be converted into a carport. The Hawthorn (T2) is well separated from the development site. It is likely that in order to facilitate the development trees 4, 5 & 6 would still need to be removed, but as detailed above, this removal has already been approved under application reference No's. 24/00975/FUL and 25/01273/S73. At the time of writing this report Officers understand that demolition on the adjacent site has commenced.
- 7.46 HDC's Arboricultural Officer has been consulted and has reviewed the submitted details and completed a site visit. He raises no objections to the details provided in relation to trees 2-6 and focuses his comments on tree 1. He notes that the AIA includes a Tree Protection Plan and Method Statement which demonstrates that damage to the tree during the construction phases could be avoided but also states that no working space has been provided for scaffolding or working space around the building.
- 7.47 Further comments from this Officer advise that much of the construction works within the root protection area (RPA) will take place on top of existing surfaces, this is particularly in respect of the new bike/bin store and patio area, which would provide acceptable protection to the roots during this period. The retention of the existing surface will be critical in avoiding damage to the roots of the trees. He goes on to advise that a maximum 20% incursion into an RPA is allowable if essential and the tree survey submitted shows that there is less than this for the proposed foundations, it is noted repeated incursions should be avoided. Pile and beam or cantilever foundations would result in less possibility of damage in these areas. A query has been raised on the extent of the red line in Appendix 3 and Appendix 4 of the AIA. Appendix 3 shows that the red line extends further east which would result in an unacceptable level of incursion into the RPA.

The agent has confirmed that Appendix 4 (the preference of the Arboricultural Officer) is correct and this is in line with the submitted location plan.

- 7.48 In summary, whilst the concerns raised in the objections are noted and the Arboricultural Officer has some reservations regarding some aspects of the scheme (risk of pressure for future pruning due to shading and detritus falling on the garden/cycle store area etc) he does consider that having visited the site that the development proposed can proceed without resulting in unacceptable impacts on the T1 Ash tree. This is subject to adherence to the Tree Protection Plan and Method Statement which is recommended to be conditioned should Members be minded to support the proposal. Officers would also recommend it prudent to impose a pre-commencement condition that requires full details of the structural engineering (in terms of the foundations) to be provided to the LPA for their approval prior to the commencement of any development on site. It remains that any future occupant may find any overhang of the canopy of the tree unsavoury, but Officers consider the relationship to be acceptable in planning terms, and any future works to this Protected Tree would require the consent from the Local Planning Authority. Whilst the concerns of the neighbour in respect of the undervaluing of this tree in terms of its categorisation is noted, this view is not shared by the Council's Arboricultural Officer. It is not considered that the presence of the Protected tree would cause a significant degree of impact or harm that would render the residential amenity of future occupiers unacceptable.
- 7.49 Overall, having regard to the advice from specialists, the assessment above and matters which can be secured by way of planning conditions, the scheme is considered to be acceptable with regard to its impact on trees and therefore is in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

- 7.50 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.
- 7.51 Compliance is referenced within the submitted Design, Access and Heritage Statement. To ensure that the development meets these standards a condition is recommended to 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

- 7.52 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 is recommended to be attached to any consent given to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Development Obligations

Bins

- 7.53 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 15th of September 2025. 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)

- 7.54 Community Infrastructure Levy is not payable on a self-build dwelling and as such is not applicable in this case. The development would accord with Policy LP4 of Huntingdonshire's Local Plan to 2036.

Conclusion

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

The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle, would be visually acceptable and would not be harmful in terms of heritage impacts, residential amenity, contaminated land, highway safety, flood risk, impact on trees or ecology.

Having regard to all relevant material considerations the proposed development is considered to comply with Policies LP2, LP4, LP5, LP6, LP9, LP11, LP12, LP14, LP15, LP16, LP17, LP30, LP31, LP34 and LP37 of Huntingdonshire's Local Plan to 2036 and consequently, it is recommended that planning permission be granted, subject to the imposition of conditions set out below.

Conditions

- Time limit
- Approved plans
- Materials compliance
- Landscaping compliance
- Cycle storage
- Removal of permitted development rights for gates
- Access width
- Access construction
- Parking and turning provided
- Temporary facilities for parking, turning and loading
- Provision of visibility splays in accordance with plans
- Access surface water drainage
- Metalled surface provision
- Finished floor levels
- Biodiversity Method Statement required
- Compliance with tree protection measures and method statement
- Details of foundation design
- Compliance with Self Build definition
- Accessible homes
- Efficient use of Water

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388640 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquires about this report to **Kevin Simpson – Senior Development Management Officer -**
kevin.simpson@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

**The Hub
High Street
Fenstanton
PE28 9LQ**

Our Ref : 25/01003/FUL

5th June 2025

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 25/01003/FUL

**Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)
26 - 28 High Street Fenstanton Huntingdon PE28 9JZ**

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 26th June 2025.

Cont.....

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at <http://publicaccess.huntingdonshire.gov.uk/online-applications/>. It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to **developmentcontrol@huntingdonshire.gov.uk**.

Yours faithfully
Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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Developmentcontrol@huntingdonshire.gov.uk

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www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 25/01003/FUL Case Officer Kevin Simpson

Proposal: Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)

Location: 26 - 28 High Street Fenstanton Huntingdon

Observations of Fenstanton Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)
The planning committee recommends this application for refusal as still doesn't offer enough protection for the tree but the proposers investigate alternative to traditional foundations as stated in our replt of 11.04.2025

☐ No observations either in favour or against the proposal

 Assistant Clerk to Fenstanton Town/Parish Council. (For GDPR purposes please do not sign)

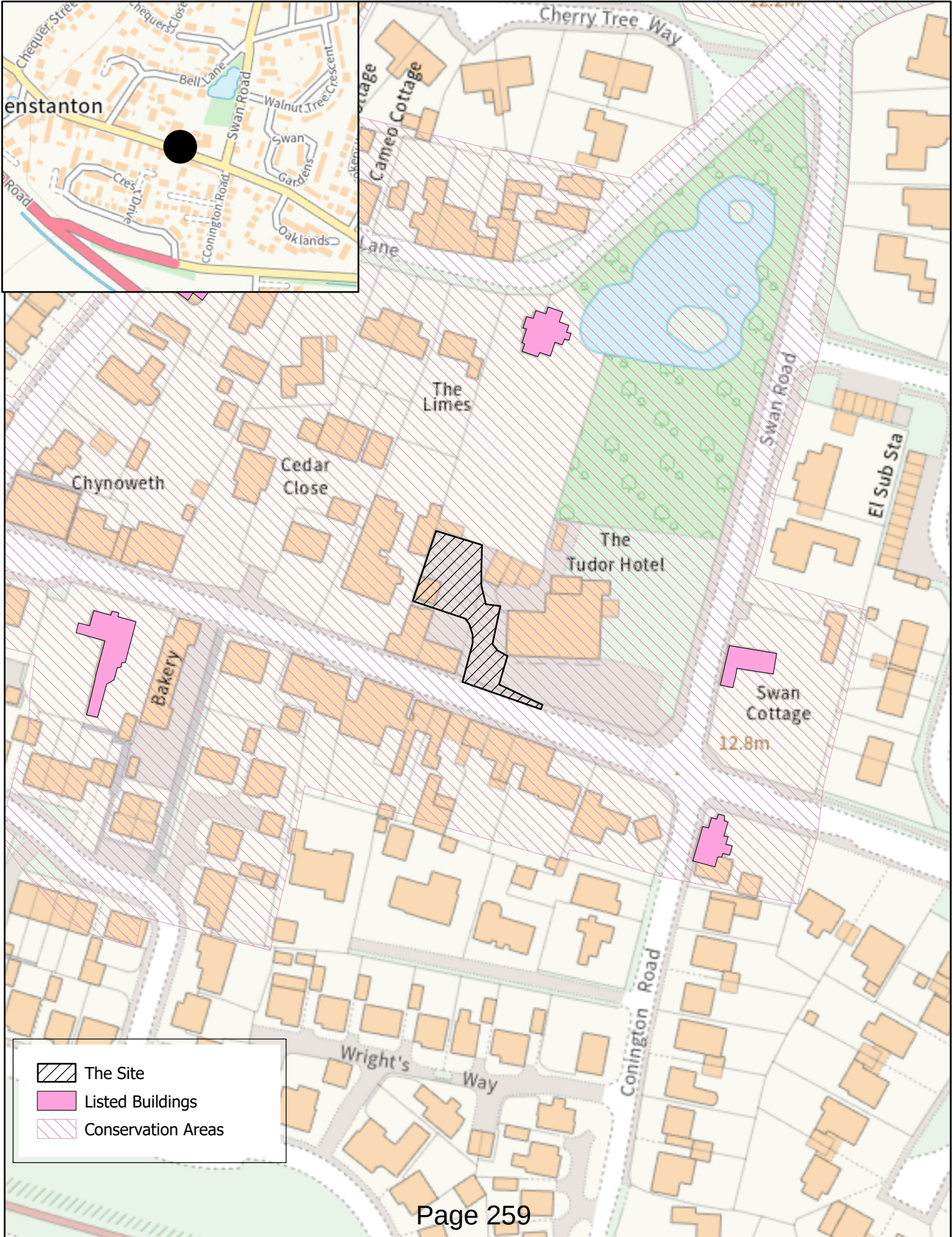
Date :20.06.2025

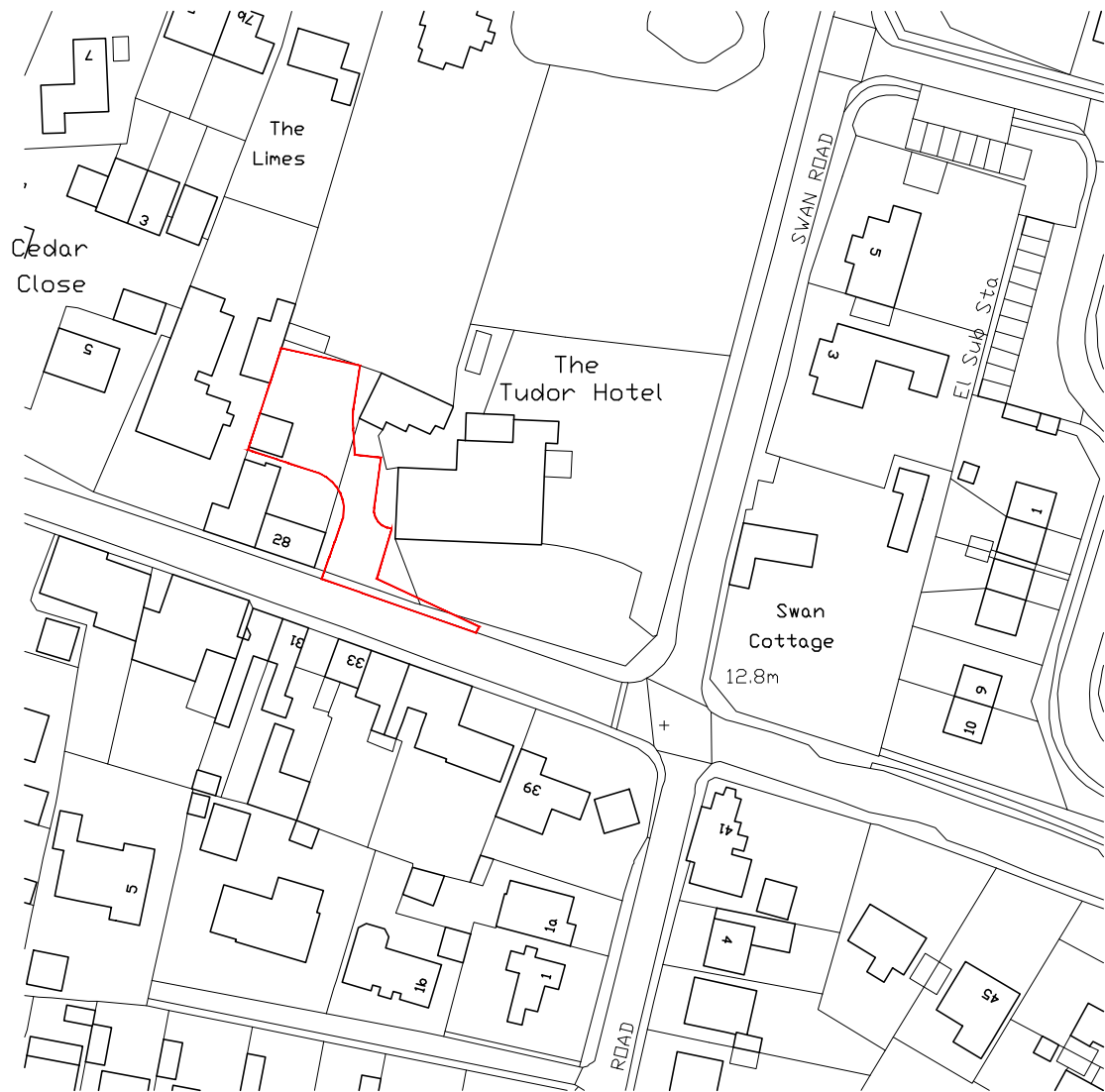
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)





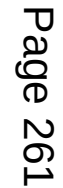
Serial number: 269200
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drawing title	LOCATION PLAN	REV-P2
scale	1:1250	original A4
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB	
telephone	+44 (0)1223 212253	
email	info@29architecture.co.uk	
website	www.29architecture.co.uk	

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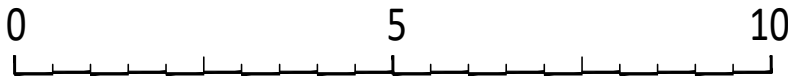
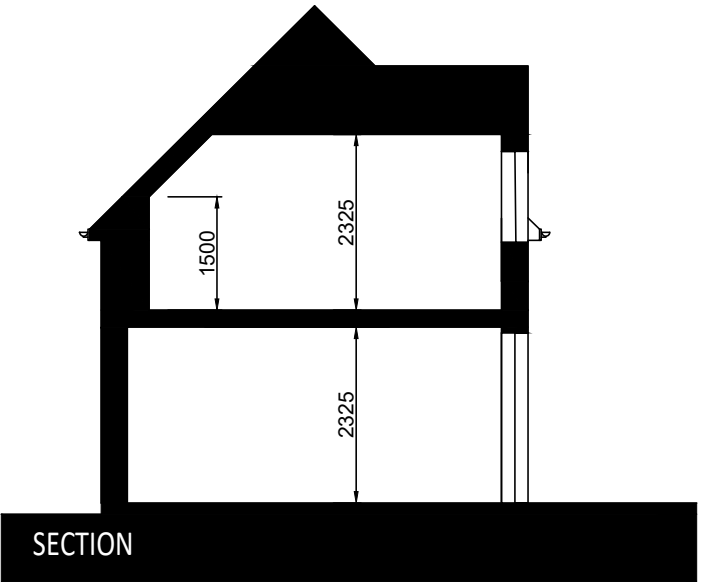
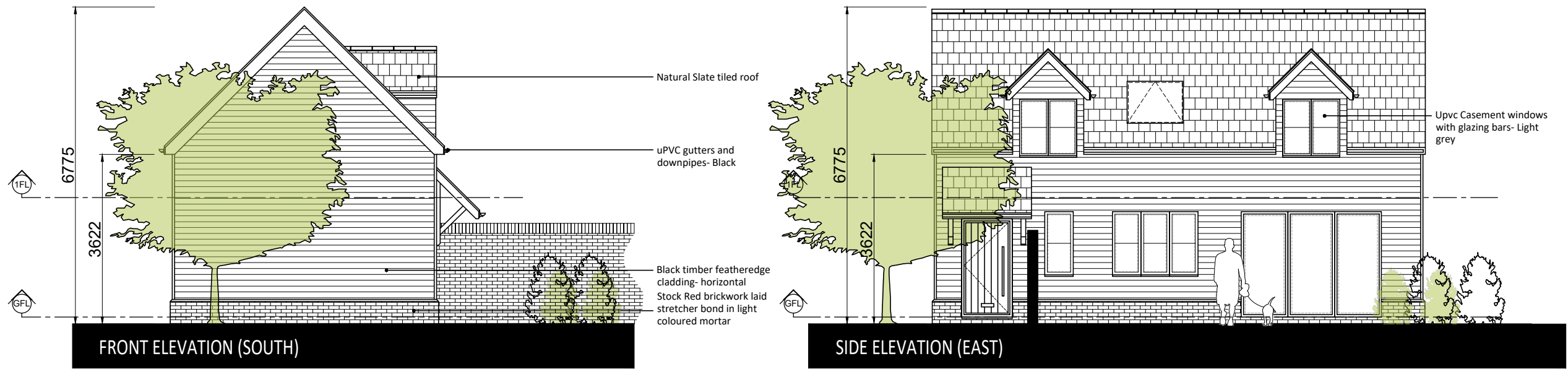
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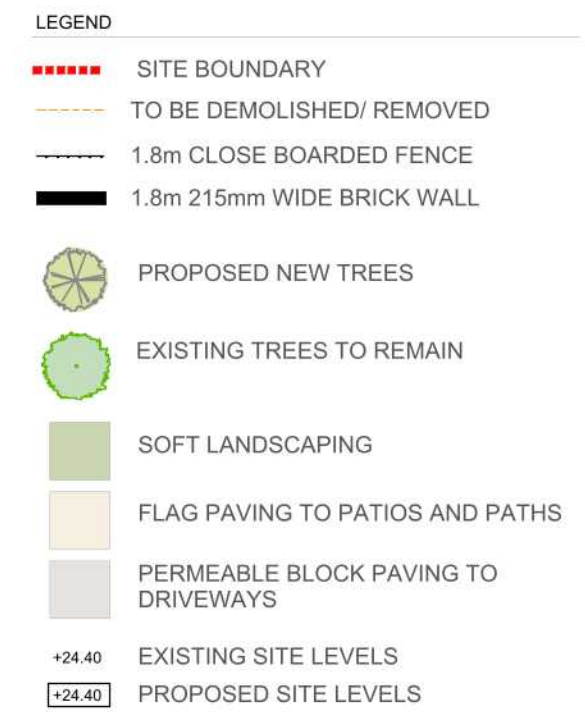


rev	P1	date	June '25	drawn	DSR
client					
project	Land to r/o 26-28 High Street, Fenstanton, Huntingdon				
drawing title	Proposed Floor Plans and Elevations- Dwelling				
drawing no	PL(21)01	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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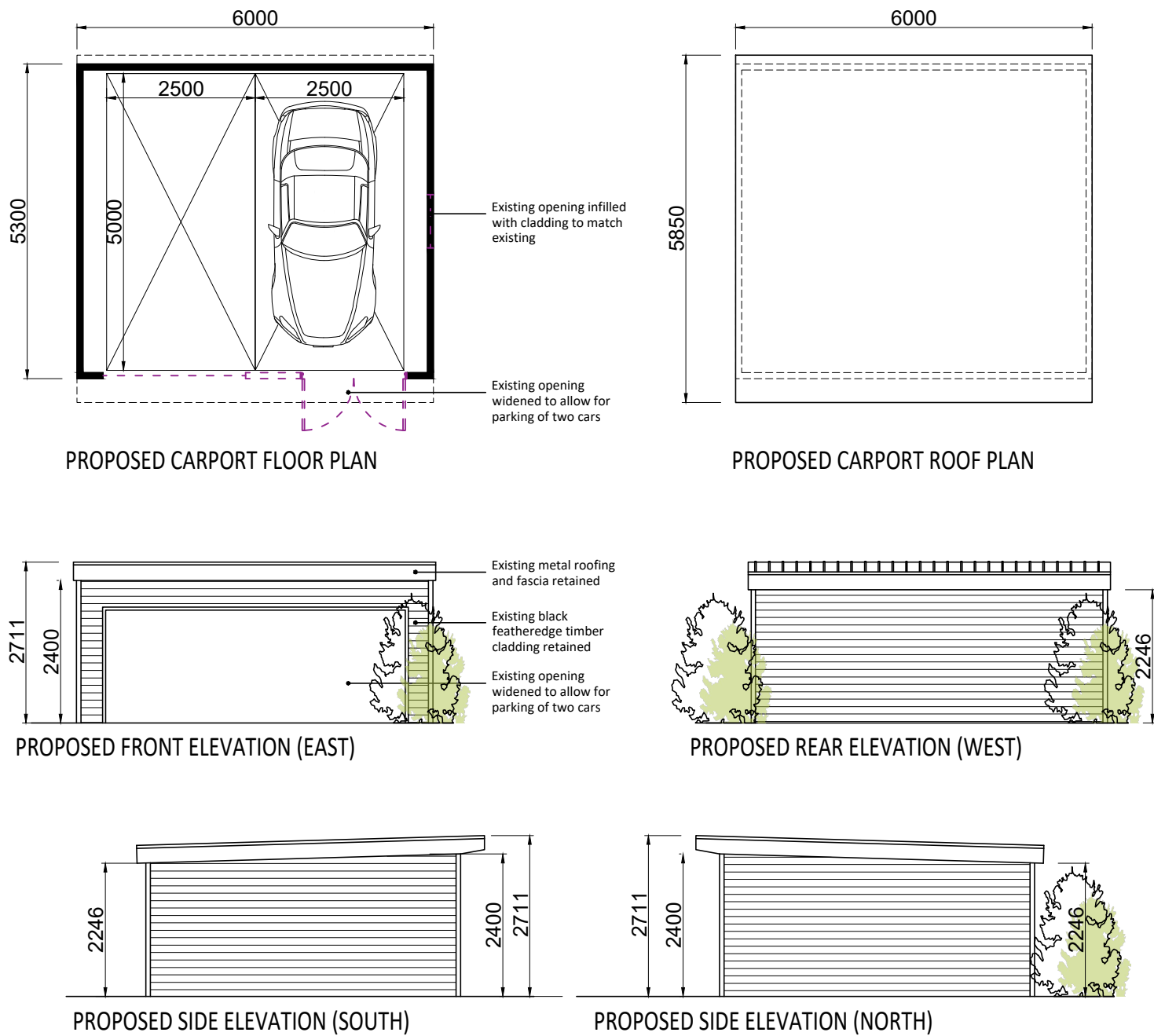
client

drawing title **Proposed Site Plan**

address 25 Cromwell Road
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CB1 3EB



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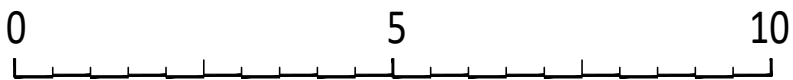
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rev	P1	date	June '25	drawn	DSR
client					

project

Land to r/o 26-28 High Street,
Fenstanton, Huntingdon

drawing title

Proposed Floor Plans and
Elevations- Carport

drawing no	PL(21)02	checked	DSR
scale	1:100	original	A2
status	PLANNING		

address

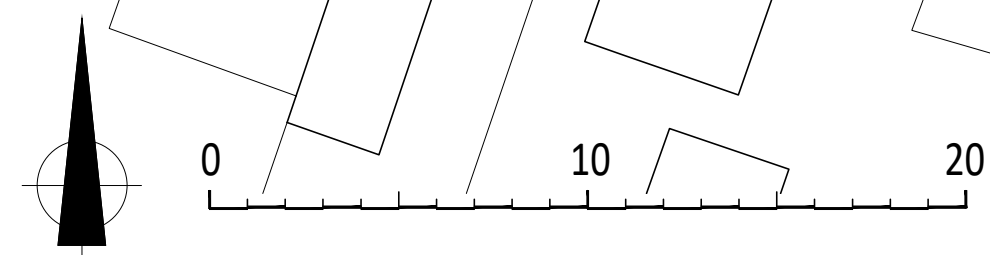
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LEGEND

-  **LOG PILES**
1No. Log Piles. To be located in a damp, shady location
-  **BUG AND INSECT HOTELS**
1No. Woodside Wooden Insect Hotel. To be located on close boarded fences at 1.5m from ground level
Size: L: 260mm x W:110mm x H:370mm
-  **HEDGEHOG HOLES**
Provide 150 x130mm square cut gaps in bottom of garden fences for hedgehog movement
-  **SWIFT BIRD BOX**
Ibstock Swift Integrated Eco Habitat-Buffer
Size: L: 140mm x W:327mm x H:140mm

1No. swift box per unit. Swift boxes to be sited a minimum of 5m above ground on external wall of buildings under eaves. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.
-  **GENERAL BIRD BOX**
Open Bird Nest Box on Trees (1No. Proposed)
Vivara Pro Barcelona Woodstone Open Nest Box. Installed 1.0m above Ground Level
Size: L: 175mm x W:240mm x H:190mm
-  **BAT BOX**
Ibstock Enclosed Integrated Bat Box 'C' -Buff
Size: L: 105mm x W:215mm x H:215mm

1No. bat box per 4 units. Bat boxes to be sited a minimum of 6m above ground on external wall of buildings along gables. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.

rev	P1	date	June '25	drawn	DSR
client					

project **Land to r/o 26-28 High Street, Fenstanton, Huntingdon**

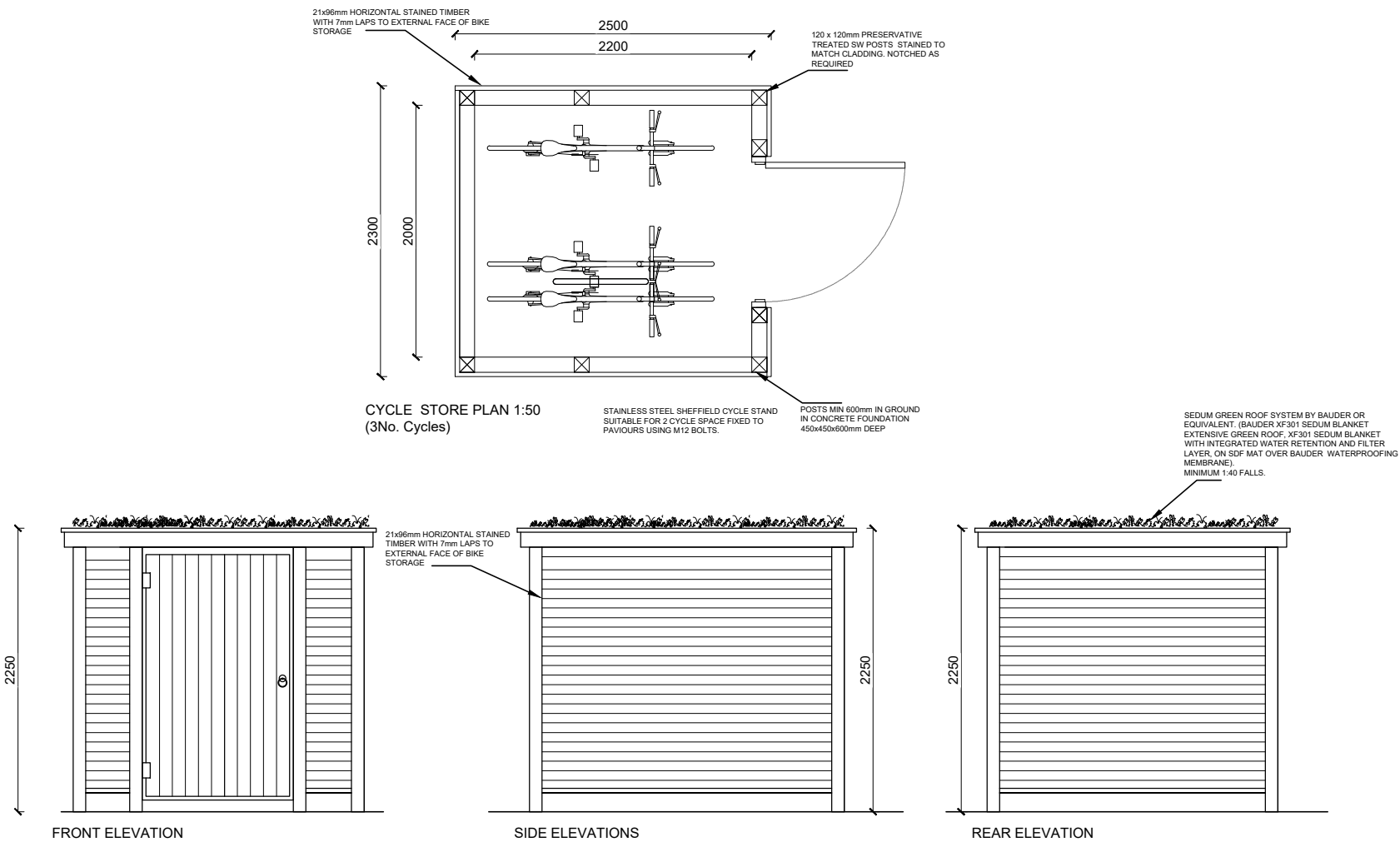
drawing title **Biodiversity Enhancement Plan**

drawing no	PL(90)04	checked	DSR
scale	1:200	original	A2
status	PLANNING		

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rev	P1	date	June '25	drawn	DSR
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client

project

Land to r/o 26-28 High Street,
Fenstanton, Huntingdon

drawing title

Proposed Cycle Store

drawing no	PL(21)03	checked	DSR
scale	1:50	original	A2
status	PLANNING		

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Planning Appeal Decisions Since October 2025 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
24/007 79/HH FUL	Darren Pescod	Tilbrook	Erection of open sided carport	30 Church Lane Tilbrook Huntingdon PE28 0JS	Refused	Delegated	Appeal Dismissed	N/A
25/005 44/PIP	Mr David Hopkins	Pidley-cum-Fenton	Permission in Principle for up to 3 dwellings	Land North East of Gloucester Barn Fen Road Pidley	Refused	Delegated	Appeal Dismissed	N/A
25/005 43/PIP	Mr David Hopkins	Pidley-cum-Fenton	Permission in Principle for up to 2 dwellings	Land South of Fen Road Industrial Estate Fen Road Pidley	Refused	Delegated	Appeal Dismissed	N/A
25/007 17/HH FUL	Mr Gary Sampson	Little Paxton	2m high boundary fence (Retrospective)	36 Park Avenue Little Paxton St Neots PE19 6PE	Refused	Delegated	Appeal Dismissed	N/A

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