



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, 23 FEBRUARY 2026** 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. 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.

2. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Huntingdon - 25/01587/FUL (Pages 5 - 50)

Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development - R G E Engineering and Bridge Place Car Park, The Avenue, Godmanchester.

(b) Kimbolton - 25/00433/FUL (Pages 51 - 90)

Proposed erection of 26 dwellings, garaging and associated roadways, landscaping, etc (revised down to 23 dwellings) - Brittens Farm, Station Road, Kimbolton, Huntingdon, PE28 0JN.

(c) St Neots - 25/01712/FUL (Pages 91 - 124)

Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - 44 Huntingdon Street, St Neots, PE19 1DU.

(d) St Neots - 25/01713/LBC (Pages 125 - 146)

Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - 44 Huntingdon Street, St Neots, PE19 1DU.

LATE REPRESENTATIONS

11 day of February 2026

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](#).

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DEVELOPMENT MANAGEMENT COMMITTEE 23rd FEBRUARY 2026

Case No: 25/01587/FUL

Proposal: Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development.

Location: RGE Engineering and Bridge Place Car Park, The Avenue, Godmanchester.

Applicant: Markham and George Property Limited

Grid Ref: 524503 271386

Date of Registration: 1st October 2025

Parish: Huntingdon

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as part of the site is within the ownership Huntingdonshire District Council.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site measures approx. 2.3 hectares extending eastwards from The Avenue and comprises the former RGE Engineering site which is a large commercial building (the footprint of the main building excluding ancillary structures is approx. 7000m²) and which is located to the north of the site and the Huntingdonshire District Council operated car park known as Bridge Place to the east. Whilst located within the Godmanchester boundary, given its location at its entrance it is well-related to Huntingdon.
- 1.2 Visually, whilst the building is set back from The Avenue, the limited boundary treatments to the west affords clear views of the factory site and car park from The Avenue. West of the site is the Grade II Listed Riverside Mill whilst to north and south, Westside Common incorporating the path of the River Great Ouse and Cooks Backwater encloses the site. There is a relatively dense tree belt to the south which screens the A1307 flyover whilst to the north, the boundaries are sporadic, in poor repair, and, given the scale of the factory building and associated structures does little

to screen the built form. Thus, the commercial site (which given it is vacant has a dilapidated appearance) is a prominent and incongruous feature of the landscape.

- 1.3 The site lies outside of any Conservation Area (CA), but the boundary with the Huntingdon CA lies to the west (approx.30m) and the Godmanchester (Post Street) CA to the south (approx.30m). As above, the Grade II Listed Riverside Mill is to the immediate west of the site and the Grade I Listed bridge further west (approx.95m). There are trees subject to Preservation Orders within and adjacent to the site.
- 1.4 The site is predominantly located within Flood Zone 1 but there are some sections towards the northern, eastern and southern fringes which are within Flood Zones 2 and 3 as per the most recent Environment Agency (EA) Flood Risk Maps and Data and the 2024 Strategic Flood Risk Assessment (SFRA). The same data also shows some minor surface water flood risk centrally within the site. The site does not fall within a protected landscape but the Portholme Meadow Special Area of Conservation (SAC) is approx. 270m west of the site.
- 1.5 The site (albeit extending further to the south-west) is an allocated site within the Huntingdonshire Local Plan to 2036 (Policy HU14) allocated for the provision of approx. 90 homes and the re-provision of part of the site as a public car park.

Proposal

- 1.6 This application seeks full planning permission for the demolition and partial demolition of the factory buildings/structures and a phased development of 82 dwellings including access, landscaping and associated works. The description has been revised throughout the lifetime of the application to reflect the phasing element. Re-consultation, advertising and notification has been undertaken accordingly. A phasing plan highlighting the proposed stages of development has been provided and, in the event that permission is granted, conditions shall be worded to correspond with the phased development.
- 1.7 Vehicular, cycle and pedestrian access to the site would be via the existing access to Bridge Place Car Park from The Avenue. Pedestrian connectivity to the common land is provided to the north with further pedestrian access points joining The Avenue. Whilst not within the control of the applicants (due to land ownership), future provision has been made for a landing area for a footbridge to be provided to the south crossing Cooks Backwater.
- 1.8 The dwelling mix is proposed as four apartment blocks (2 x three storey and 2 x four storey), and a mixture of terrace, semi-detached and detached 2, 2.5 and 3 storey houses.

- 1.9 The proposal does not include any affordable housing due to viability issues which are discussed in the proceeding sections of this report.
- 1.10 This application has been accompanied by the following drawings and documents:
- Location plan & site plan
 - Elevations, sections and floorplans
 - Landscaping and lighting plans
 - Design & Access Statement
 - Accommodation Schedule
 - Heritage Statement
 - Flood Risk Assessment
 - Site Survey, Layout and Flood Storage Losses and Gains
 - Utilities Assessment and Level 2 Utility Study
 - Energy Statement
 - Noise Impact Assessment
 - Asbestos Demolition Survey
 - Transport Statement
 - Ecological Impact Assessment
 - Tree Survey and Arboricultural Impact Assessment
 - Landscape and Visual Impact Assessment
 - Biodiversity Net Gain Matrix
- 1.11 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.12 This is considered a reg 4 application as Huntingdonshire District Council own part of the land but the application is made by another party. Officers of the LPA have not been engaged with, or are privy to, any commercial matters relating disposal of council owned land. To ensure transparency the planning application has been advertised, and a site notice was erected as close as possible to the site, alongside wider consultation with stakeholders and residents. Further consultations have been undertaken during the course of the application. To ensure full transparency, this application is brought before the Development Management Committee for determination.

2. NATIONAL GUIDANCE

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

- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP7: Spatial Planning Areas
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP13: Placemaking
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP24: Affordable Housing Provision
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP36: Air Quality
 - LP37: Ground Contamination and Groundwater Pollution
 - HU14: RGE Engineering, Godmanchester (site allocation)
- 3.2 Godmanchester Neighbourhood Plan 2017-2036 (2017) Policies:
- GMC1 - The importance of the countryside setting
 - GMC4 - Landscaping and planting to keep the semi-rural character of the Town
 - GMC10 - Promoting Godmanchester's history and heritage

- GMC 11 – Ensuring development maintains and enhances the character of the Town and reflects its heritage and history
- GMC13 – Residential development
- GMC14 - For new residential development, plans should not exacerbate any pressure on ‘on-street’ parking and should provide numbers of off-street parking spaces appropriate to the site’s location and the character of the proposal. The number of spaces should reflect the mix, size and type of housing
- GMC16 - Reducing Surface Water Flood Risk
- GMC 22 – Reducing traffic and congestion on Godmanchester’s roads

3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2024)
- Annual Monitoring Review regarding housing land supply (2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- Huntingdon Conservation Area Character Assessment (March 2007)
- Godmanchester (Post Street) Conservation Area Character Statement (October 2002)

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

3.4 The National Design Guide (2021):

- C1 – Understand and relate well to the site, its local and wider context
- C2 – Value heritage, local history and culture
- I1 – respond to existing local character and identity
- I2 – Well-designed, high quality and attractive places and buildings
- I3 – Create character and identity
- B2 - Appropriate building types and forms
- M1 – A connected network of routes for all modes of transport
- M2 – Active travel
- M3 – Well considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- P1 – Create well-located, high quality and attractive public spaces

- P2 - Provide well-designed spaces that are safe
- P3 - Make sure public spaces support social interaction
- U2 – A mix of home tenures, types and sizes
- U3 – Socially inclusive
- 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 0701948FUL – Construction of car park (Approved)
- 4.2 25/00373/DEMDT – Application for prior approval to demolish redundant factory and ancillary buildings (Prior Approval Granted)
- 4.3 25/80347/COND – Discharge of Conditions 2 (Arboricultural Method Statement), 3 (Tree Protection Plan) and 4 (Demolition Method Statement) of 25/00373/DEMDT (Approved)

5. CONSULTATIONS

It should be noted that the comments summarised below relate to the most recent comments received (and so considered to be the most relevant) following re-consultation as a result of revised details being received or re-consultation on the revised description. Where no responses have been received to the re-consultation the original comments are considered to stand.

Summary of consultation responses

- 5.1 Godmanchester Town Council – Supportive of the principle of the redevelopment of the site but raise the following concerns:
 - Have strong reservations to the flat roof/parapet units.
 - Concerned about the adequacy of the flood risk and drainage arrangements – the TC refer to the Lead Local Flood Authority (LLFA) comments but this pre-dated revised detail and re-consultation. The LLFA have since removed their objection.
 - Wish to see a footbridge provided across Cooks Stream/Backwater.
 - Lack of commitment to environmental sustainability demonstrated. Renewable energy measures, external outlets (electric vehicles and so on).
 - Dislike the reliance on the desktop assessment to highways matters and consider that this does not account for future

changes in the locality and makes assumptions regarding historic traffic levels.

- Wish to see a condition imposed to prevent storage on balconies.
- Agrees with the concerns of Anglia Water and wishes to see these matters resolved before the application progresses.
- TC expects direct engagement and communication from HDC with the matters above addressed.

Officers have contacted Godmanchester Town Council directly with a response on the matters raised.

- 5.2 Huntingdon Town Council – No comments to make on re-consultation. Initially stated that they had no recommendation to make but noted comments from Godmanchester TC.
- 5.3 HDC Conservation Team – No objections, no adverse impact on heritage assets. Defer to Urban Design colleagues regarding frontage terrace design (HT9 on site plan).
- 5.4 HDC Landscapes Officer – No objections subject to conditions. Further details at section 7.74 onwards.
- 5.5 HDC Arboricultural Officer - No objections subject to conditions. Further details at section 7.72 onwards.
- 5.6 HDC Urban Design Team – No objections subject to conditions. Further details at section 7.26 onwards.
- 5.7 HDC Ecology Officer reviewing details and an update will be provided to Members.
- 5.8 HDC Planning Policy Team – No representations received at the time of determination.
- 5.9 HDC Economic Development Team - No representations received at the time of determination.
- 5.10 HDC Environmental Health Team – No objections subject to conditions relating to mechanical ventilation and contamination. Further details at section 7.42 onwards.
- 5.11 HDC Housing Policy Team – Consultation not continued due to viability issues.
- 5.12 HDC Operations (Waste) Team – No objections.
- 5.13 HDC Sports Development Officer – Recommend securing an off-site financial contribution via an S106.

Officer comments – There is a viability issue which will be discussed in the proceeding sections of this report and this particular matter at section 7.90.

- 5.14 CCC Highways Team – No objections subject to conditions, Further details at section 7.47 onwards.
- 5.15 CCC Transport Assessment Team – No objections subject to conditions. Further details at section 7.47 onwards.
- 5.16 CCC Historic Environment Team - No objections subject to conditions. Further details at section 7.34.
- 5.17 CCC Lead Local Flood Authority (LLFA) – No objections in principle – does not support dwellings in Flood Zone 3 but recognise that this is a planning decision. Further details at section 7.62 onwards.
- 5.18 CCC Street Lighting Team - No representations received at the time of determination.
- 5.19 Historic England – No comments to make, seek views of specialist conservation and archaeological advisers.
- 5.20 Environment Agency – No objections – for LPA to consider sequential test. Further details at section 7.59 onwards.
- 5.21 Health and Safety Executive – No representations received at the time of determination.
- 5.22 Cambridgeshire Fire and Rescue – No objection subject to a condition to secure fire hydrants. Further details at section 7.87.
- 5.23 Cambridgeshire Constabulary – No objections, provides advice on good practice and secured by design principles. Further details at section 7.88.
- 5.24 Anglian Water – Objection due to capacity issues. Further details at section 7.66 onwards.
- 5.25 Cadent – No objections in principle – informative note to be added to any permission.
- 5.26 Natural England – To be consulted following receipt of Screening Exercise – an update will be provided to Members following this.

6. REPRESENTATIONS

- 6.1 None received at the time of determination.

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 application) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
 - Godmanchester Neighbourhood Plan 2017-2036 (2017)
- 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 and affordable housing provision
 - Impact on the character and appearance of the area & heritage assets
 - Residential amenity
 - Access, transport, highway safety & parking provision
 - Flood risk, surface water and drainage
 - Landscaping, Trees and Open Space
 - Biodiversity
 - Accessible housing
 - Water efficiency
 - Other matters
 - Developer contributions

The principle of development, including affordable housing provision.

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 5,907 homes. The current 5YHLS is 4,345 homes, equivalent to 3.68 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. Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker. Where an application is situated within a parish with a made Neighbourhood Plan NPPF paragraph 14 should also be taken into account.

Allocation requirements (Local Plan Policy HU14)

- 7.9 The application seeks full planning permission for the erection of 82 dwellings comprising apartment blocks, terraced, semi-detached and detached dwellings alongside associated parking, landscaping and infrastructure following demolition of the existing factory building and associated structures.
- 7.10 The site (albeit extending further to the south-west) is an allocated site within the Huntingdonshire Local Plan to 2036 (Policy HU14) allocated for the provision of approx. 90 homes and the re-

provision of part of the site as a public car park. The allocation states that successful development of the site will require:

- a. flood risk assessment considering all forms of flood risk and climate change with development sequentially located within the site and appropriate mitigation measures incorporated as necessary.
- b. an air quality assessment and low emissions strategy.
- c. a contamination assessment and mitigation measures as appropriate.
- d. provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, ensuring that heritage assets and their settings are preserved and where possible enhanced.
- e. provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network should be investigated and provided if possible.
- f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated.
- g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised.

Taking each point in turn:

- 7.11 Flood risk is addressed in greater detail at sections 7.53 onwards. However, for the purposes of this assessment, the site, given the allocation has already been deemed sequentially acceptable for residential development (with the allocation considering it acceptable for up to 90 homes). The application is accompanied by a detailed Flood Risk Assessment (FRA) and Addendum documents which set out the approach to flooding and the steps which have been taken to mitigate the risk for future occupants and those of surrounding land.
- 7.12 The A14 has been re-routed since the site was allocated and the application is accompanied by a document which details calculations of traffic generation and the implications on air quality and which concludes that compared with the current lawful use (factory and car park) that there will be a reduction in the number of vehicle movements associated with the site. Environmental Health Officers have been consulted and are satisfied with the assessment which has been conducted. They did query the impact that the current air quality may have on sensitive receptors (e.g.

the occupants of the site as it is within 50m of an Air Quality Management Area (AQMA) as defined under Policy LP36 of the Local Plan to 2036. Subsequently, a statement has been provided (dated 9th of December 2025) which sets out that there has been re-consideration of the approach to AQMA's and that the Huntingdon AQMA remains under review. Publicly available monitoring at the time of the statement advised that of the 334 days recorded in 2025 at no time were NO² (Nitrogen Dioxide) recorded as moderate or high and that PM₁₀ (Particulate Matter) or PM_{2.5} (Tiny Atmospheric Particulate Matter) were recorded as moderate for just one day. It further suggested that the re-routing of the A14 and post-covid levels needed to be considered. Environmental Health were re-consulted and raise no objection to this approach.

- 7.13 In terms of contamination, the application is accompanied by a Phase 1 Contamination Assessment and Phase 2 Geoenvironmental Assessment. These identify that (as anticipated given its historic uses) there are contamination issues associated with the site. HDC's Environmental Health Team have reviewed these documents and, whilst they raise no objections, they have recommended that the standard condition in relation to further exploratory works be attached to any permission. This limits any development beyond slab level and will ensure that any risks are mitigated. A separate Asbestos Survey has been provided, and the results of the assessment are that material scores are either low, very low or none. Recommendations are that where this does occur it is removed by trained operatives. This can be secured by condition. Furthermore, it should be noted that the site benefits from a prior approval to demolish the factory building and ancillary buildings (ref 25/00373/DEMDT). This has to be regarded as a material consideration as is a fallback position in the determination of this application.
- 7.14 Design and heritage is discussed in further details in at sections 7.26 onwards. However, it should be noted that the design and layout presented follow extensive pre-submission discussion with Officers including Urban Design, Conservation and Landscapes. There are no in principle objections from any of these specialists consultees and, for the purposes of this assessment it is considered that the development will represent a high-quality design in this sensitive and historical location.
- 7.15 It has not been possible to provide a cycle or footbridge across Cooks Stream and, due to a land ownership issue this is not something which is within the gift of the applicants to provide. However, provision has been made to the south of the site for a large 'landing area' to ensure that in the event circumstance alter in future that a footbridge may be provided. Whilst a connection would be desirable and it is unfortunate that this cannot be secured at this stage (and this is a matter which has been raised by Godmanchester Town Council) it is important to note that the

allocation states that the connection should be investigated and provided 'where possible'. Officers consider that this has been explored and that the provision of the landing area amounts to a willingness to provide this. In the planning balance and the provision of 82 homes and having regard to the wording of part e of HU14 this would not alone be a justifiable reason for refusal.

- 7.16 Waste water matters are addressed in detail at section 7.64 onwards. Anglian Water do maintain an objection meaning that a 'planning balance' decision must be taken.
- 7.17 Given the outstanding Anglian Water matters, growth plans for the waste-water treatment works and so the EA have been unable to comment aside from stating that the LPA should be satisfied that the growth can be accommodated without harm to the water environment. This is discussed in further detail at section 7.64 onwards.
- 7.18 The allocation refers to the re-provision of the car park (though it does not state that this is a specific requirement to allow for the re-development of the site).
- 7.19 A car park for land south of Bridge Place received planning permission on the 22nd of May 2019 under reference number 18/02381/FUL. This is referenced within the submitted Design and Access Statement which also suggest that the Council no longer intends to provide this. There were a number of conditions imposed on 18/02381/FUL which do not appear to have been discharged. As such, this planning permission is considered to have lapsed and can no longer be implemented.
- 7.20 Officers have attempted to seek clarity on the lack of re-provision of the car park and have been advised that Parking Services were asked to provide an analysis of car parking use was exceptionally minimal and easily absorbed within existing capacity based on the work being completed at that time to establish a parking strategy. There does not appear to be a formal record of this decision, however, Officers consider that it is reasonable to consider that with the obvious reduction in demand due to changes to behaviours since the Covid-19 Pandemic, home working, increased online shopping and banking etc. Other available parking within a reasonable distance to the site and HDC assuming responsibility for on street parking enforcement (thus freeing up spaces in the town centre for shoppers etc) that the re-provision is not required and is not likely to be something the Council seeks to pursue. Furthermore, advertising (neighbour notification, a site notice and press notice) has not generated any comments.

Affordable housing provision

- 7.21 Policy LP24 of the Local Plan seeks to secure affordable housing provision stating that a proposal will be supported where:
- a. It delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed;
 - b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
 - c. affordable housing is dispersed across the development in small clusters of dwellings; and
 - d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.
- 7.22 The Policy goes on to state that where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.
- 7.23 Within the supporting text of LP24 Section 7.11 specifically states that “Where a developer can demonstrate that delivery of 40% affordable housing within a site is not viable with the dwelling and tenure mix set out in the policy the Council will negotiate to reach a viable solution to enable development to proceed. A developer may be required to provide a formal 'open book' viability assessment to support a change in tenure or a lower level of provision. Where this is required the developer will also be required to meet the costs of the Council's verification of this. In some exceptional cases it may be appropriate to accept an off-site contribution towards the delivery of affordable housing on alternative sites.”
- 7.24 In this case, no affordable housing provision is provided. A viability assessment accompanies the application and the Council has engaged independent assessors to review this. The applicant has covered the cost of these further assessments and these conclude that the development is not viable to provide affordable housing or any financial contributions.
- 7.25 Overall, having regard to the above assessment in consideration of the allocation requirements of HU14 and the approach to affordable housing provision, the development is considered to

be acceptable in principle subject to compliance with other material planning considerations and conditions.

Impact on the character and appearance of the area & heritage assets

- 7.26 Whilst located within the Godmanchester boundary the site lies within the Huntingdon Spatial Planning Area as defined under Policy LP7 of the Local Plan to 2036. LP7 states that “a proposal for housing development (class C3) or for a residential institution use will be supported where it is appropriately located within a built-up area (BUA) of an identified Spatial Planning Area settlement.” In this case the site is located within the BUA and has been allocated for development. Design principles fall to be considered under Local Plan Policies LP11 and LP12 which state (amongst other matters) that:

“A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.” And “New development and advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long lasting buildings and spaces.”

These align with the aims of Godmanchester Neighbourhood Plan Policies GMC4, GMC10, GMC 11 and GMC 13 which state (amongst other matters) that “all new development should demonstrate a high quality of landscaping and planting that is in keeping with the surrounding area and which replicates and extends the semi-rural character of the Town.” And “residential development within or adjoining the settlement boundary of Godmanchester should reflect the character of the surrounding area and protect amenity of neighbours.”

- 7.27 The character of the site has been referenced in the preceding sections of this report, and, as alluded to, the design submitted follows extensive consultation with Officers (including urban design and heritage specialists). The existing factory building and associated ancillary structures and features are highly visible from The Avenue and especially from West Side Common. It has a derelict appearance, has been subject to vandalism and the limited, sporadic and damaged boundary treatments do little to obscure this alien feature in the setting of the common land and historic mill building to the west.
- 7.28 The layout provides outward facing development (taking advantage of the surrounding views). A loop movement is provided for ease of access for vehicles, cyclists and pedestrians as well as access to the common land. The block of development

ensure that there are gaps in the built form allowing views of the wider landscape. The proposal relates to the provision of 82 dwellings and associated landscaping and parking. These consist of two 3 storey apartment blocks A (at the southwestern corner adjacent to the access) and B (to the east and south-facing), two 4 storey apartment blocks (C & D) located to the north-western corner and a terrace on the western boundary facing The Avenue. Aside from these, the remainder of the development on the northern and eastern boundaries are 3 storey detached dwellings. Remaining dwellings are a mixture of 2 and 2.5 storey semi-detached and terraced dwellings located centrally to the loop road with a main central tree lined street leading south-north facing the northern access with the meadow land. Parking is either on plot (including garages/car barns), to the front of the dwellings or, remote parking. Cycle and wheeled bin storage has been an integral part of the design. Matters relating to materials, architectural details, cycle storage and levels shall be secured by condition. It is also considered prudent to limit permitted development rights for certain dwellings to ensure adequate amenity space is retained and sensitive areas of the site is protected. No specific details of renewable energy methods such as Solar PV panels have been provided. Whilst the concerns of the Town Council are noted, HDC does not have a specific Policy in place to mandate these. New development is however subject to building regulation requirements and so a condition to secure details of any required measures will also be imposed in the event that Members approve the application.

- 7.29 In terms of outside space, all of the houses benefit from some private amenity space whether this be garden, courtyard or terrace. Whilst the scale of some of this space is limited, Officers have given regard to the sustainable location and the ease of access to the surrounding common land (including the additional connectivity provided as part of the scheme). As such, the provision is considered to be acceptable. HDC's Landscaping Officer has been involved from the design stages and has provided guidance on level of green space, boundary treatments, layout and so on, this is discussed in further detail at section 7.72 onwards. Officers note that the Town Council request that a condition be added to any permission to limit storage on the balconies. The applicant has indicated that they would be prepared to consider a covenant in this respect and this is a matter for them to consider. The LPA would not be in a position to impose a planning condition as this would not meet the six tests required of a planning condition and could leave the LPA (in the event of approval) at risk of appeal. In regard to overall visual impact of the proposed development, both Urban Design and Landscape Officer are content.
- 7.30 As detailed in the preceding sections of this report, whilst not within a designated CA the site is within the setting of the Huntingdon and Godmanchester (Post Street) CA's. Furthermore,

the site is also in the setting of Grade II and Grade I Listed Structures (Riverside Mill and the Bridge). Having regard to this, the following legislation is considered:

- 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.
- Para. 212 of the NPPF sets 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'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

- 7.31 As with other matters, HDC's Conservation Team have been involved from the early stages of the project, and the applicants have been receptive to design features suggested by Conservation Officers. The application is accompanied by a detailed Heritage Statement which considers the site history, the approach to the scheme and the impact on surrounding heritage assets. HDC's Conservation Team have been consulted on the submitted plans as have Historic England. The latter had no comments to make and suggested that views of specialist advisers (Conservation) was sought.
- 7.32 Following a review of the submitted details, Conservation Officers raise no objections observing that the proposed scheme responds to feedback which was provided at the pre-application stages. They note that the scale of buildings have been arranged to acknowledge and balance Riverside Mill and to present a coherent frontage to Bridge Place and view from Huntingdon Bridge. Having regard to the design and layout they consider that

the overall visual impact will be softened by the existing trees and proposed planting within the landscaping scheme. Of particular note is the fact that the development should have no more visual impact than the existing factory building.

- 7.33 Special regard has been given to the design of apartment block A and the frontage terrace which will be the 'public face' of the development. Conservation Officers did note that whilst (under the original design) apartment block A would serve as a suitable counterweight to Riverside Mill the terrace risked failing to integrate with the 'less formal' appearance of some of the historic buildings and the industrial character of the mill. Whilst no formal objections were raised by Conservation Officers they did defer this consideration to Urban Design and these matters have been rectified under the amended plans. Conditions as detailed in the preceding sections of this report (materials, architectural details etc) will allow the LPA to retain control of the development and secure a high-quality finish.
- 7.34 Cambridgeshire County Council's Historic Environment Team (Archaeology) have been consulted. They note that the site does have some archaeological potential and as such, whilst they do not object to the principle of development, further investigation is needed prior to the commencement of any works. This can be suitably managed by condition.
- 7.35 Overall, the development is considered to be acceptable with regard to its visual impact, design, and impact on the designated heritage assets and accords with Policies LP2, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, Policies GMC1, GMC4, GMC10, GMC13 and GMC 11 of the Godmanchester Neighbourhood Plan 2017-2036 (2017), the Town and Country Planning (Listed Buildings and Conservation Act) 1990 and the provisions of the NPPF (2024).

Residential Amenity

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

Amenity of neighbouring properties

- 7.37 The closest neighbouring residential properties are to the west within the Riverside Mill building which is now apartments. The apartment block D (a four storey block) and the front terrace (HT9) are the closest units to the mill building. The buildings are orientated such that they are not directly adjacent and there is approx. 35m between them (the apartments and the terrace) at the closest point. It is not considered that there will be any negative impacts in terms of overbearing impact, overshadowing or loss of light

given this layout. The dwellings to the south of The Avenue have a greater degree of separation and again will not be impacted. Given the degree of separation, arrangement of windows and defensible space there will also be no impact in terms of overlooking or loss of privacy.

Amenity for future occupiers

- 7.38 As referenced in the preceding sections of this report, the dwellings all benefit from some outside amenity space. In terms of the houses this is either private garden area, courtyard or terraces. The apartments all benefit from balconies which accord with the Huntingdonshire Design Guide in terms of their scale. Again, given the sustainable location and ease of access to facilities for leisure, recreation and green space the level of provision is considered to be sufficient. Huntingdonshire District Council has no policies in place to mandate the scale of amenity space and so consideration is always in terms of residential amenity.
- 7.39 In terms of internal space, it has been confirmed that all of the dwellings are M4(2) compliant (accessible and adaptable) and comply with space standards. It is not possible to achieve full compliance (when parking is considered). However, the majority do comply and Policy LP25 does offer some flexibility that the requirement need only be met unless it can be demonstrated that site-specific factors make achieving it impractical or unviable. As set out in the preceding sections of this report, there are confirmed viability issues and so reducing units or amending layouts was not an option. Officers are satisfied that having regard to the planning balance, the benefits of providing 82 dwellings and redeveloping this allocated site outweighs any minor harm caused by this.
- 7.40 In terms of overshadowing and loss of light, Officers have given very careful consideration to the dwellings which would be adjacent to the apartment blocks, namely Plots 10, 25, 43, 57 & 68. None of these have primary windows adjacent to the massing of the apartment blocks. Given the scale and arrangement of dwellings and amenity space there will be no significantly detrimental impacts on the dwellings or associated amenity space.
- 7.41 In terms of overlooking and loss of privacy, again, the layout and placement of windows has been carefully arranged to avoid any overlooking as much as possible. For the most part, back-to-back separation of the recommended 21 metres is achieved. An exception is dwellings 18-23 and their relationship with 28-31 where the separation is approx. 19.6 metres. Distances to common boundaries are between 9 and 10 metres. Whilst increased separation is preferable, this is not always achievable. Given the viability issues reducing the number of units to achieve greater separation is not an option. It must also be recognised that some minor overlooking cannot be avoided. What is important is to balance the degree of harm against the merits of the scheme.

In this case, the reduced separation is minimal in practice and would not result in significant harm to any existing occupants (and so it would not reduce the degree of amenity currently enjoyed). On balance, providing 82 dwelling on an allocated site far outweighs the harm caused by this minor reduced separation and can be accepted in this instance. Where necessary, a condition shall be added to secure obscure glazing to any secondary windows or non-habitable rooms to reduce overlooking impacts.

- 7.42 As set out at sections 7.12 and 7.13, Environmental Health (EH) Officers have been consulted and are satisfied with the approach which has been taken to air quality management/pollution and require no further surveys in this respect. The application is accompanied by a Noise Impact Assessment. Whilst EH have not formally objected they have raised some concerns regarding the impact of noise on external areas of some of the units (balconies on blocks A & B are of most concern). EH acknowledges that it will be challenging to mitigate these issues without fully enclosing the balconies which is not a suitable solution. Again, Officers have carefully considered this impact against the planning balance and consider that given the easy accessibility to recreation space set away from the road the harm would not be significant such to justify a refusal or ask for further assessments on these issues. EH also recognises that the internal noise levels comply with recognised guidelines with windows closed but that this may exceed acceptable levels if windows were opened. Naturally this is a choice for the residents of these units, however, Officers recognise that an alternative approach will need to be explored in order to provide options. Mechanical ventilation will therefore be required on some units in order to allow for the residents to have options. EH have observed that wall vents are intended but that some further detail will be needed on these in order to ensure that these do not cause exceedance of acceptable noise levels. These matters can be secured by condition in the event that Members approve the application.

- 7.43 Overall, having regard to the above, and subject to conditions, the proposed development is considered to be acceptable in terms amenity to both existing neighbouring properties and future occupants of the proposed development in accordance with Local Plan Policy LP14, the Huntingdonshire Design Guide SPD, Policy GMC13 of the Godmanchester Neighbourhood Plan 2017-2036 (2017) and Section 12 of the NPPF (2024).

Access, Transport, Highway Safety & Parking Provision

Access, Transport & Highway Safety

- 7.44 Policies LP16 and LP17 of the Local Plan to 2036 seek to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service

vehicles and incorporates adequate parking for vehicles and cycles.

- 7.45 Paragraph 116 of the NPPF states: 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.46 The main vehicular, pedestrian and cyclist access for the site is off The Avenue utilising the existing access for the car park which has 257 parking spaces. Pedestrian access to the common land is also provided to the north as well as at additional points from The Avenue.
- 7.47 The application is accompanied by a Transport Statement and Transport Statement Addendum and CCC's Highways and Transport Assessment Team have been consulted. Whilst it is noted that Godmanchester Town Council have raised concerns about the 'desktop' assessment which has been provided it must be acknowledged that this is previously developed land allocated for development within the local plan. Vehicle movements associated with the existing uses – the car park which remains in operation at the time of writing and the factory which, whilst vacant still benefits from its approved use and so could be brought back into service must also be given weight. Specialists have also requested further clarity on the details submitted which, as set out below has been provided with specialists re-consulted throughout the lifetime of the application.
- 7.48 The proposals make provision for 1 space per 1-bed apartment, 1.5 spaces per 2-bed apartment, and 2 spaces each for the 2, 3 and 4-bed houses as well as 17 visitor spaces. In addition, further communal spaces are provided relative to the apartment blocks. These are either on plot (including garages/car barns), to the front of the dwellings or, remote parking (but still convenient to the dwellings which they serve). Space for cycle storage (1 space per bedroom) is also provided for each unit and shall be secured by condition along with the delineation of parking spaces in the event that Members approve the application. HDC have no specific Policy in place to require a specific level of parking be attributed to a scheme. In this case, given the level of provision intended alongside the sustainable location this is considered to be acceptable. It is not intended that the site will be adopted by CCC Highways and will therefore remain private.
- 7.49 CCC Highways initially requested that the existing signalised pedestrian crossing to the north of the access which links the footway to the east of The Avenue to the shared footway/cycleway to the west of The Avenue would need to be upgraded to a Toucan crossing and the footway would need to be widened and upgraded (to become a shared footway/cycleway). The Traffic Statement

Addendum covers these matters and suggests that a financial contribution shall be secured for these works. CCC Highways have been re-consulted and note that financial contribution may prove unviable (and, as noted in the preceding sections of this report there are viability issues to consider). Therefore, they require this matter to be dealt with by condition. Officers consider that this is an acceptable solution and will be imposed (alongside other conditions) in the event that Members approve the application. CCC Highways have no objections subject to condition.

- 7.50 CCC Transport Assessment Team initially raised no in principle objections but requested further clarity/updated data on some matters. This was provided in the Traffic Statement Addendum and they were re-consulted. Following a review of the revised details the Transport Assessment Team raise no objections. They recommend that a condition is added that 'Welcome Travel Packs' be provided to the occupants of the dwellings prior to their first occupation. This is considered to be a reasonable request and typical of development of this scale and nature.
- 7.51 Cambridgeshire Fire and Rescue and HDC Operation (Waste) Team, have been consulted and raise no objections in terms of accessibility and manoeuvrability. Cambs Fire recommend the inclusion of hydrants and this is discussed later in this report.
- 7.52 Overall, having regard to the above assessment and advice of specialists (as set out above), whilst the concerns raised by the Town Council are noted, the development is considered to be acceptable with regard to access, highway safety, parking provision and sustainable travel and therefore accords with Policies LP16 and LP17 of the Local Plan to 2036, Policies GMC14 and GMC22 of the Godmanchester Neighbourhood Plan 2017-2036 (2017) and the NPPF (2024).

Flood Risk, Surface Water and Foul Drainage

Flood Risk & Surface Water

- 7.53 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 170-179 of the NPPF 2024).
- 7.54 The site is largely located within Flood Zone 1 with some sections to the north, east and south in Flood Zones 2 and 3. There is also some minor surface water flood risk located centrally on the site. The 2024 Strategic Flood Risk Assessment (SFRA) classifies the Flood Zone as 2, 3a and future 3b.

- 7.55 Paragraph: 027 Reference ID: 7-027-20220825 of Planning Practice Guidance outlines that: 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. It is important to note that in this case the site is an allocated site for residential development under Policy HU14 of the Local Plan to 2036 and as such has been deemed sequentially acceptable for the development proposed. It therefore remains for it to be demonstrated that the exception test is passed demonstrating that the development will be safe for its lifetime.
- 7.56 A Flood Risk Assessment (FRA) and Drainage Plan has been submitted with this application and the Environment Agency have been consulted. The submitted FRA (and associated appendices) identifies those units (and amenity land) which fall within the Flood Zones. These are all to the north of the site. Even in these instances the frontage/access points to the buildings are within Flood Zone 1 and so escape routes in the event of a flood emergency are retained within Flood Zone 1.
- 7.57 Calculations have been provided showing the level of flood risk and the maximum loss of flood storage capacity which would result from the development along with the level of actual risk. Again, it must be regarded that this is previously developed land on which a large factory building stands along with a number of large ancillary structures. The majority of the site (as well as the car park) is hard surfaced and therefore lacks permeability or sustainable drainage methods.
- 7.58 Section 4.6 of the SFRA details the approach to ensure flood resilient construction and this shall be secured by condition in the event that Members approve the application.
- 7.59 The Environment Agency have reviewed the submitted details and originally raised an objection as they considered that the original FRA did not sufficiently demonstrate that a sequential approach had been adopted nor that adequate flood storage compensation would be provided to ensure that there would be no increase in flood risk elsewhere. Following receipt of these comments, an update was provided by MTC Engineering dated 8th of December 2025. The EA have been re-consulted, and, based upon the technical detail within the FRA remove their objection.
- 7.60 The EA maintain their concerns regarding the properties on the northern boundary because they will be in an area of high flood risk. However, the EA have confirmed that these properties won't

be in the functional floodplain. Notwithstanding this, there may be some water up to their back of the patios and flooding of public gardens/amenity space in 1 in 50 year flood event, meaning that land has a 2% chance of flooding within any given year. Whilst this is not preferable, the dwellings have been designed to ensure any flood risk is limited to outdoor amenity areas. In addition to this, a number of mitigation measures are included such as finished floor levels being above a certain height. The EA are also satisfied with the proposed mitigation measures which can be secured by condition. Permitted Development Rights for built form (extensions, outbuildings etc) are recommended to be removed for these northern properties to ensure the LPA retains control over this land that is at risk from flooding.

- 7.61 In terms of the site being allocated, a sequential test would have been carried out in order to allocate the site for development. This would have been examined by an Inspector as part of the process to adopt the Local Plan. It is therefore considered that a sequential test is not required again. The allocation (Policy HU14 part a) also requires a flood risk assessment considering all forms of flood risk and climate change with development sequentially located within the site and appropriate mitigation measures incorporated as necessary. It is considered that the applicant has undertaken all the necessary work to demonstrate that the above has been satisfied whilst balancing the site constraints.
- 7.62 In terms of surface water, Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) have been consulted. Initially the LLFA objected due to the level of development proposed within Flood Zone 3 as well as technical matters related to the outfall and discharge rates. Following these comments MTC Engineering provided a response dated 5th December 2025 and the LLFA have been re-consulted. Following a review of the revised details they have removed their objection. In technical terms they consider the development acceptable and suggest conditions to be imposed. These can be added to any permission in the event that Members approve the application.
- 7.63 Anglian Water in their comments dated 23rd of December 2025 object to the scheme in terms of surface water disposal noting that the detail submitted does not make it clear how surface water will be managed and states that there is no public surface water sewers in the vicinity of the site and that surface water must not connect to a designated foul public sewer. Officers consider that this is a matter which is generally addressed at the building regulations stages. However, notwithstanding this consideration, as set out in the response to the comments provided by the applicant dated 20th of January 2026 it is not intended that any surface water enters the public foul network and the design would be in accordance with LLFA requirements. Moreover, they do refer to the current arrangement and approved use of the site. Overall, the re-development of the site is likely to result in an enhancement

of the existing and historic measures of surface water disposal and result in a betterment to the existing situation.

- 7.64 Overall, whilst the concerns of the Town Council have been considered and the LPA make the final decision on such matters this is with reliance on advice from technical consultees. In this case, as set out above, both the EA and LLFA have removed their objections (aside from the sequential element). Officers do acknowledge that the comments from the Town Council were made without the benefit of the revised consultee comments set out above.
- 7.65 Subject to the conditions suggested by the consultees and securing the mitigation measures, the proposal would be acceptable with regard to its impact on both flood risk and surface water and would not result in flooding on the site or elsewhere. The proposal therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036, Policy GMC16 of the Godmanchester Neighbourhood Plan 2017-2036 (2017) and Section 14 of the National Planning Policy Framework in this regard.

Foul Drainage

- 7.66 Anglian Water have confirmed that the site is located within the catchment area of the Huntingdon (Godmanchester) Water Recycling Centre (WRC) and this lacks capacity to accommodate the flows generated by the proposed development. Therefore, they consider that the site is unsustainable due to the associated environmental risk and the increased discharge rates. They do acknowledge that the used water network (which excludes the WRC) has capacity to accommodate the flows.
- 7.67 Officers are aware that Anglian Water were consulted on allocations within the Local Plan and that (albeit in 2019) a pre-application enquiry (provided within the FRA Addendum Part 2) confirmed that the WRC could accommodate flows. Anglian Water have advised that pre-planning enquiries have a validity period of 12 months and that they cannot reserve capacity within the network for sites which lack planning consent (such as those allocated in the Local Plan).
- 7.68 Officers have given very careful consideration to the above matters. It is understood that there is a funding issue associated with upgrade of WRC's in a number of locations but that this is not a planning issue but an issue for Anglian Water to address. Whilst the comments from Anglian Water and the Town Council are not disregarded it remains that a decision must be reached on this scheme and therefore a 'planning balance' approach must be taken.

- 7.69 In this case, the site is allocated and will provide 82 dwellings which is 8 less than the allocation. The site is wholly brownfield land which consists of a lawful factory use and a car park. The factory (although vacant) has an approved use in place and could be brought back into service at any time or replaced with a similar use. The agent has confirmed that the factory employed over 150 staff and operated 24/7 365 days a year. It should be noted that the factory had no restrictions on it regarding use of water or drainage, predates modern construction methods which seeks to reduce the amount of water developments use. Naturally a degree of foul waste was generated by the staff as well as wastewater generated from the operational processes in terms of cooling and heating. Were the factory to resume operations then this would all result in discharge (at these rates) and potentially increased rates depending on the type of factory to the Godmanchester WRC.
- 7.70 Whilst it cannot be guaranteed of the level of occupancy of the new development (e.g. if it would be fully occupied during the day thus producing more flows), the applicant has commissioned an assessment of the likely waste flows compared between the lawful use and the proposed development. Whilst this of course is only an estimate, even with some degree of tolerance there is a clear difference between the current flows from the lawful factory use and the proposed flows from the development. It is considered that complete flows from the lawful use amounted to approx. 114.38m³ per day (a mixture of domestic (staff) and trade effluent) whereas the flows from the proposed development would be approx. 33.66m³ per day. The development has been designed to ensure that no surface water enters the public foul network which will represent enhancement of the existing and historic measures of surface water disposal and result in a betterment to the existing situation.
- 7.71 This objection from Anglian Water will need to be weighed against the benefits of the redevelopment of a brownfield allocated site with a lawful factory use which will be set out at the end of the report with the planning balance.

Landscaping, Trees and Open Space

Trees

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

- 7.73 This application is accompanied by a Tree Survey and Arboricultural Impact Assessment. The proposal involves the removal of all trees from the centre of the development, whilst retaining the important trees (bounding Cooks Backwater and the common land) to the south of the site. Most of the mature trees are to be removed along the northern boundary of the site. A large number of trees are to be removed but most of these are in poor condition with limited life expectancy. HDC's Arboricultural Officer has been consulted and raises no objections to the proposed scheme. The Tree Officer notes that there are some incursions into the roots of some trees but that these are small enough not to significantly impact their health. It is also noted that there may be some pressure for future pruning of tree canopies where these overhang parking areas etc, but this is not a reason to justify a refusal of the application. Overall, subject to conditions to secure replacement planting (as set out below) the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

Landscaping

- 7.74 The application is accompanied by full landscaping details including a masterplan, landscaping specifications and so on. HDC's Landscaping Officer has been involved from the pre-planning stages and had recommended amendments to the original submission. These details have been provided and, following re-consultation he raises no objections to the scheme.
- 7.75 All of the above matters shall be secured by condition. It is also considered prudent to impose a condition on any consent limiting permitted development rights for boundary treatments for the more sensitive plots (facing on to the common land for example).

Open space

- 7.76 The scheme provides a number of areas of open space within it including a Local Area for Play (LAP) to the south of the site. Whilst in general terms Officers would seek to achieve additional green space or off-site contribution via a S106, given the previously referred to viability issues this is not a matter which has been pursued. Officers are of the view that an 'on balance' decision can be taken in this instance given the sustainable location and easy access to surrounding public amenity space, particularly given that the proposals include access points to this land.
- 7.77 Overall, subject to conditions it is considered that the development will accord with Policies LP12, LP13 and LP31 of the Huntingdonshire Local Plan to 2036 and Policy GMC4 Godmanchester Neighbourhood Plan 2017-2036 (2017).

Biodiversity

- 7.78 Paragraph 187 of the NPPF (2024) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.79 The application is accompanied by an Ecological Impact Assessment prepared by ELMAW Consulting as well as a Biodiversity Net Gain (BNG) Metric. The former is a revised document dated November 2025 which details the findings of the additional surveys required for bats, reptiles, water voles and otters. These details are being reviewed by HDC's Ecology Officer and an update will be provided to Members.
- 7.80 It is noted that the site lies within the vicinity (though not immediate) of Portholme Meadow (approx. 270m west of the application site). Portholme is a Special Area of Conservation (SAC) and also a Site of Special Scientific Interest (SSSI). Given the relationship between the two, the site falls within the impact risk zone of the SAC and so a Stage 1 Screening Exercise is required to determine if a further 'appropriate assessment' under the Habitats Regulations Assessment (HRA) is required. At the time of writing the report the Screening Exercise outcome was not available, and Officers are required to consult Natural England on this matter. In the event that Members approve the application Officers request that delegated powers for approval are granted subject to any further works/surveys identified within the Screening Exercise and the resolution of any requirements identified by Natural England (where applicable). In the scenario where Natural England request a S106 contribution to help mitigate footfall for the SSSI, given the above commentary on viability, a financial contribution could not be secured in this instance.
- 7.81 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).
- 7.82 BNG details have been provided and reviewed by HDC's Ecology Officer. The site in its present form is relatively low value given the degree of hard surfacing and operations taking place within it. It is noted that the surroundings are valuable due to it consisting of meadowland and water courses etc which have connections to other habitat sites of importance. Officers note that some works in close proximity of the river will be unavoidable given that the eastern corner of the factory building is almost directly adjacent

and within the riverbank. However, the site does benefit from a separate consent to demolish the factory and ancillary buildings (ref 25/00373/DEMDT). This was issued on the 2nd of April 2025, and the applicant has five years from this date to complete the works. The decision included three conditions which needed to be dealt with prior to commencement, and these have been successfully discharged under application reference 25/80347/COND. This is therefore a realistic fallback position which is a material consideration, and must be given weight in the determination of this application. The proposed development has been designed to ensure all built form is set back by 10m from the riverbank. For these reasons, it is considered that a river condition assessment is not required in this instance.

- 7.83 In regard to BNG, in principle this is acceptable give the sites low ecological value due to the factory and car park. HDC's Ecology Officer is finalising the review of BNG details, and an update will be provided to Members.
- 7.84 Subject to confirmation from the Ecology Officer and Natural England, and the imposition of any recommended conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Accessible Housing

- 7.85 The requirements within policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings (where practicable and viable) should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people, those with some disabilities, and also families with young children. In this case the applicant has confirmed that all of the dwellings are designed to be M4(2) compliant (internally) but given the site constraints it has not been possible to design all of the parking to be M4(2) compliant (though in the most part this has been achieved). None of the dwellings will be M4(3) compliant but the Policy does not require this as the development does not constitute 'large scale development'. The Policy does afford some flexibility in that it states that the requirement is there unless site-specific factors make it impractical or unviable. In this case, given the site constraints (viability issues), reducing the number of units solely to achieve the compliance is not an option. Officers therefore consider that on balance, this provision is acceptable in this instance.

Water Efficiency

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

Other Matters

Fire Hydrants

- 7.87 Cambridgeshire Fire and Rescue have been consulted on the application and raise no objections in terms of accessibility etc. They do recommend that a condition is imposed on any permission to secure the provision of fire hydrants. Officers consider this to be reasonable and it shall be imposed in the event that Members approve the application.

Designing out Crime

- 7.88 Cambridgeshire Constabulary have been consulted and advise that in general, the proposed layouts are acceptable and provide reasonable levels of surveillance of adjacent dwellings. Parking (also with adequate surveillance) and pedestrian safety have also been considered. Many of these matters are good design principles and will be a theme of the considerations of Urban Design Officers. The comments make recommendations for security enhancements such as locations of rainwater goods (preventing access to windows and balconies etc) and suitable locks, gated access and so on. Whilst it is not considered necessary or reasonable to condition such matters and informative note can be added to any permission.
- 7.89 Cadent Utilities have been consulted. They raise no objection in principle but as there is utility infrastructure in the vicinity of the site an informative note shall be added to any permission which highlights necessary searches.

Developer Contributions

- 7.90 HDC's Sports Development Officer has been consulted and recommends securing an off-site financial contribution for sports provision. The figure calculated is £49,474.29. Whilst Officers acknowledge the benefits of securing such a contribution, in this case, given the viability issues set out in the preceding sections of this report, it is not considered that such contribution can be achieved.
- 7.91 A signed wheeled bin unilateral undertaking form will be provided in accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036.

Conclusion and Planning Balance

- 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 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a five year housing land supply (5YHLS). 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.
- 7.94 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'.

7.95 NPPF para 11 states:

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

For decision-taking this means:

d) 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 of policies in this Framework that protect areas or assets of particular importance (7) provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: 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 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, 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 75); and areas at risk of flooding or coastal change.'

- 7.96 As outlined in the report, the site is an allocated site under Policy HU14 of the Huntingdonshire Local Plan to 2036 and is within the built-up area of a settlement. As such, there is no conflict with any of the Local Plan Policies concerning whether the location of development is suitable.
- 7.97 The scheme is wholly compliant with the development plan in all aspects.
- 7.98 In regard to the objection received from Anglian Water, as outlined above, the site is allocated and will provide 82 dwellings which is 8 less than the allocation. The site is wholly brownfield land which consists of a lawful factory use and a car park. The factory (although vacant) has an approved use in place and could be brought back into service at any time or replaced with a similar use. The agent has confirmed that the factory employed over 150 staff and operated 24/7 365 days a year. It should be noted that the factory had no restrictions on it regarding use of water or drainage, and predates modern construction methods which seeks to reduce the amount of water developments use. Naturally a degree of foul waste was generated by the staff as well as wastewater generated from the operational processes. Were the factory to resume operations then this would all result in discharge (at these rates) and potentially increased rates depending on the type of factory use to the Godmanchester WRC.
- 7.99 Whilst it cannot be guaranteed of the level of occupancy of the new development (e.g. if it would be fully occupied during the day thus producing more flows), the applicant has commissioned an assessment of the likely waste flows compared between the approved use and the proposed development. Whilst this of course is only an estimate, even with some degree of tolerance there is a clear difference between the current flows from the lawful factory use and the proposed flows from the development. The development has been designed to ensure that no surface water enters the public foul network which will represent enhancement of the existing and historic measures of surface water disposal and result in a betterment to the existing situation.
- 7.100 Taking into account the existing lawful use of the site, its brownfield status, its allocation for development, the proposed design of the development to limit and deal with water on site, officers do not consider the Anglian Water objection warrants a refusal of the application in this instance. In addition to this, given that the Council cannot demonstrate a 5YHLS, the benefits of the redevelopment of brownfield land in highly sustainable location for the provision of 82 dwellings would significantly and demonstrably outweigh any identified conflict/harm in relation to the Anglian

Water comments about capacity at the relevant water recycling centre.

7.101 Having regard to all relevant material considerations, it is recommended that approval be granted.

8. RECOMMENDATION - APPROVAL subject to conditions to include those listed below:

- Time limit
- Approved plans
- Design including materials, architectural details etc.
- Permitted Development Rights for built form (extensions, outbuildings etc) to be removed for these northern properties due to flood risk and for certain dwellings to ensure adequate amenity space is retained and sensitive areas of the site is protected.
- Permitted Development Rights for boundary treatments and outbuildings for some dwellings in sensitive areas of the site to protect visual amenity.
- Pumping station details
- Compliance/details of hard and soft landscaping to include boundary treatments etc.
- Cycle storage (method of provision (where relevant) and provision.
- Levels details
- Tree protection
- External lighting
- Finished floor levels (amenity and flood mitigation)
- Tree protection
- Details of service gates
- Details of renewable energy provision (solar, heat pumps etc)
- Fire hydrants
- Archaeology investigations
- Ecology/BNG
- Highways conditions
- CEMP
- Details of mechanical ventilation
- Contaminated land
- Compliance with FRA
- Surface water drainage scheme to be submitted
- Foul drainage scheme to be submitted
- M4(2) dwellings
- Water efficiency

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CONTACT OFFICER:

Enquiries about this report to **Kevin Simpson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

Huntingdon Town Council Comments – 6th January 2026

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

25/01587/FUL Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development

R G E Engineering And Bridge Place Car Park The Avenue Godmanchester

No comment.

[REDACTED]

From: [REDACTED]
Sent: 07 January 2026 12:38:16 UTC+00:00
To: "DMAAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Cc: [REDACTED]
Subject: Planning Applications - Godmanchester Town Council

Good morning

Please see our responses for the following applications,

- **Planning Application:** 25/02256/CLED

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- **Planning Application:** 25/01587/FUL

Location: R G E Engineering and Bridge Place Car Park

Work requested: Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development

Response Date: 09.01.2026 (1wk extension granted)

The Portfolio Group is disappointed that its previous comments appear to have been largely disregarded and that no clear or direct response to the original points raised has been provided. The Portfolio Group therefore reaffirms and stands by its previous comments in full and requests that they continue to be afforded appropriate weight in the determination of this application.

While the Town Council is generally supportive of the principle of redevelopment at this location, a number of significant and unresolved concerns remain with the current proposal.

Members continue to express strong reservations regarding the proposed flat/parapet roof design, which is considered overly modern and not reflective of, or sympathetic to, the established character of the surrounding area. The Portfolio Group remains of the view that the design could and should be revised to better respond to its context.

The Portfolio Group also remains concerned about the adequacy of the submitted flood risk and drainage arrangements. In particular, the response provided to the Lead Local Flood Authority's comments is not considered sufficiently robust given the site's sensitive location and known flood risk constraints. The Council does not consider that the applicant's narrative response alone adequately resolves the LLFA's concerns, nor does it provide sufficient confidence that residual and exceedance risks have been fully addressed.

The Town Council previously recommended that consent for a footbridge across Cooks Stream, to provide access to the adjacent nature reserve, should be included as part of this application. This remains a key aspiration, and the Town Council reiterates its willingness to work constructively with Huntingdonshire District Council to help bring such a proposal forward in a meaningful and deliverable way.

Stronger commitments to environmental sustainability are also sought. The Portfolio Group wishes to see clearer and firmer provision for green technologies within the scheme, including renewable energy generation, external power outlets, and high energy-efficiency measures, to ensure the development contributes positively to climate change mitigation objectives.

Members continue to express significant concern regarding the reliance on a desktop highways assessment. This approach is considered inadequate given the scale of development proposed and the known sensitivities of the local highway network. In particular, the assessment does not properly account for the potential closure of the historic bridge into Huntingdon, nor does it convincingly justify the assumptions made about historic traffic levels associated with the former RGE site, which members consider to be dramatically overstated.

The Portfolio Group also requests that, should permission be contemplated, a specific planning condition be imposed to prevent the use of balconies for storage, in the interests of visual amenity, safety and the proper use of private amenity space.

The Portfolio Group has carefully considered the consultation response from Anglian Water and fully shares their concerns. In the absence of clear evidence that foul and surface water capacity issues have been satisfactorily resolved, the Town Council considers this to be a fundamental constraint to the acceptability of the proposal. The Portfolio Group places significant weight on Anglian Water's position and expects these matters to be fully resolved, rather than deferred, before the application progresses further.

Before the Town Council is able to offer support for this development, it would expect direct engagement and communication from Huntingdonshire District Council, together with a detailed, point-by-point and substantive response to the issues raised above.

This recommendation is based on the information available to the Planning Portfolio at the time of the meeting.

Due to the response date, the CEO/Town Clerk has, at the request of the Portfolio, confirmed this recommendation to Huntingdonshire District Council, using his delegated powers.

[REDACTED]

CEO (Town Clerk & RFO)

[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB

ceo@godmanchester-tc.gov.uk



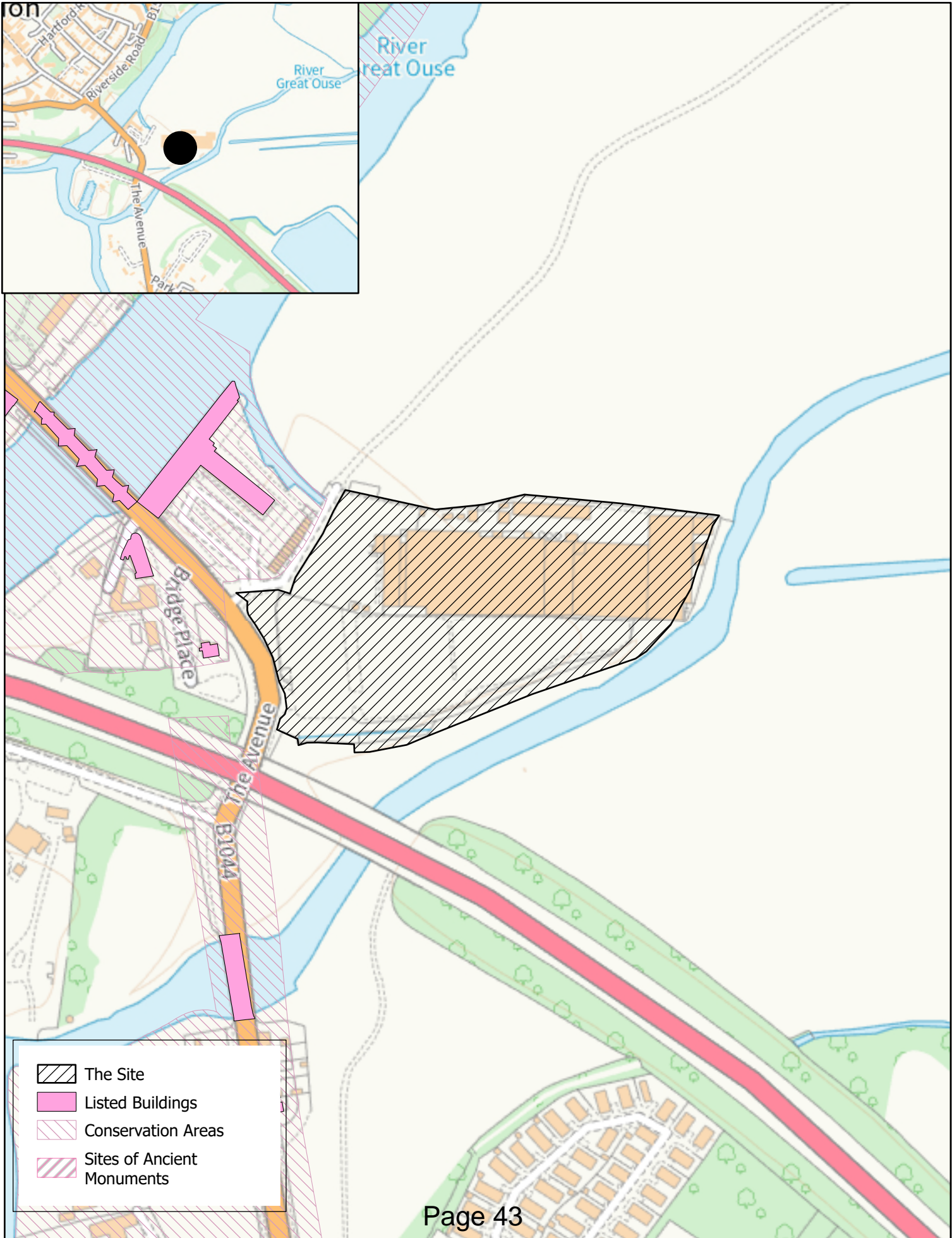
Godmanchester Town Council

Town Hall, Post Street, Godmanchester, Cambridgeshire. PE29 2NB

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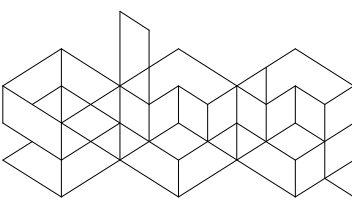
All dwellings, including associated parking, comply with M4(2)

Reference for Pumping Station at Brampton
- Light structure (Wooden fence) with Hedge surrounded

Potential Pumping Station Location
Size to be confirmed post planning



Proposed Site Plan
1 : 500



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Client
Markham and George Property Ltd

Job
The Avenue, Huntingdon

Drawing
Proposed Site Plan

Scale
As indicated @A1

Revision
R

SBA Project Code	Drawn JJ	Date 08/11/21	project	originator	zone	level	type	role	number
1702	Checked BR	Suitability Code	1702	-SBA-XX-XX-DR-A-					503

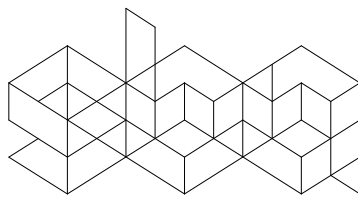
Proposed Site Plan Ground Floor
1 : 500



Scale 1:500 @ A1, 1:1000 @ A3
0 5 10 15 25m



- Site Boundary
- 1.2 - 1.5m Hedge
- Existing Trees
- Proposed Trees
- LHP Middle Zone
- LHP Main
- Private Amenity Space
- Semi Public Rear Garden
- Public Green Space
- Area for Possible Future Bridge Access Location
- Clear Access Zone (0.9m)



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SBA Project Code
1702
Drawn JJ
Checked BR
Date 18/08/21
Suitability Code

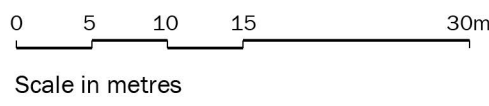
Scale
As indicated @A1
project originator zone level type role number
1702 -SBA-XX-00 -DR-A-504

Markham and George Property Ltd
Job
The Avenue, Huntingdon
Drawing
Proposed Site Plan_Ground Floor

No	Revision	Date	Chk	Auth
F	Instant living hedge introduced for plots 57-60	02.02.26	NJ	BR
E	Updated as per Full App Initial Comments	YTB	JJ	BR
D	Minor changes	03.04.24	JJ	BR
C	Plot 31, 35 moved within Flood zone 2	05.03.24	JJ	BR
B	Footpath amended	28.11.23	JJ	BR
A	PRE APPLICATION	27.11.23	JJ	BR



- LEGEND**
- Site Boundary
 - Other Land in Applicant's Control
 - Existing Trees and Vegetation; refer to arboricultural report
 - Proposed street trees; to have formal character with clear stems
 - Proposed trees to public open space; to have informal character
 - Proposed Mixed Native Hedgerow
 - Proposed Ornamental Hedging
 - Proposed Ornamental Planting
 - Proposed meadow grassland
 - Proposed Lawn
 - Proposed Flowering Lawn
 - Proposed Rear Garden
 - Proposed access road; macadam
 - Proposed secondary road; block paved
 - Proposed private drive, turning heads and junctions; block paved
 - Proposed macadam pavement/footpath
 - Proposed front paths and patios
- ① Local Area for Play (LAP). To contain benches and informal, natural play
- ② Reinstated Grass Area; seeded with Tussock Grass seed mix
- ③ Retained Vegetation



P06	06.02.26	Plot 60 hedgerow	ML	AF
P05	04.12.25	Update to layout/comments	ML	AF
P04	29.07.25	Updated to revised layout	CT	ML
P03	10.07.25	Updated to revised layout	CT	ML
P02	07.07.25	Updated to revised layout	CT	ML
P01	13.06.25	First issue	EJ	ML
Rev	Date	Description	Dm	Chk
Title: Landscape Masterplan				
Project: The Avenue, Godmanchester				
Client: Markham & George Property Ltd				
Date: June 2025				
Scale: 1:500 @ A1				
Drawing No: 2623-LLA-ZZ-GF-DR1-0001				
Revision: P06				
Suitability: Planning				
Project No: 2623A2				



Street Elevation II
1 : 200

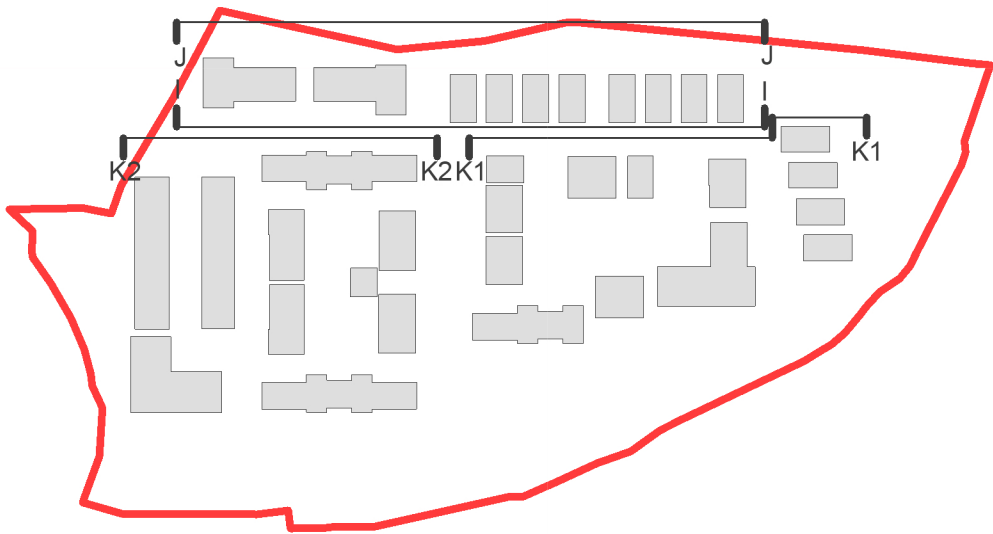


Street Elevation JJ
1 : 200



Street Elevation KK1
1 : 200

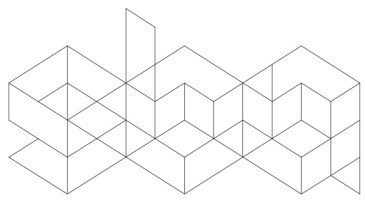
Existing Ground Level
Levels to be adjusted through a detailed level strategy following full application approval



Street Elevation KK2
1 : 200



Scale 1:200
0 2 4 6 10m



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PLANNING

SBA Project Code
1702

Drawn JJ
Checked BR

Date 02/06/25
Suitability Code

E	Northern boundary levels incorporated, missing trees added	02.02.26	NJ	BR
D	Updated as per Full App Initial Comments	YTB	JJ	BR
C	PLANNING	18.07.25	JJ	BR
B	Planning Package	03.07.25	JJ	BR
A	Full package of plans and elevations	05.06.25	JJ	BR
No.	Revision	Date	Chk	Auth

Client
Markham and George Property Ltd

Job
The Avenue, Huntingdon

Drawing
Street Elevations II,JJ,KK

Scale	As indicated @A1	Revision	E
project	1702	originator	-SBA-XX-XX-DR-A-243



Street Elevation EE
1 : 200



Street Elevation FF
1 : 200

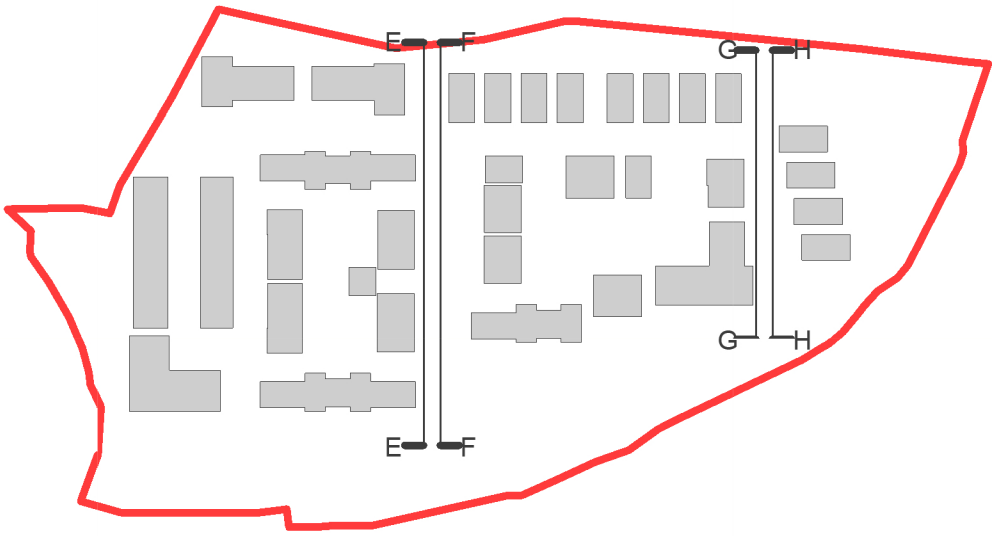


Street Elevation GG
1 : 200



Street Elevation HH
1 : 200

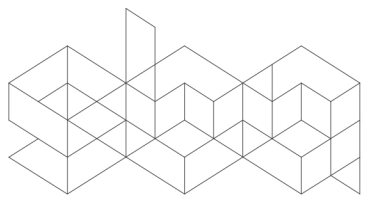
- | No | Note |
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Existing Ground Level
Levels to be adjusted through a detailed level strategy
following full application approval



Scale 1:200
0 2 4 6 10m



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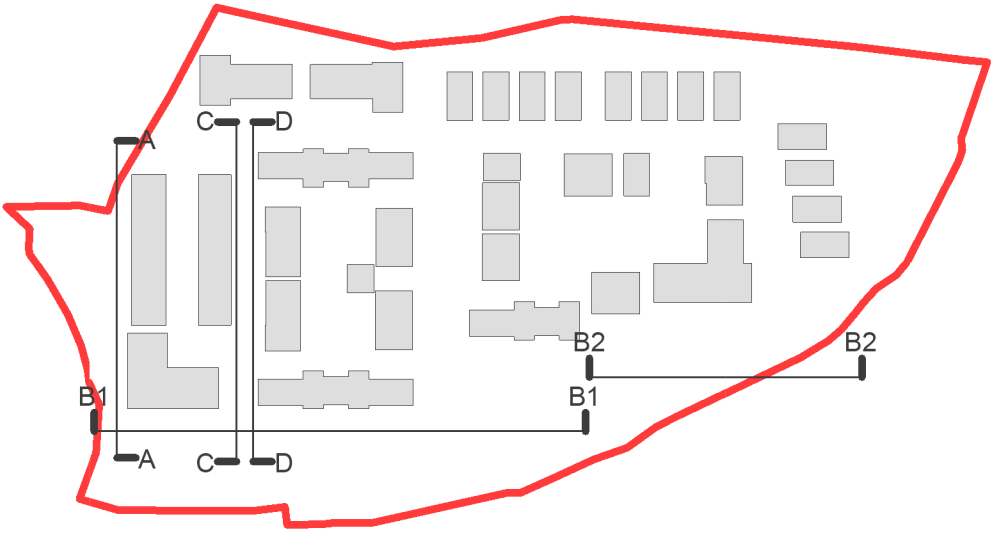
Client	Revision	Date	Chk	Auth
E	Missing Trees added	02.02.26	NJ	BR
D	Updated as per Full App Initial Comments	18.07.25	JJ	BR
C	PLANNING	03.07.25	JJ	BR
B	Planning Package	05.06.25	JJ	BR
A	Full package of plans and elevations			

Markham and George Property Ltd
Job
The Avenue, Huntingdon
Drawing
Street Elevations EE,FF,GG,HH

PLANNING				Scale				Revision			
As indicated @A1								E			
SBA Project Code	Drawn	Checked	Date	project	originator	zone	level	type	role	number	
1702	JJ	BR	08/30/23	1702	-SBA-XX-XX-DR-A-242						



Street Elevation AA
1 : 200



- | No | Note |
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Street Elevation BB1
1 : 200



Street Elevation BB2
1 : 200

Existing Ground Level
Levels to be adjusted through a detailed level strategy
following full application approval



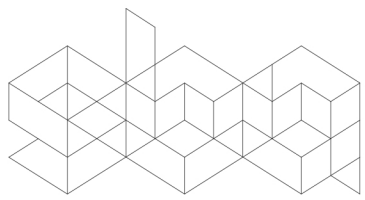
Street Elevation CC
1 : 200



Street Elevation DD
1 : 200



Scale 1:200
0 2 4 6 10m



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PLANNING

SBA Project Code	Drawn JJ	Date 08/30/23
1702	Checked BR	Suitability Code

E	Missing Trees added	02.02.26	NJ	BR
D	Updated as per Full App Initial Comments	YTB	JJ	BR
C	PLANNING	18.07.25	JJ	BR
B	Planning Package	03.07.25	JJ	BR
A	Full package of plans and elevations	05.06.25	JJ	BR
No	Revision	Date	Chk	Auth

Client
Markham and George Property Ltd

Job
The Avenue, Huntingdon

Drawing
Street Elevations AA,BB,CC,DD

Scale				Revision		
As indicated @A1				E		
project	originator	zone	level	type	role	number
1702	-SBA-XX-XX-DR-A-241					

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**DEVELOPMENT MANAGEMENT
COMMITTEE 23rd FEBRUARY 2026**

Case No: 25/00433/FUL

**Proposal: PROPOSED ERECTION OF 23 DWELLINGS,
GARAGING, ASSOCIATED ROADWAYS AND
LANDSCAPING**

Location: BRITTENS FARM, STATION ROAD, KIMBOLTON

Applicant: BERWICK HOMES

Grid Ref: 509692 268553

Date of Registration: 07.03.2025

Parish: 145 – KIMBOLTON

Ward: 113 – KIMBOLTON

**RECOMMENDATION – POWERS DELEGATED to the
Head of Planning, Infrastructure & Public Protection to
APPROVE subject to conditions and completion of a
Section 106 obligation.**

OR

**REFUSE in the event that the obligation referred to above
has not been completed and the Applicant is unwilling to
agree to an extended period for determination; or on the
grounds that the Applicant is unwilling to complete the
obligation necessary to make the development
acceptable; or if the applicant is unwilling to agree to the
pre-commencement conditions specified in this report as
being necessary to make the development acceptable.**

**This application is referred to the Development Management
Committee (DMC) as the officer recommendation for approval is
contrary to the recommendation of Kimbolton Parish Council.**

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site lies on the northern edge of Kimbolton, fronting Station Road. It extends to approximately 1.7 hectares and comprises arable land. The northern and eastern boundaries are defined by existing gappy hedgerows, while the southern boundary adjoins the river and is shrubby and woody. The western boundary is partly open and wire fencing, though a small wooded copse occupies the corner close to the river. The land slopes from north to south.
- 1.2 To the east of the site are 16 dwellings at Montague Gardens, alongside the 21 new dwellings at Kym View Close, approved under Ref: 18/01411/FUL dated 17th March 2020. South of the site lies the River Kym and the west is the Listed Building of the farmstead, Brittens Farm. Kimbolton village centre lies approximately 500 metres to the southwest and provides a range of local services and amenities.
- 1.3 The majority of the site is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024). With the most southern part of the site in Flood Zone 2, within which no development is proposed. The site is outside the Kimbolton Conservation Area which lies approximately 500 metres to the southwest. The closest Listed Building is Brittens Farm to the west of the site.

Proposed development

- 1.4 The application seeks full planning permission for 23 dwellings, together with a new vehicular and pedestrian access from Station Road, a small amount of open space and associated infrastructure. The proposed scheme comprises a mix of predominantly two storey detached and semi-detached dwellings. Of the 23 units, 9 (40%) are proposed as affordable homes.
- 1.5 This application has been accompanied by the following documents:
 - Design and Access Statement
 - Heritage Impact Assessment
 - Biodiversity Net Gain Report
 - Ecological Impact Appraisal
 - Arboricultural Impact Assessment
 - Flood Risk Assessment and Drainage Strategy
 - Highway Statement
 - Affordable House Statement
 - Utility Infrastructure report

- Energy Statement; and
 - Ground investigation Report
- 1.6 Amendments have been received during consideration of this application, which have been consulted upon accordingly. The proposal has also been amended from 26 No. dwellings, down to 23 No. dwellings,

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance, the National Design Guide 2021, the Town and Country Planning Act 1990 (as amended) and the Environment Act 2021 are also relevant and material considerations.
- 2.4 A revised NPPF was published for consultation in December 2025 which, whilst signalling the Government's planning policy direction of travel, is not currently attributed any weight in the determination of planning applications

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- Policy LP1 – Amount of Development
 - Policy LP2 – Strategy for Development
 - Policy LP3 – Green Infrastructure
 - Policy LP4 – Contributing to Infrastructure Delivery
 - Policy LP5 – Flood Risk

- Policy LP6 – Waste Water Management
- Policy LP8 – Key Service Centre
- Policy LP11 – Design Context
- Policy LP12 – Design Implementation
- Policy LP14 – Amenity
- Policy LP15 – Surface Water
- Policy LP16 – Sustainable Travel
- Policy LP17 – Parking Provision and Vehicle Movement
- Policy LP24 – Affordable Housing Provision
- Policy LP25 – Housing Mix
- Policy LP30 – Biodiversity and Geodiversity
- Policy LP31 – Trees, Woodland, Hedges and Hedgerow
- Policy LP34 – Heritage Assets and their Settings
- Policy LP37 – Ground Contamination and Groundwater Pollution

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

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

Emerging planning policy

3.2 In October 2025 the Council published a Preferred Options consultation on the emerging Local Plan, within which the site is identified as “Draft Allocation Kimbolton 1”: -

“1.40 ha of land at Brittens Farm, Station Road is allocated for mixed use development to comprise:

1. about 25 homes; and
2. about 0.5 ha of open space to safeguard against flooding

Successful development of the site will require:

- a. demonstration that the site can pass the exception test and built development located on land within flood zone 1 blue green corridor on the southern 0.5ha of the site which is at higher flood risk
- b. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water and residual flood risk, modelling of River Kym and ordinary watercourse including climate change.

- c. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
 - d. a heritage assessment and design sensitive to the setting of the adjacent listed buildings and ridge and furrow land
 - e. retention of existing hedges and boundary features as part of the landscape plan or strategy
 - f. provision of safe and appropriate vehicular and pedestrian access from Station Road and within the site
 - g. integration of the public open space to be provided in the southern part of the site with that provided with Kym View Close.”
- 3.3 Paragraph 49 of the National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the [National Planning Policy Framework](#).
- 3.4 3 no. objections were received in respect of this draft allocation on matters of both principle and detail. Consequently, at the time of writing, the emerging Local Plan remains at such an early stage in its preparation that little if any weight can be attributed to the Preferred Options document.

4. PLANNING HISTORY

- 4.1 None to date

5. CONSULTATIONS

- 5.1 Kimbolton Parish Council – recommends REFUSAL of the application on the following grounds:

The foul water and sewerage system are not adequate for the proposed development

- 5.2 HDC Environmental Health – NO OBJECTION subject to a condition securing the reporting of any unexpected contamination.
- 5.3 HDC Urban Design – Following a number of revised plans, comments have been raised with regards to some house type elevation details and boundary treatments, which would be controlled via suggested planning conditions.
- 5.4 HDC Landscape and Biodiversity Officer – Following revised plans and amendments, broadly supports the development and achieving a sufficient Landscaping design.

- 5.5 HDC Ecology Officer – Initial concerns are raised regarding the site’s suitability for development regarding its strategic value as part of the River Kym corridor Priority Landscape, adequate avoidance/mitigation/compensation for the recorded priority species, the biodiversity value conferred by the age of the site (this is not captured by the BNG metric). A Lux contour plan would be required for mitigation of light spill in relation to roosting bats. Planning conditions to secure these items are recommended.
- 5.6 HDC Conservation Officer – Does not support. The introduction of a large housing development on the edge of the village is considered to cause less than substantial harm to the setting of the Listed Buildings and the approach to the Conservation Area.
- 5.7 HDC Arboricultural Officer - Support subject to a planning condition requiring submission of a Tree Protection Plan.
- 5.8 HDC Affordable Housing Officer – Following amended plans and revisions to house types to secure adequate M4 (3) compliance – NO OBJECTION.
- 5.9 Local Lead Flood Authority – Following revised and amended information raise NO OBJECTION subject to suggested planning conditions.
- 5.10 CCC Highways – Following consultation clarification and the receipt of amended plans. NO OBJECTION is raised subject to planning conditions.
- 5.11 CCC Archaeology – NO OBJECTION subject to conditions securing archaeological written scheme of investigation.
- 5.12 Anglian Water – Holding objection to connection into the foul network from the proposed development due to capacity constraints and pollution risk. If the LPA are minded to approve, a condition is recommended requiring a strategic foul water strategy solution. Kimbolton WRC can accommodate the waste water flows from the proposed growth.

Officer comment: Anglian Water has since confirmed that the local network currently has capacity constraints, and there is no network scheme planned for AMP8 (2025–2030). As a result, Anglian Water have been unable to provide the site with a sustainable point of connection.

However, Anglian Water has expressed that they would be willing to work with the applicant to explore the removal of surface water. This approach would ensure that the site does not introduce any additional flow, as the removal of existing surface water connections would offset the foul flows generated by the development. The investigations and delivery of the strategy

would be at the developers cost, however, Anglian Water would work with them to ensure the site remains viable.

Anglian Water therefore recommend that, if planning permission is granted, a condition is included requiring the applicant to work with Anglian Water on this strategy and ensuring that no occupation occurs prior to the successful delivery of the agreed solution.

- 5.13 Environment Agency – NO OBJECTION subject to suggested planning condition relating to no development in the flood plain.
- 5.14 Cambridgeshire Constabulary - The layout is broadly acceptable in terms of crime prevention, with good natural surveillance, defensible space, and in-curtilage parking.
- 5.15 Natural England – NO OBJECTION to the development.

6. REPRESENTATIONS

27 representations received from 12 addresses, in objection, raising the following matters:

- The field is ridge and farrow
- The field is used for hunting barn owls
- The field gives a dark corridor for hunting bats
- The risk of flooding made worse
- The risk of sewerage backing up and affecting all houses in the locality
- The security risk to the properties that will back on to this site.
- The danger to road users due to the entrance out onto an already very busy road, that is at certain times of the day it takes a long time to get out of Montagu Gardens
- Access for should be moved to the boundary
- Plots are too close to existing dwellings and will impact light and privacy and cause over shadowing.
- Lack of infrastructure provided.
- Flooding and water run-off. The plans fail to consider that half of the field regularly floods from the brook which other houses in the Kym View Close have already witnessed. The extra run off from this development will no doubt cause a problem to the already maximum capacity of Kym Brook.
- There is simply no sense in this development. Really require an additional 23 homes when the new houses on the last development are still on the market 12 months later.
- Increased traffic in the village and congestion on roads.
- Renewable energy issues must be considered and built into the new properties
- Child safety is a major concern – walking to school and no designated crossing points.

- Excessive speed limits by drivers and improvements need to be made to pedestrian infrastructure.
- A strain on public services will be inevitable
- Unacceptable impact on Kimbolton village character and heritage.
- Nearby farmstead will be overlooked
- No need for new housing on this scale, not in the interests of the community.
- Disruption, congestion and noise created by the development at construction stage.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- Principle of Development

- Design, Visual Amenity and Landscaping
- Housing Mix including affordable housing
- Impact on Heritage Assets
- Residential amenity
- Foul Drainage
- Flood Risk and Surface Water Drainage
- Highway Safety, Access and Parking Provision
- Biodiversity and Ecology
- Trees and Hedgerow
- Developer Contributions
- Other Matters

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 5,907 homes. The current 5YHLS is 4,345 homes, equivalent to 3.68 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 The presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive

improvements in the quality of the built, natural and historic environment, which includes widening the choice of high-quality homes.

- 7.10 Policy LP1 sets out the amount of development the Local Plan seeks to address having regard to the objectively assessed need for development in Huntingdonshire. Paragraph 4.4 of the Local Plan confirms that sites are included to promote the deliverability of the strategy.
- 7.11 Kimbolton is classified in policies LP2 and LP8 as a Key Service Centre and thus is one of the district's sustainable centres which can accommodate growth. Policy LP2 explains that approximately one quarter of the objectively assessed need for housing and limited employment and retail growth will be focussed in Key Service Centres and Small Settlements. Paragraph 4.98 in the supporting text to Policy LP8 notes that Key Service Centres have a role in meeting the development needs of the district and supporting the economic vitality of these settlements through a series of new developments.
- 7.12 Policies LP2 and LP8 are within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036, and are 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 Policies LP2 and LP8 given that they direct 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 2024.
- 7.13 LP8 further supports this development as the supporting text qualifies "that proposals for development on land well-related to the built-up area of Key Service Centres may be supported where it accords with the specific opportunities allowed for through other policies of this plan."

Design, Visual Amenity and Landscaping

- 7.14 Policies LP11 and LP12 of Huntingdonshire's 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.
- 7.15 The proposed development comprises a layout that has been designed to provide a scheme that sets the dwellings in their surroundings and achieves an acceptable level of privacy and good living environment for both the existing dwellings and residents and new proposed dwellings. The site is split into 2 parcels and provides for affordable housing.

- 7.16 Primary vehicular access is proposed from Station Road at the north of the site. Pedestrian connections are also provided to Station Road, supporting permeability and access.
- 7.17 As set out earlier in this report, the proposed site boundary and layout reflects a landscape-led approach, responding to site topography and existing features, while ensuring appropriate separation distances and amenity provision for future residents.
- 7.18 The proposed units are all two storeys in height, consistent with the surrounding built context. The scheme includes a mix of house types and sizes, ranging from smaller two-bedroom dwellings to larger four-bedroom family homes. The submitted Materials Plan indicates the material palette which is a mixture of multi red and multi cream coloured stock brick, with roof tiles being tile and slate. However, these should be finally confirmed by way of a planning condition. HDC's Urban Design Officer considers that the proposed materials are acceptable and similar to those existing within Kimbolton. The scheme is one that has gone through a number of amendments and subject planning conditions confirming boundary treatments, external materials and some specific architectural details – the scheme is suitable.
- 7.19 The proposed scheme is also providing for electrical charging points (EVP) on each plot as shown on the Planning Layout, alongside Air Source Heat Pumps and allocated bins stores. Each Plot has a cycle storage area in the garage, or a cycle shed if no garage is provided. These will be detailed and secured via planning conditions.
- 7.20 The application includes a detailed soft landscaping scheme which as previously mentioned, includes additional landscaping to the site boundaries. It also includes landscaped front gardens and amenity spaces and new native hedge planting along the back edge of the existing farm access track. A condition is recommended to require satisfaction and compliance with the detailed soft landscaping scheme and to secure a landscape management plan.
- 7.21 In terms of hard landscaping, it is recommended that conditions be imposed to secure details of shared surface roads, private drives, and individual parking areas, including laying pattern, colour, and manufacturer. Conditions should also cover the demarcation of parking spaces within shared side drives and on-street locations.
- 7.23 Taking all of the above into consideration, and subject to the above recommended conditions, it is considered that the proposal would not have an adverse impact on the area's character and would successfully integrate with adjoining buildings, the topography and surrounding landscape. The proposed development would accord with Policies LP11 and

Housing Mix including Affordable Housing

7.24 The Cambridgeshire and West Suffolk Housing Needs of Specific Groups report was released in October 2021. This indicates a requirement for the following mix: up to 10% 1-bedroom homes, 20-30% 2-bedroom homes, 40-50% 3-bedroom homes and 20- 30% 4 or more-bedroom homes.

7.25 The proposed development includes a mix of 2, 3 and 4 bed homes which broadly aligns with the requirements above and will contribute to the creation a sustainable, inclusive and mixed community in the locality. The proposed development will provide:

House type	Number of dwellings	Tenure
3bed4p	4	Market dwelling
4bed5p	10	Market Dwelling
2bed4p	4	Affordable Rent
3bed5p	3	Affordable Rent
3bed5p	2	Shared Ownership
Total	23	

7.26 With regard to the development meeting the requirements of Policy LP25 criteria f to h, the majority of the proposed dwellings are capable of meeting the requirements of M4(2) and there are Two M4(3) wheelchair adaptable dwellings (Plots 21 and 22) proposed. It is recommended that conditions be imposed to secure these requirements.

7.27 The requirements within policy LP12 of Huntingdonshire's Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement Approved Document G for water efficiency. It is considered that the dwellings are capable of meeting this requirement, achieving a water efficiency of 125L per day per person. A condition will be attached to ensure that the dwellings are built in compliance.

7.28 Policy LP24 of the Local Plan states a proposal will be supported where:

- it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed.
- it provides approximately 70% of the new affordable housing

units as social or affordable rented properties with the balance made up of other affordable tenures;
c. affordable housing is dispersed across the development in small clusters of dwellings; and
d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.

7.29 The application proposes a policy compliant level of affordable housing (9 dwellings) which would be a mix of 2- and 3-bedroom dwellings. These are located in the north part of the site. There is no cross over in house types with the affordable housing and market housing, so other than size, it is not considered that there would be a distinguishable external appearance.

7.30 The following is a summary of the affordable housing mix:

70% of 9 = 7 (Affordable Rented)
30% of 9 = 2 (Shared Ownership)

Affordable Rent

4 no. x 2b4p

3 no. x 3b5p

Shared Ownership

2 no. x 3b5p

7.31 The Affordable Housing Officer has worked closely with the applicant and planning officer to secure the affordable housing provision and mix. It is considered that the affordable housing provision accords with the aims of Policy LP24 subject to securing the affordable housing through a Section 106 agreement.

Impact on Heritage Assets

7.32 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets.

7.33 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that 'with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

7.34 The proposal site lies near to the Listed Buildings Brittens Farmhouse, Station Road (Grade II); Wornditch Farmhouse, Station Road (Grade II) and Granary at Wornditch Farm (Grade II). The proposal site lies outside the Conservation Area.

7.35 The group of 17th century Listed Buildings (Brittens Farmhouse,

Wornditch Farmhouse and the Granary at Wornditch Farm) lie to the west of the proposal site, on lower ground which slopes gradually down towards the River Kym, further to the south. Because of the ground levels the proposal site is in view from the Listed Buildings and forms the backdrop and wider setting within which they are experienced. The proposal site lies along Station Road from which driveways lead to the Listed Buildings.

- 7.36 While the site is not directly adjacent to the Listed Buildings, its open agricultural character contributes to the wider rural setting and significance of these heritage assets. The Conservation Officer considers that the introduction of residential development of this scale on rising ground would cause harm to the setting of the Listed Buildings and the approach to the Conservation Area. The Conservation Officer does not support the proposal due to its adverse impact on the historic environment. The proposed development has sought to minimise the impact on these heritage assets, through the use of sympathetic materials, reduced heights near the entrance of the site, the retention of existing vegetation, and provision of new landscaping to the south and eastern boundary to soften the development in public views and from the affected Listed Buildings
- 7.37 In accordance with paragraph 215 of the NPPF 2024, where a proposal would lead to less than substantial harm to the significance of designated heritage assets, this harm must be weighed against the public benefits of the proposal. This assessment will be considered in the overall planning balance. In summary, it is considered that there would be conflict Policy LP34 of the Local Plan and the NPPF 2024 as the proposed development would result in less than substantial harm to the setting of Listed Buildings and the setting of the Conservation Area. This harm is considered to fall at the lower end of the scale given the site is not directly adjacent to the Listed Buildings or within the Conservation Area, but it nonetheless contributes to the wider setting and significance of these heritage assets.
- 7.38 The proposed development is situated within an area of archaeological potential, located north of the historic settlement of Newton and Kimbolton, and south of the River Kym. Following the submission of an archaeological investigation, Cambridgeshire County Council's Archaeology team has advised that the site demonstrates a moderate level of archaeological interest, with evidence limited to field systems on the periphery of settlement. As such, a planning condition is recommended.

Residential Amenity

- 7.39 Local Plan Policy LP14 supports proposals only 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.

- 7.40 A number of representations have been received from neighbouring residents raising concerns regarding overlooking and loss of privacy, drainage, highways and access impact, ecological and noise impacts. These matters are acknowledged and are considered in detail within the relevant sections of this report.

Neighbouring properties

- 7.41 The closest existing residential properties are to the east of site – Montagu Gardens and Kym View Close. The closest relationships are between No's 8 to 4 at Montagu Gardens, and No's 6, 7 and 9 at Kym View Close. Where the dwellings are closest, at plot 13 the distance is approx. 8m and the relationship is side elevation to side elevation. There are no habitable room windows overlooking existing private amenity garden space and the small windows serving ensuite bathroom and bathroom can be obscure glazed.
- 7.42 Having reviewed the layout and elevational house type drawings, it is considered that combined with the separation distances and intervening landscaping, it would not result in detrimental overlooking or an overbearing impact on existing properties. Whilst development of the application site would change the nature of outlook of some existing properties to the adjacent the site, it is noted from Case Law that a private view is not something which can be protected within the planning system.

Amenity for future occupiers

- 7.43 The proposed development has been designed to ensure a high standard of amenity for future occupiers. Each dwelling would benefit from sufficient external amenity space appropriate to its size and type. The layout also ensures appropriate separation distances between dwellings are sufficient to prevent harmful overlooking and maintain privacy between neighbouring plots. The arrangement of dwellings, combined with proposed boundary treatments and landscaping, is considered to provide an acceptable living environment without undue dominance or loss of privacy.
- 7.44 Proposed finished floor levels (FFLs) have been provided and appear acceptable in relation to the existing site contours. Notwithstanding this, it is recommended that a condition be imposed requiring confirmation of proposed ground levels for roads, driveways/parking areas, open spaces, and rear gardens. This will ensure that level changes are clearly understood for each plot and in relation to surrounding off-site levels.

- 7.45 Representations have been received raising concerns about potential noise impacts on existing properties arising from the proposed development. The application includes measures to mitigate noise for future occupiers, ensuring an acceptable residential environment. However, it is not considered that the development would result in significant noise impacts on existing dwellings given that in land use terms new residential development is compatible in principle with existing residential development. The anticipated increase in traffic associated with the residential use is not expected to generate a material rise in road noise levels.
- 7.46 Due to the nature and size of the proposals and the proximity to existing residential properties, the Environmental Health Officer has advised that a Construction Environmental Management Plan (CEMP) is required, and it is recommended that this is conditioned.

Contamination

- 7.47 In terms of land contamination, the submitted geotechnical investigation has been reviewed by HDC's Environmental Health Officer, and the potential sources of contamination are considered minor and do not warrant further contamination investigation.

Summary

- 7.48 In light of the above assessment, subject to appropriate conditions the proposed development is considered capable of safeguarding the amenities of existing occupiers and providing acceptable living conditions for future occupiers in compliance with Policy LP14 of the Huntingdonshire Local Plan to 2036 and paragraph 124 of the NPPF (2024).

Foul Drainage

- 7.49 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained through the plan period.
- 7.50 Policy LP6 states:
"A proposal for major scale development that would:
a. require a new connection to the sewer network;
b. involve significant increases to flows entering the sewer network; or
c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have

*potentially limited sewer network capacity (Amber or Red assessment);
will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.”*

- 7.51 Paragraph 201 of the National Planning Policy Framework (2024) states the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.
- 7.52 In terms of foul drainage, Para 2.8 of the FRA and drainage strategy states that foul water is proposed to discharge into the existing foul sewerage system. Anglian Water has advised that the Kimbolton Waste Water Recycling Centre has sufficient capacity to treat the proposed flows. However, Anglian Water initially raised a holding objection to any direct connection into their foul network due to current capacity constraints and the associated risk of pollution. The capacity constraints relate to the terminal pumping station (TPS) in Kimbolton meaning that any additional flow would increase the risk of further spills of the Combined Sewer Overflow (CSO). This CSO is currently exceeding the spill count as set by the EA and needs to be mitigated.
- 7.53 *The applicant has presented some options to Anglian Water to address this issue. Although there is no network scheme planned for AMP8 (2025–2030), Anglian Water has indicated a willingness to work with the applicant to explore the removal of surface water from the site. Potential solutions could include an on-site approach to temporarily retain flows during periods of heavy rainfall, helping the downstream network manage capacity, or an off-site solution that diverts stormwater away from the combined sewer into a suitable ditch or watercourse.*
- 7.54 Anglian Water has confirmed, in a letter to the Authority, that this approach would ensure that the site does not introduce any additional flow, as the removal of existing surface water connections would offset the foul flows generated by the development. The investigations and delivery of the strategy would be at the developers cost, however, Anglian Water would work with them to ensure the site remains viable. Anglian Water therefore recommend that, if planning permission is granted, a condition is included requiring the applicant to work with Anglian

Water on this strategy and ensuring that no occupation occurs prior to the successful delivery of the agreed solution.

- 7.55 Officers are satisfied that the applicant and Anglian Water have provided sufficient information to demonstrate that a technical solution is achievable to ensure the proposed development can remain safe for its lifetime. The implementation of this solution would fall under the responsibility of Anglian Water and the applicant and/or other statutory control regimes.
- 7.56 To secure this, a Grampian condition is recommended requiring the submission and approval of a foul water drainage strategy. A Grampian condition prevents development from starting or being occupied until specified off-site works or measures have been completed. Subject to this condition, the proposed development would be safe for its lifetime and would not exacerbate foul water network capacity constraints or give rise to pollution risks.
- 7.57 This approach has already been taken collaboratively by Anglian Water and HDC, with the site at Land North of Aragon Place, Stow Road, Kimbolton which was given a resolution to grant approval at the Development Management Committee in December 2025 – Ref: 25/01029/FUL.
- 7.58 It is acknowledged that concerns have been raised regarding existing sewage and drainage issues in the area by both the Parish Council and residents. While these are noted, it is important to clarify that the scope of this planning application is limited to mitigating the impacts arising directly from the proposed development. The responsibility for addressing wider, pre-existing issues relating to sewer capacity and maintenance lies with Anglian Water as the statutory undertaker. The proposed development must demonstrate that it can be accommodated without exacerbating existing problems, and the recommended condition requiring a detailed foul water drainage strategy is intended to ensure that any new connections or arrangements are sustainable and appropriately managed. The recommended condition would need to be discharged prior to the commencement of development, and Anglian Water would be part of the decision-making in considering the acceptability or otherwise of the submitted details.
- 7.59 Subject to the imposition of the recommended condition, the proposed development would accord with Policy LP6 of the Local Plan.

Flood Risk and Surface Water Drainage

- 7.60 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, Policy LP15 sets out the Council's approach to surface water management.

- 7.61 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy: MTC Engineering (Cambridge) Ltd: Ref 3205-FRA& DS Rev F dated June 2025.
- 7.62 The majority of the site is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024) and is therefore at low risk of fluvial flooding. Part of the most southern area is located in Flood Zone 2 and is considered to be at medium risk of flooding but no development is proposed in this location, and the River Kym is Flood Zone 3.
- 7.63 A surface water channel runs to the north of the site and the SFRA 2024 identifies this area as being at risk of surface water flooding. Following revisions to the scheme, the Lead Local Flood Authority (LLFA) has withdrawn its holding objection and confirmed that surface water could be managed through proposed measures. It is recommended that conditions be imposed to secure a detailed surface water drainage scheme, arrangements for drainage during construction, verification of the completed system, and compliance with the submitted FRA which details the proposed drainage maintenance arrangements.
- 7.64 Subject to the imposition of conditions as set out above, the proposal is acceptable with regard to flood risk and drainage and complies with LP5, and LP15 of the Local Plan.

Highway Safety, Access and Parking Provision

- 7.65 Policy LP 16 and LP 17 require development to promote sustainable modes of travel, provide adequate parking provision and safe movement of vehicles.
- 7.66 The proposed development includes a single point of vehicular access from Station Road, along with a pedestrian access path. The main vehicular access would take the form of a 5.5-metre-wide priority T-junction with 6-metre kerb radii. Drawing number plan No3205-15 demonstrates visibility splays of 2.4 metres x 120m to the north can be achieved from the site access and is considered acceptable.
- 7.67 As there is currently no pedestrian footpath along the site frontage on the B660 Station Road. A frontage footpath is proposed to connect to the exiting footpath on Station Road, heading into the village at Montague Gardens.
- 7.68 Following the receipt of revised plans and clarification of information, the Transport Team at Cambridgeshire County Council has raised no objection to the proposed development, subject to the inclusion of suggested planning conditions.

- 7.69 A Transport Statement: Jan 2025 (TS) has been submitted in support of the application. The proposed development is predicted to generate 13 new vehicle trips in the morning peak period and 13 new vehicle trips in the evening peak period. The TS confirms that the trip generation projected by the future residents would not result in an unacceptable impact on highway safety or result in a severe impact upon the local road network.
- 7.70 Representations received have raised concerns regarding existing issues with vehicles exceeding speed limits in the vicinity of the site. While these matters are acknowledged, the Highway Authority has raised no objection to the proposed development on these grounds. The review and setting of speed limits, as well as the implementation of traffic calming measures, fall within the remit of the Highway Authority and are governed by separate legislative and procedural frameworks outside of the planning application process.
- 7.71 The proposed car and cycle parking provision is considered compliant with Policy LP17 with regards to the quantum, type and distribution of car and cycle parking, including visitor provision, of which there are 4 spaces proposed.
- 7.72 In light of the above and subject to appropriate conditions, the proposed development is considered capable of according with Policies LP16, LP17 of the Local Plan, and section 9 of the NPPF (2024) in terms of highway safety, access and parking provision.

Biodiversity and Ecology

- 7.73 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). Furthermore, Policy Allocation KB2 requires '*d. an ecological assessment and enhancement scheme.*'
- 7.74 The application is supported by an Ecological Appraisal dated October 2025 and a Biodiversity Net Gain Assessment dated October 2025.
- 7.75 The site generally offers limited opportunities for protected species and no evidence of any such species were recorded during the survey work. However, it is likely that birds nest within suitable habitats at the site and could therefore potentially be adversely affected by the proposals and therefore appropriate mitigation measures have been recommended within the report.

A condition is recommended to ensure these mitigation measures are implemented.

- 7.76 Third-party data referenced in the Ecological Appraisal confirmed the presence of bat records within 1km of the site, indicating a potential for bats to be present on-site. The Ecology Officer raised concerns regarding the interface between proposed dwellings and existing farm stead along the western 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 local woodland habitat. To further mitigate potential impacts, a planning condition is recommended requiring submission of a detailed lighting scheme. This scheme would need to demonstrate how light spill will be minimised onto retained BNG and Flood land.
- 7.77 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 applicant has gone beyond the scope of the statutory requirements by providing the post-development biodiversity value and plans prior to determination. Following amendments to address feedback from HDC Ecology Officer, the revised BNG metric submitted indicates a net habitat biodiversity unit change for the proposals within the site boundary of +2.54 Habitat Units (representing a calculated gain of 11.57%), +2.36 Hedgerow Units (representing a calculated gain of 10.47%) and +0.33 Watercourse Units (representing a calculated gain of 15.60%). A BNG condition is recommended to secure this net gain.
- 7.78 Subject to the recommended conditions, the proposed development is considered to comply with Policies LP30 of the Local Plan, the NPPF 2024 and the relevant provisions of the Environment Act 2021

Trees and Hedgerow

- 7.79 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.80 The application is supported by an Arboricultural Impact Assessment dated October 2024 which sets out the proposed removal of one mature Ash tree (T8) from the roadside, and an Elder tree (T5), both are poor examples, and would not impact

the Arb Landscape significantly. All other significant tree and hedgerow cover is proposed to be retained as part of the proposed development.

- 7.81 HDC's Arboricultural Officer therefore supports the proposed development, as the impact on existing trees is minimal and they can be successfully protected during construction using fencing to create Construction Exclusion Zones which would need to remain in place throughout the process and only be removed once works are completed. A condition is recommended to ensure compliance with submitted AIA. It is therefore considered the proposed development complies with Policy LP31 of the Local Plan.

Developer Contributions

- 7.82 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.83 Without prejudice to the eventual determination of the planning application, negotiations have been held with the Applicant in order to determine the extent of the obligations required to make the development acceptable. These negotiations have been held in line with the advice within the Regulations and the outcome is summarised below.
- 7.84 The Developer Contributions SPD details a cascade mechanism for future management and maintenance of informal green space with the land first offered to the Town/Parish Council for adoption, then the District Council and then taken on by a Management Company. The usual cascade mechanism in the SPD is to be included in the Section 106 in order to secure the long-term management and maintenance of the areas of shared open space. A Landscape Maintenance contribution (using the updated costs for 2024/2025) will be secured through the Section 106 agreement in the event that the open space is to be transferred to the District or Parish Council.
- 7.85 Outdoor sports provision: As no on-site formal outdoor sport facilities are proposed within this development, an off-site financial contribution is required towards formal outdoor sports provision in Kimbolton, in accordance with the Playing Pitch & Outdoor Sports Strategy (PPOSS). The development of 23 dwellings, based on an average household size of 2.19, is expected to generate approximately 57 residents. Applying the

Council's standard cost rate for formal outdoor sport, this equates to a total contribution of £16,686.97.

- 7.86 The PPOSS outlines that facilities within Kimbolton require support to be able to increase sports provision in the area. To fully alleviate junior overplay at Kimbolton Cricket Club the best solution identified would be to install a Non-Turf Cricket pitch (NTP). Furthermore, the club aspires to have an additional net facility. The football pitches require improved pitch quality and enhanced levels of maintenance. Ancillary provision which supports Football and Cricket has been identified as needing development.
- 7.87 It is therefore recommended that the financial contribution from this development is ring-fenced for projects in Kimbolton that are compliant with the PPOSS. Priority should be given to the installation of a Non-Turf Pitch at Kimbolton Cricket Club, the provision of additional practice nets, improvements to pitch quality and maintenance at local football sites, and the enhancement of ancillary facilities that directly support formal sport.
- 7.88 The obligation to secure a financial contribution £15,686 towards formal outdoor sports provision in the parish of Kimbolton is considered to meet the statutory tests and is compliant with policy and the SPD.
- 7.89 Biodiversity Net Gain: The proposal includes onsite habitat, linear feature (hedgerow) and watercourse enhancement. Due to the size and distinctiveness of habitat created onsite, a monitoring fee, is required to cover a period of 30 years. This would be secured through a Section 106 agreement and is considered necessary to ensure the biodiversity net gain is achieved in accordance with Policy LP30 of the Local Plan and the NPPF 2024.
- 7.90 Residential Wheeled Bins: In accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part H) each dwelling will require the provision of one black and blue wheeled bin (green bins are payable separately per year as requested by occupiers). The current cost of such provision is £114 per dwelling. A total of £2,622 is to be secured through a section 106 agreement and is considered necessary to ensure the development has adequate waste infrastructure, in accordance with policy LP4 and section H of the Developer Contributions SPD.
- 7.91 Affordable Housing: The application proposes a policy compliant level of affordable housing (40% = 9 dwellings). These would be a mix of 2 and 3 beds, and two units would be M4(3) wheelchair adaptable. Subject to final wording within the S106 Agreement, the scheme is supported with provision of on-site affordable

housing in accordance with Policy LP24 and section A of the Developer Contributions SPD.

- 7.92 Community Infrastructure Levy (CIL): The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.
- 7.93 All of the obligations are considered to meet the statutory tests and are compliant with relevant policies and the Developer Contributions SPD. The planning obligations set out above have been agreed by the Applicant and are considered to mitigate the development in accordance with policies LP3, LP4, LP24, LP30 and the Developer Contributions SPD.

Conclusion and Planning Balance

- 7.94 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.
- 7.95 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.96 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a five year housing land supply (5YHLS). 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.
- 7.97 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'.
- 7.98 NPPF para 11 states:

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

For decision-taking this means:

d) 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 of policies in this Framework that protect areas or assets of particular importance (7) provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: 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 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, 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 75); and areas at risk of flooding or coastal change.'*

7.99 As outlined in the report, there are no strong reasons for refusal in relation to any habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason to not move forward to test d (ii) as per above and thus the 'titled balance' is engaged.

7.100 As stated above, a tilted balance approach should be applied in the assessment of the proposed development, and a balancing exercise should be carried out to determine the potential any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.101 There would be less than substantial harm to the setting of nearby Listed Buildings and the approach to the Kimbolton Conservation Area, contrary to Policy LP34. This harm is acknowledged and must be given great weight in accordance

with paragraph 215 of the NPPF (2024). However, this harm must be weighed against the public benefits of the proposal.

- 7.102 In terms of the benefits of the scheme, the proposed development would deliver 23 new homes, contributing meaningfully to the district's housing supply at a time when the Council cannot demonstrate a five-year housing land supply. This is given substantial weight in the planning balance.
- 7.103 The proposed development would deliver of 9 affordable homes towards a significant district affordable need. Significant weight is afforded to this.
- 7.104 In terms of the economic dimension of sustainable development, 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. Moderate weight is afforded to this.
- 7.105 In terms of the environmental and social dimensions of sustainable development, the development would also provide substantial areas of informal open space, biodiversity net gain, improved pedestrian connectivity and financial contributions towards outdoor sports provision.
- 7.106 On balance, when assessed against the policies in the NPPF taken as a whole, the identified harms are not considered to significantly and demonstrably outweigh the benefits of the proposal. Therefore, in accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies, and the application is recommended for approval subject to conditions and completion of a Section 106 agreement.

8. RECOMMENDATION – POWERS DELEGATED to the Head of Planning, Infrastructure & Public Protection to APPROVE subject to conditions and completion of a Section 106 obligation:

- Time limit
- Approved plans
- Materials
- Architectural details
- Boundary Treatments
- Obscure glazing – specific windows
- External levels
- Soft Landscape
- Landscape Management/Implementation
- Hard landscaping
- Street lighting
- Design and appearance of cycle stores
- Foul water drainage strategy

- Surface water drainage design
- Details of surface water drainage during construction
- Surface water drainage system completion report
- Compliance with FRA and Drainage Strategy
- CEMP
- Archaeology Investigation
- Biodiversity Net Gain Plan
- Compliance with Ecological Appraisal
- Compliance with AIA/Tree Protection Plan
- Ecologically sensitive lighting scheme
- Access width minimum 5m and 8m radii
- Surface water runoff scheme for access
- Street management and maintenance arrangements
- Provision of on-site parking and turning areas prior to occupation
- Temporary facilities
- Access development in accordance with Plan ref: 3205-15
- Visibility splays
- Vehicle wheel washing facilities
- Off site footpath works
- Construction Traffic Management Plan (CTMP)
- Water efficiency
- Adaptable and Accessible dwellings
- Wheelchair adaptable dwellings

OR

REFUSE in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree an extended period of determination; or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable; or if the applicant is unwilling to agree to the pre-commencement conditions specified in this report as being necessary to make the development acceptable.

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

CONTACT OFFICER:

Enquiries about this report to Hannah Guy, Principal Planning Officer (Strategic Team) – hannah.guy@huntingdonshire.gov.uk.

From: clerk@kimboltonandstonely-pc.gov.uk
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton
Date: 26 September 2025 13:05:46
Attachments: [image001.png](#)
[image002.png](#)

Dear [REDACTED]

Thank you for allowing us to have an extension.

Having discussed the application last night at a meeting the Parish Council **recommend refusal** of the above application as the foul water and sewerage system are not adequate for the proposed development.

Kindly acknowledge safe receipt of this email.

Yours sincerely

[REDACTED]

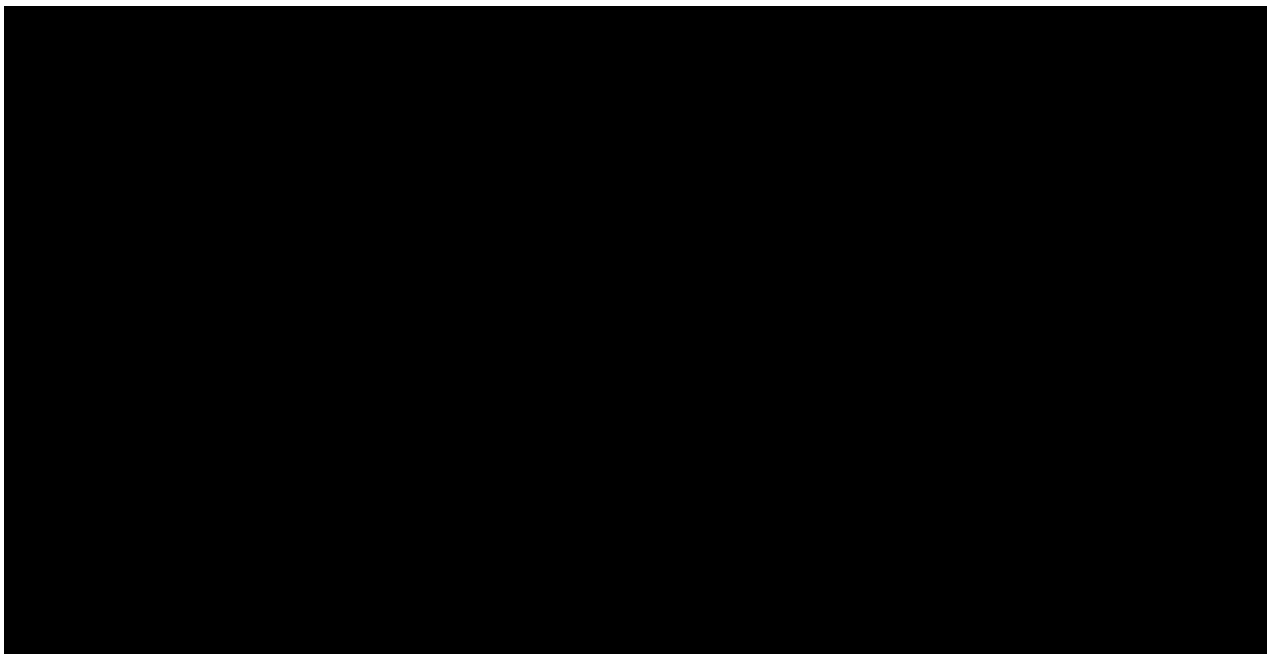
Clerk

From: [REDACTED]
Sent: 03 September 2025 14:35
To: clerk@kimboltonandstonely-pc.gov.uk
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Hi [REDACTED]

Yes that is absolutely fine

Thanks



From: clerk@kimboltonandstonely-pc.gov.uk <clerk@kimboltonandstonely-pc.gov.uk>
Sent: 03 September 2025 14:13
To: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Thanks [REDACTED] Are we ok to submit the comments by 29 September please?
Regards,

[REDACTED]

From: [REDACTED]
Sent: 03 September 2025 12:26
To: clerk@kimboltonandstonely-pc.gov.uk
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

That's great thank you – I'll make a note of that PC meeting...

[REDACTED]

[REDACTED]

From: clerk@kimboltonandstonely-pc.gov.uk <clerk@kimboltonandstonely-pc.gov.uk>
Sent: 03 September 2025 12:22
To: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Dear [REDACTED]

Thank you for sending the AW response. I have circulated your email to the PC and will be in touch again asap. Our next meeting is on 25 September.
Regards,

■

From: ■
Sent: 02 September 2025 10:31
To: clerk@kimboltonandstonely-pc.gov.uk
Subject: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Good Morning,

I hope this email finds you well.....

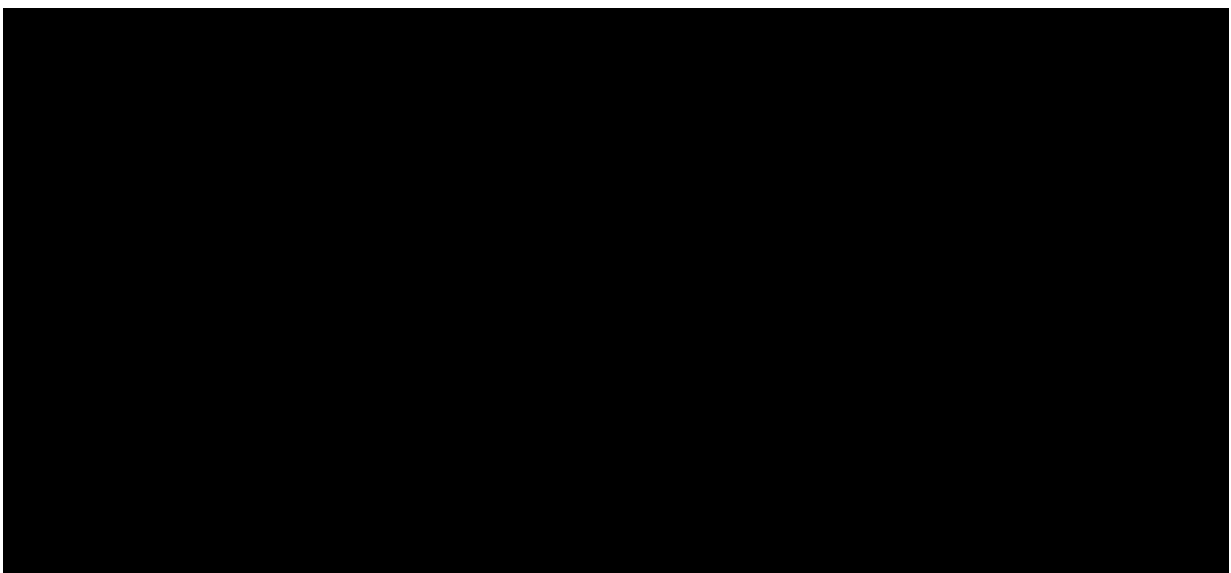
I have returned from a period of leave and have noted your PC comments with relation to Anglian Water.....I've attached the recent response from AW, and you will note it's one of Objection.

In light of your PC response, would your PC be meeting again to look at the application??? It would be really useful to have an insight into the PC thoughts on the proposed development in principle, and also in detail..... If you could let me know I'd be most grateful.

Look forward to hearing from you and,

Kind regards,

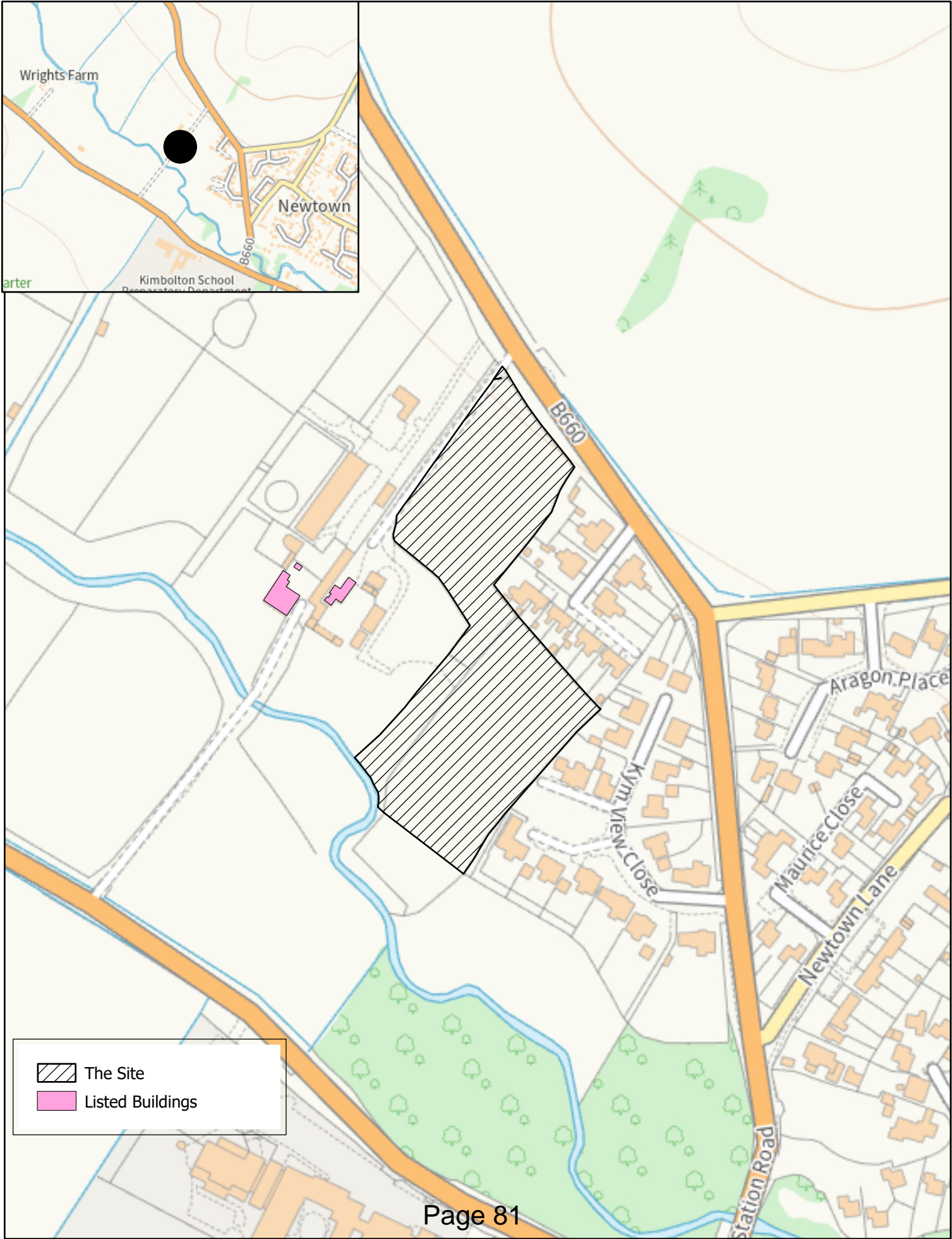
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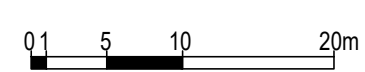
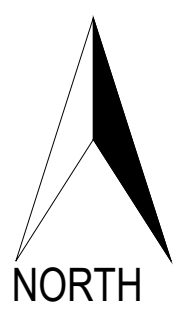


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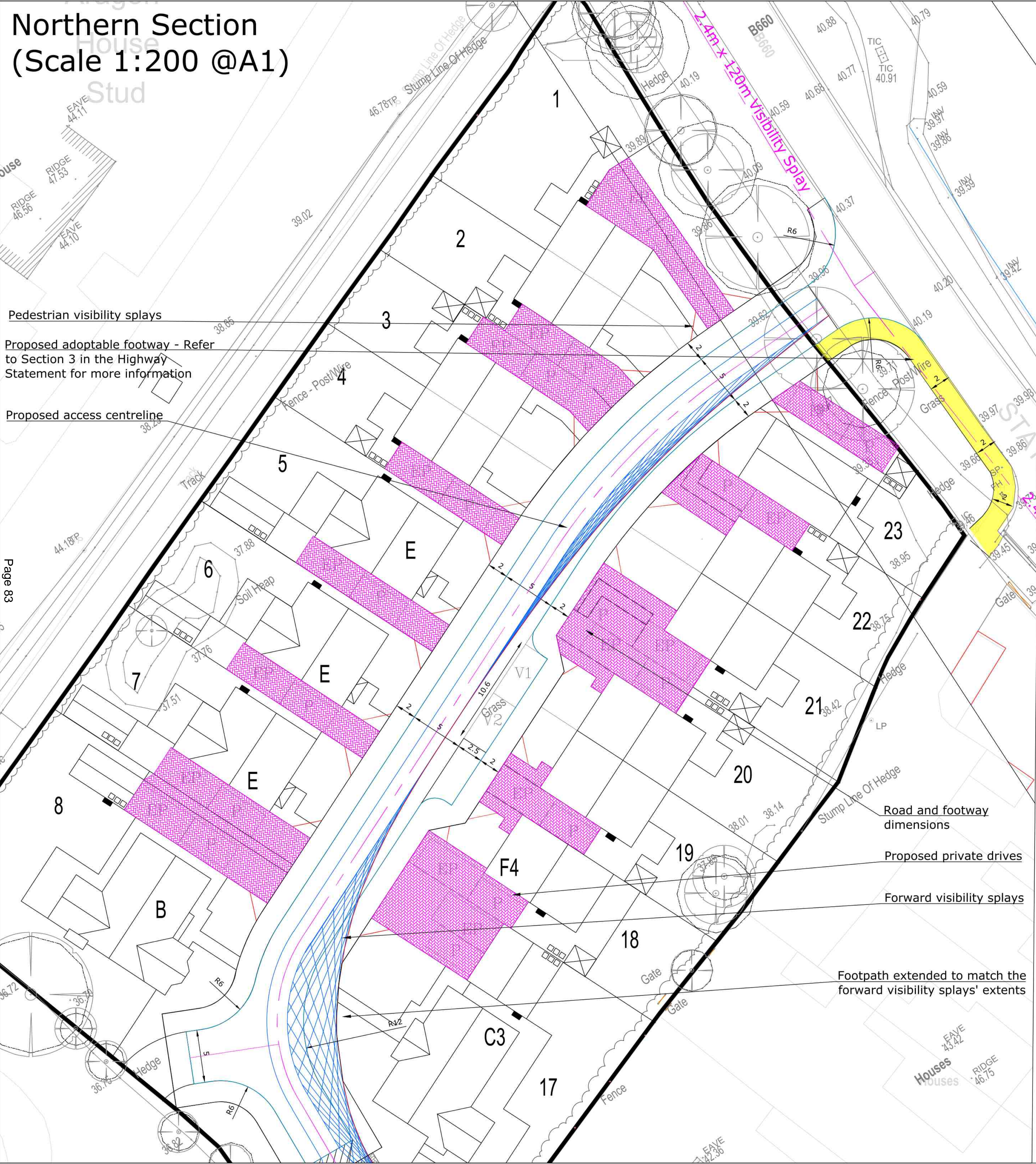
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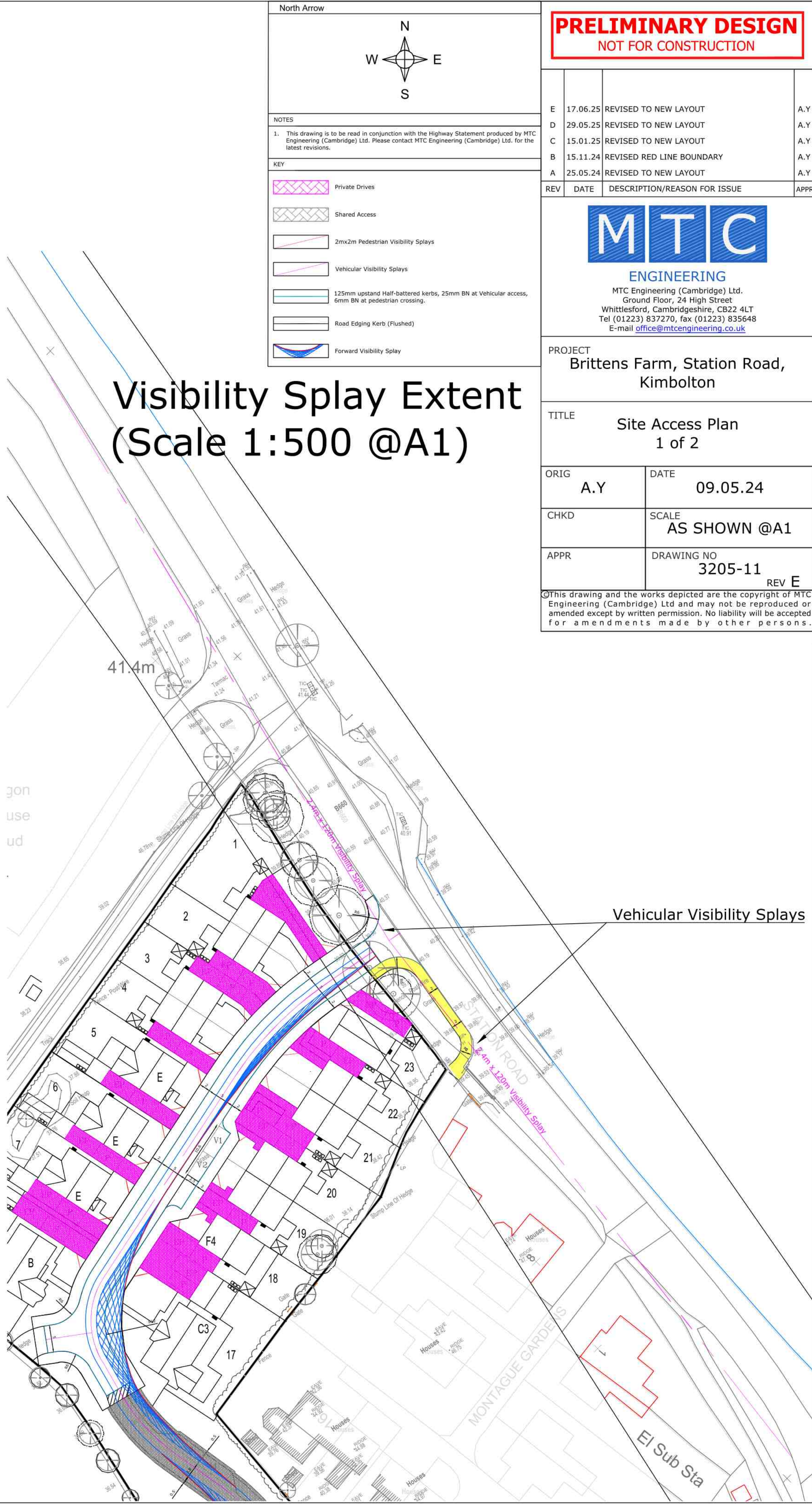


architecture	urban design	graphic design	site:	Brittens Farm - Kimbolton - PE28 0JN
				title: Existing site layout
				scheme: Residential
PROJECT DESIGN STUDIO Ltd The Old Parsonage, Bedford Street, Woburn, MK17 9QL				T: 01525 292577 E: admin1@projectdesignstudio.co.uk www.projectdesignstudio.co.uk
scale: 1:500 @ A1		date: Dec '23		drawn: ES/VCB/FP/JL approved: FP
drawing number:		2 5 2 3 - L 2		
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Northern Section
(Scale 1:200 @A1)



Visibility Splay Extent
(Scale 1:500 @A1)



North Arrow

NOTES

1. This drawing is to be read in conjunction with the Highway Statement produced by MTC Engineering (Cambridge) Ltd. Please contact MTC Engineering (Cambridge) Ltd. for the latest revisions.

KEY

- Private Drives
- Shared Access
- 2mx2m Pedestrian Visibility Splays
- Vehicular Visibility Splays
- 125mm upstand Half-battered kerbs, 25mm BN at Vehicular access, 6mm BN at pedestrian crossing
- Road Edging Kerb (Flushed)
- Forward Visibility Splay

PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

E	17.06.25	REVISED TO NEW LAYOUT	A.Y
D	29.05.25	REVISED TO NEW LAYOUT	A.Y
C	15.01.25	REVISED TO NEW LAYOUT	A.Y
B	15.11.24	REVISED RED LINE BOUNDARY	A.Y
A	25.05.24	REVISED TO NEW LAYOUT	A.Y
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR

MTC

ENGINEERING

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

PROJECT

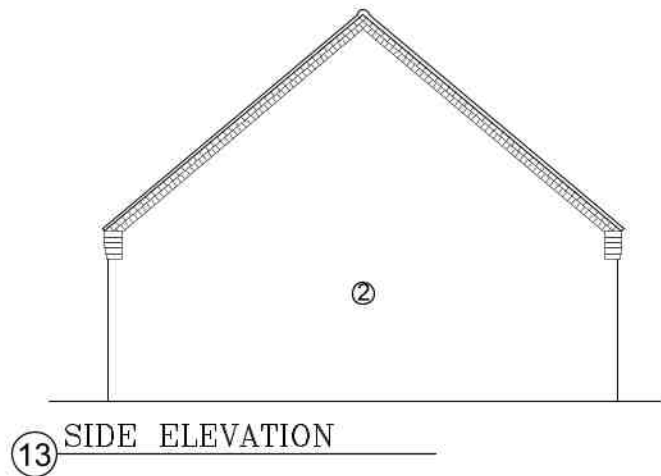
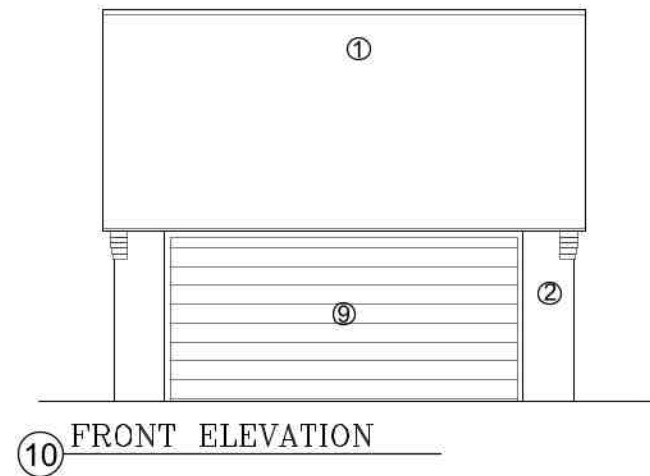
Brittens Farm, Station Road, Kimbolton

TITLE

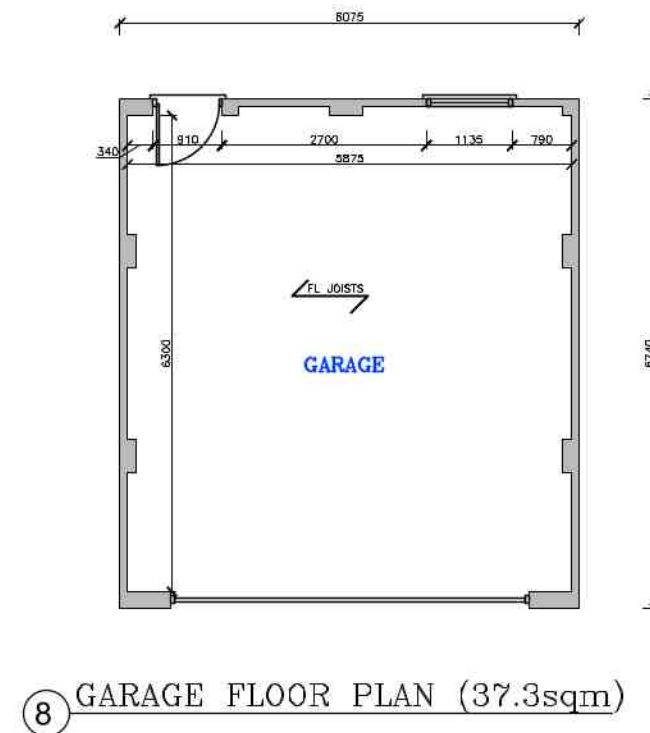
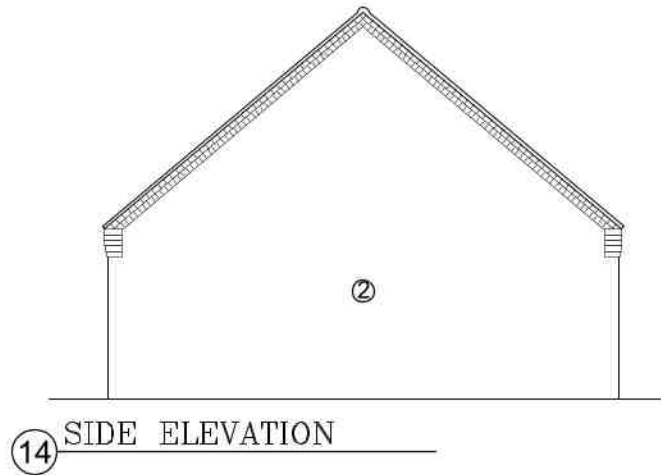
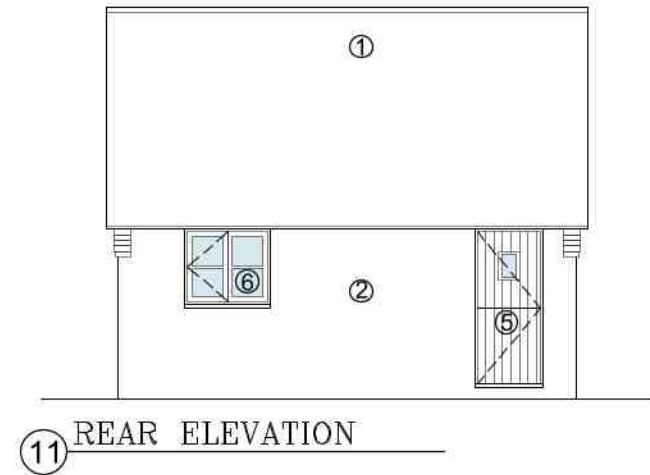
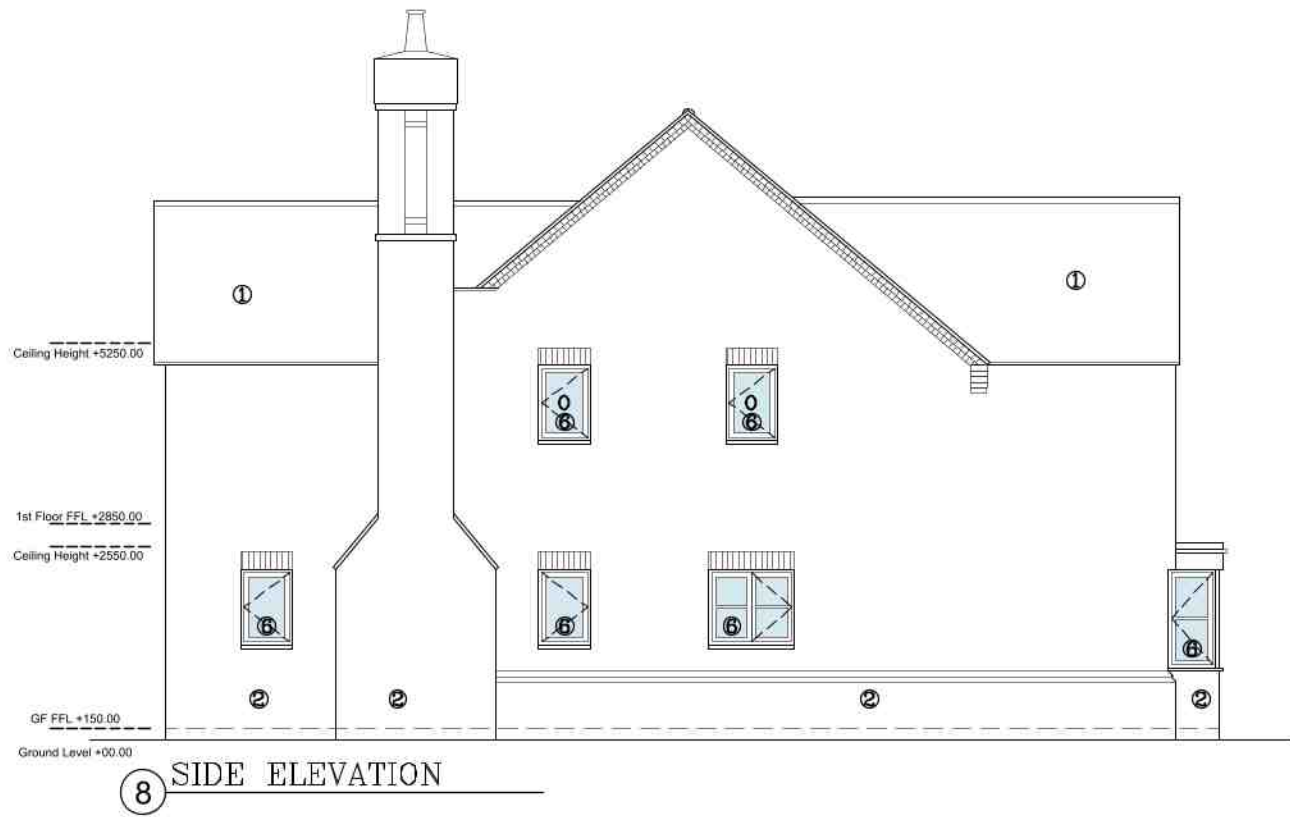
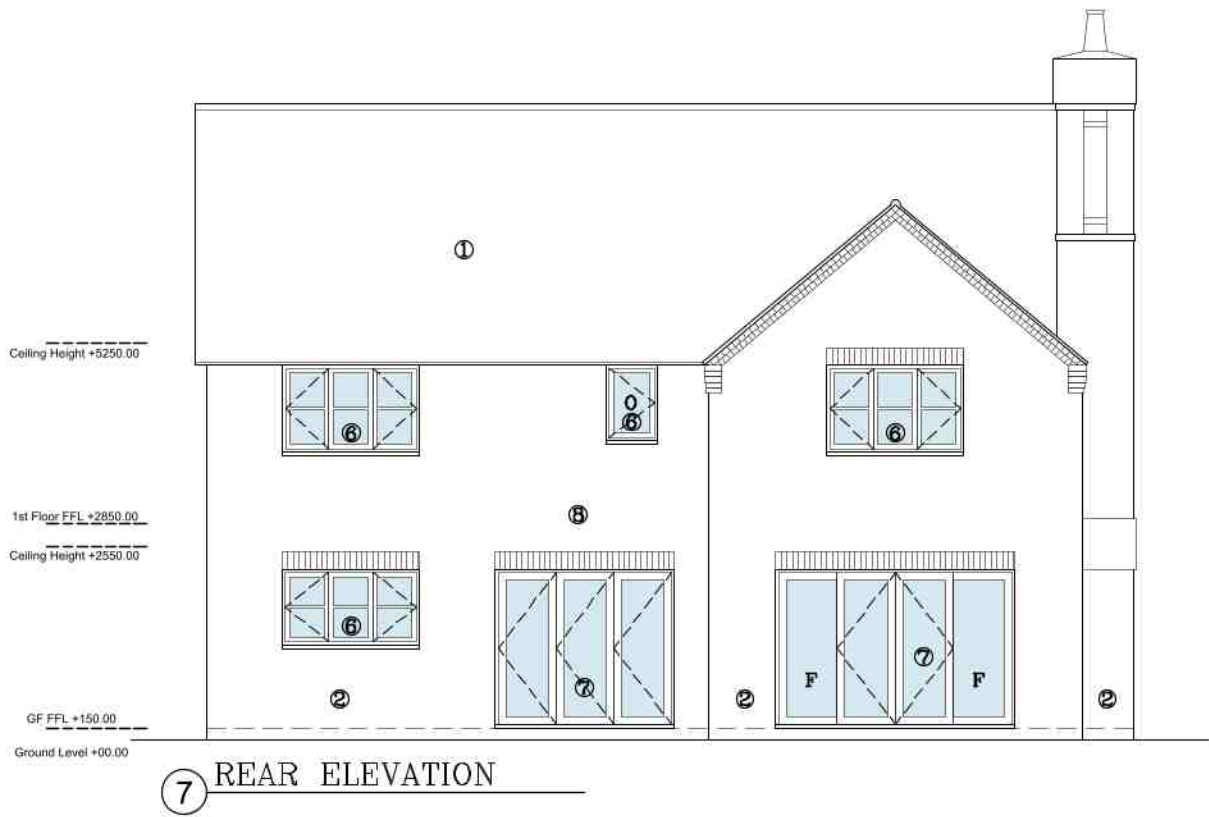
Site Access Plan
1 of 2

ORIG	A.Y	DATE	09.05.24
CHKD		SCALE	AS SHOWN @A1
APPR		DRAWING NO	3205-11
		REV	E

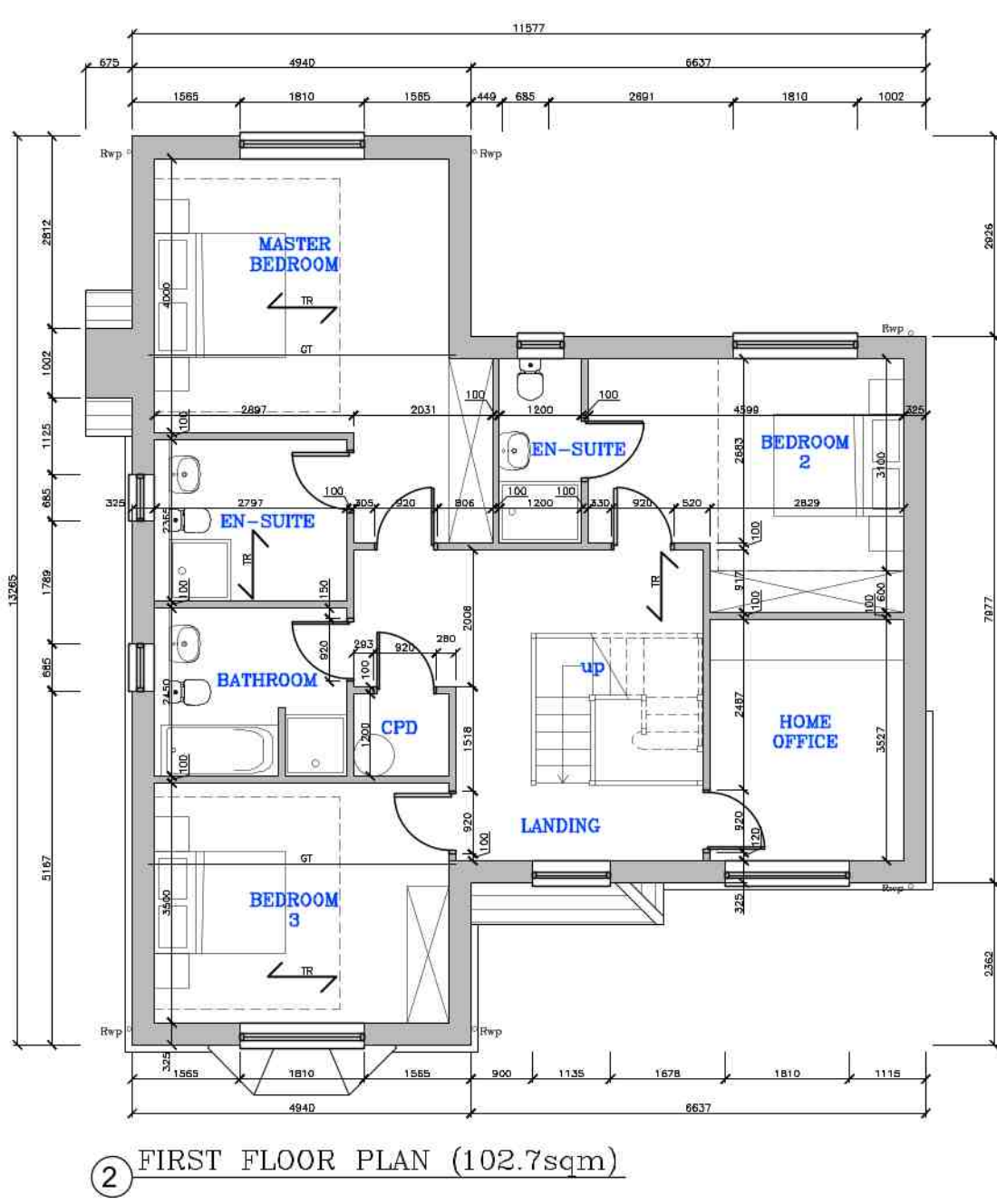
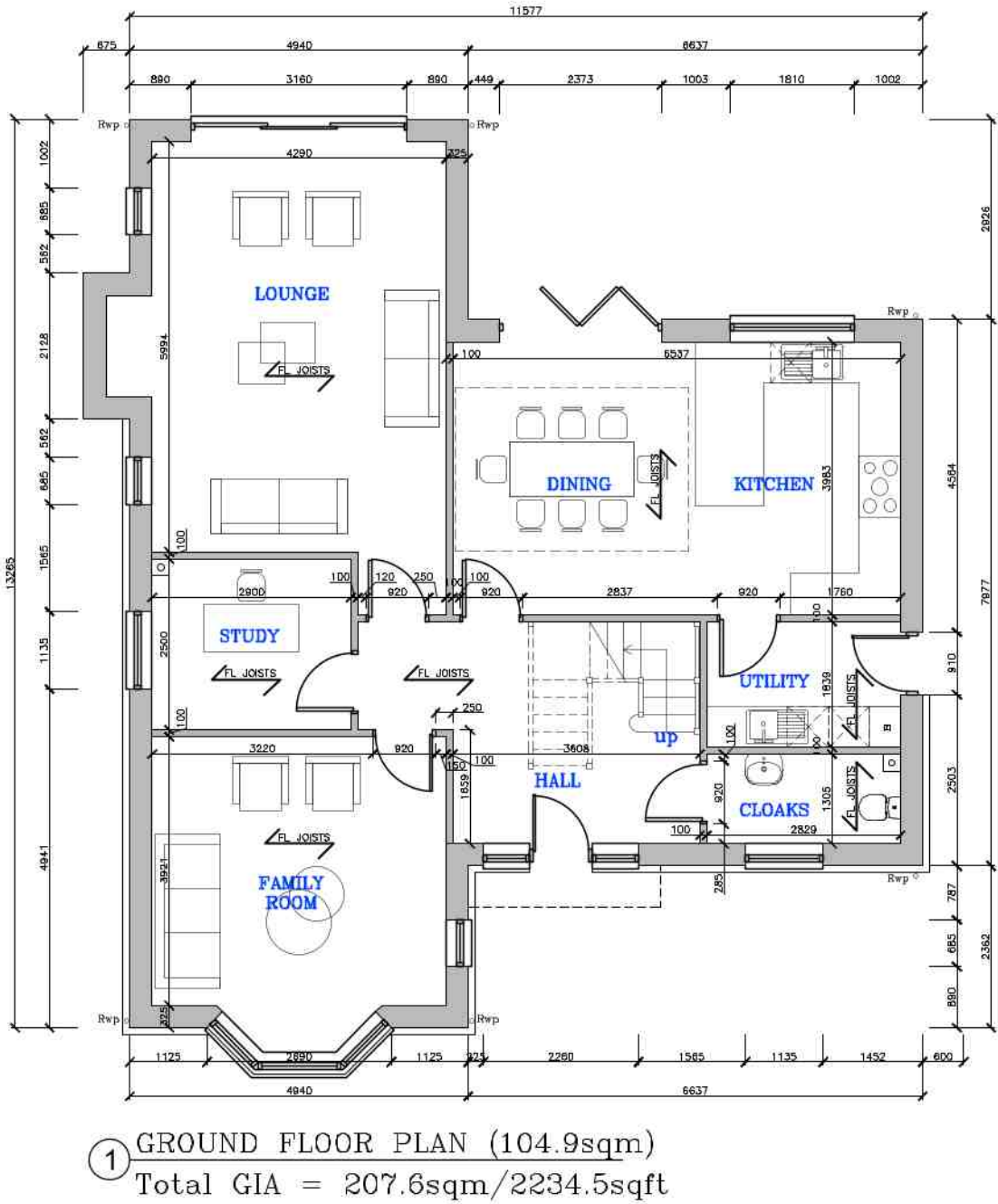
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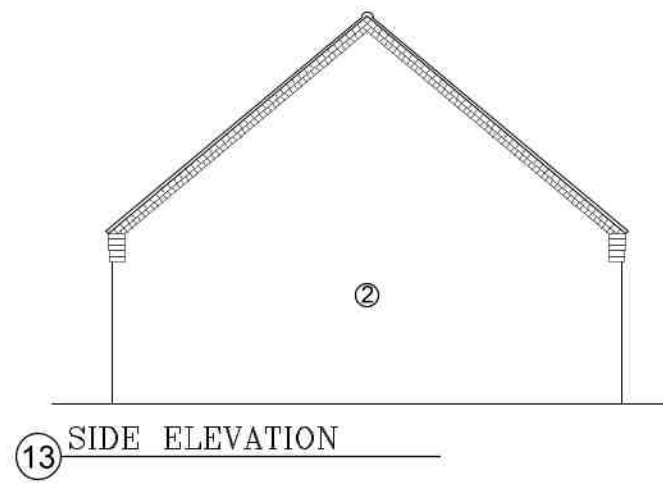
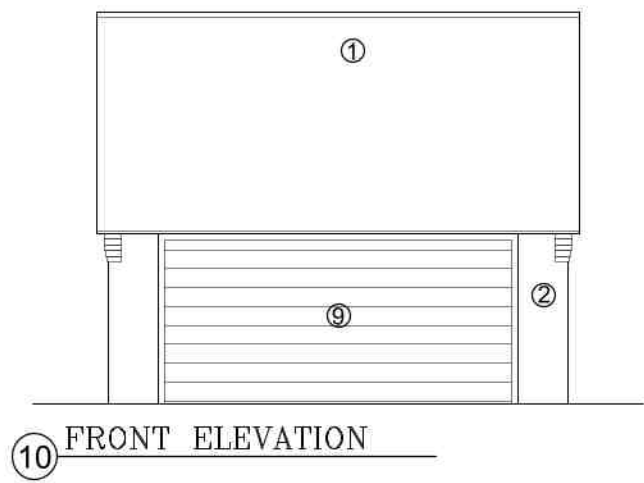
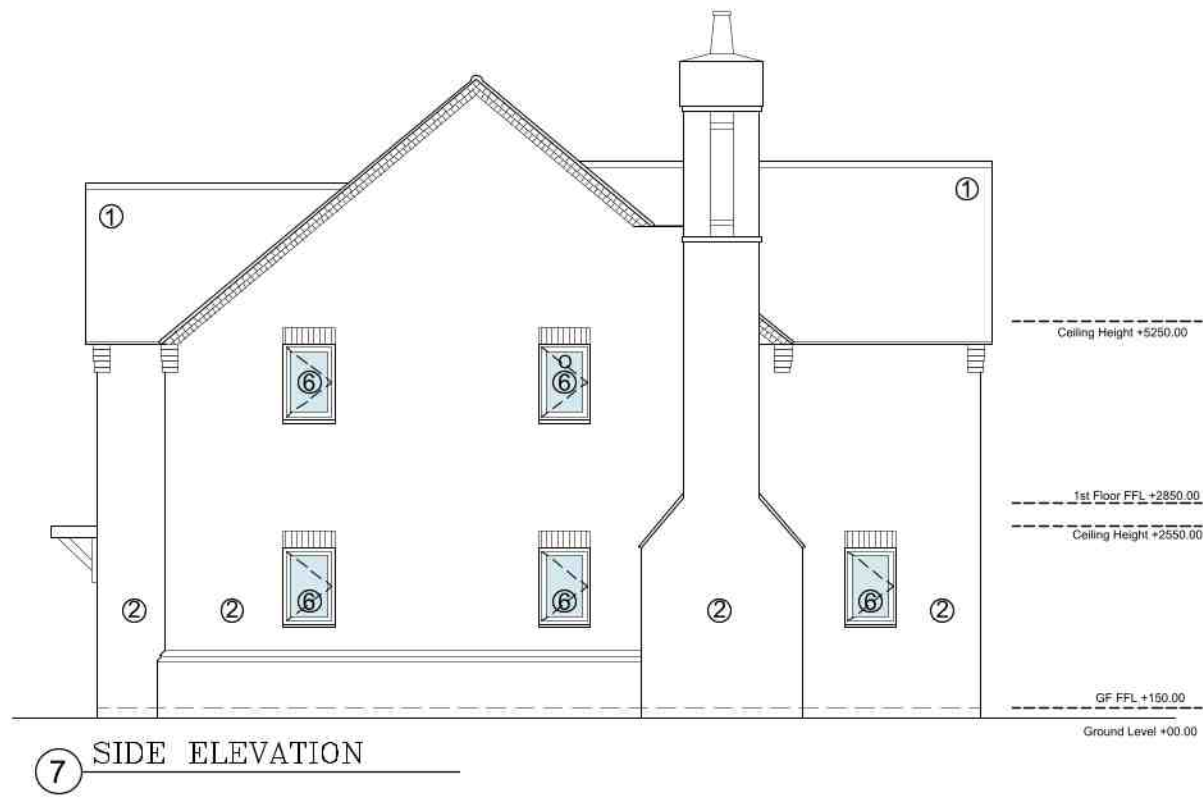
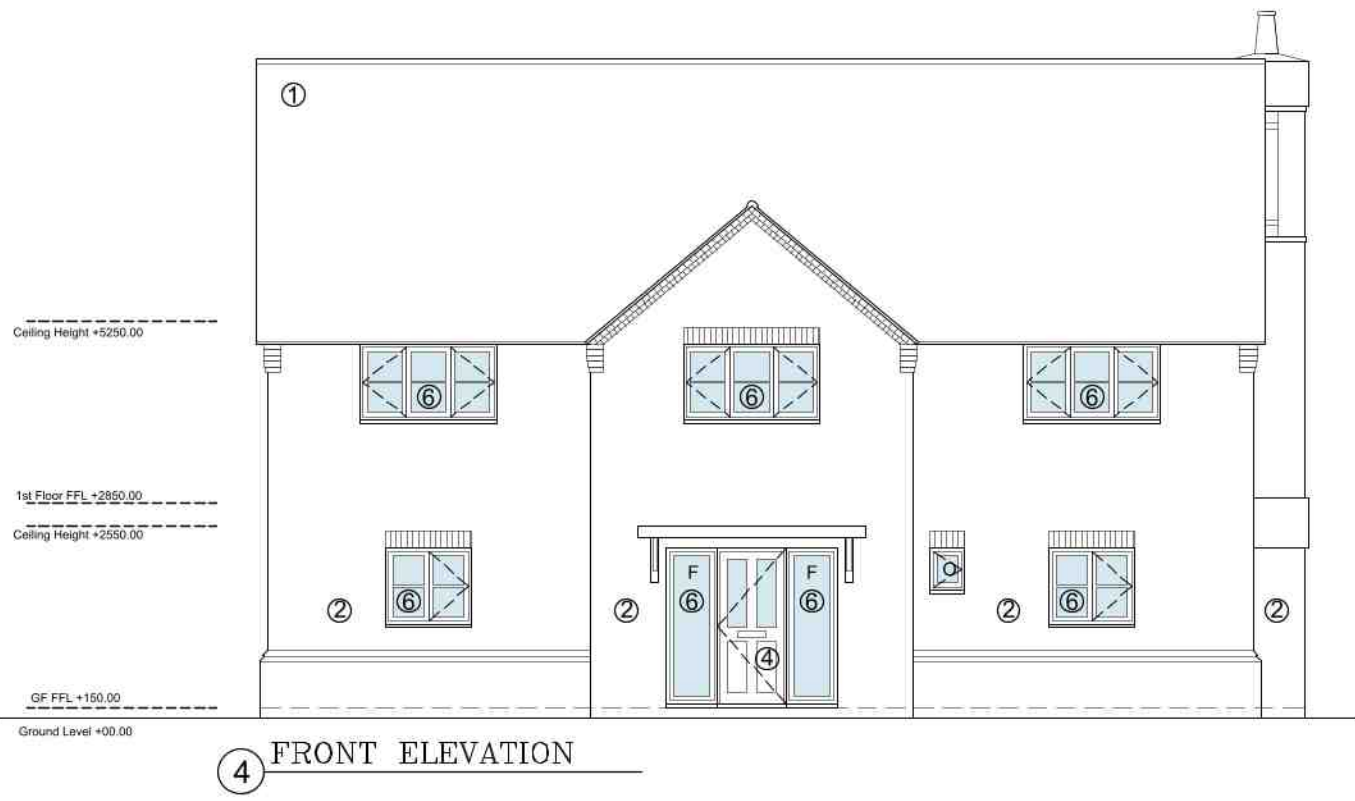


- 1 ROOF - SPANISH SLATE SSQ DEL CARMEN
- 2 BRICKWORK - BUFF FACING STRETCHER BOND
- 3 FRONT DOOR - BLACK GRP (RAL 8022)
- 4 SIDE DOOR - BLACK GRP (RAL 8022)
- 5 WINDOWS - CREAM UPVC CASEMENT
- 6 BIFOLD DOORS - CREAM ALUMINIUM
- 7 GARAGE DOOR - CREAM STEEL
- 8 = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS

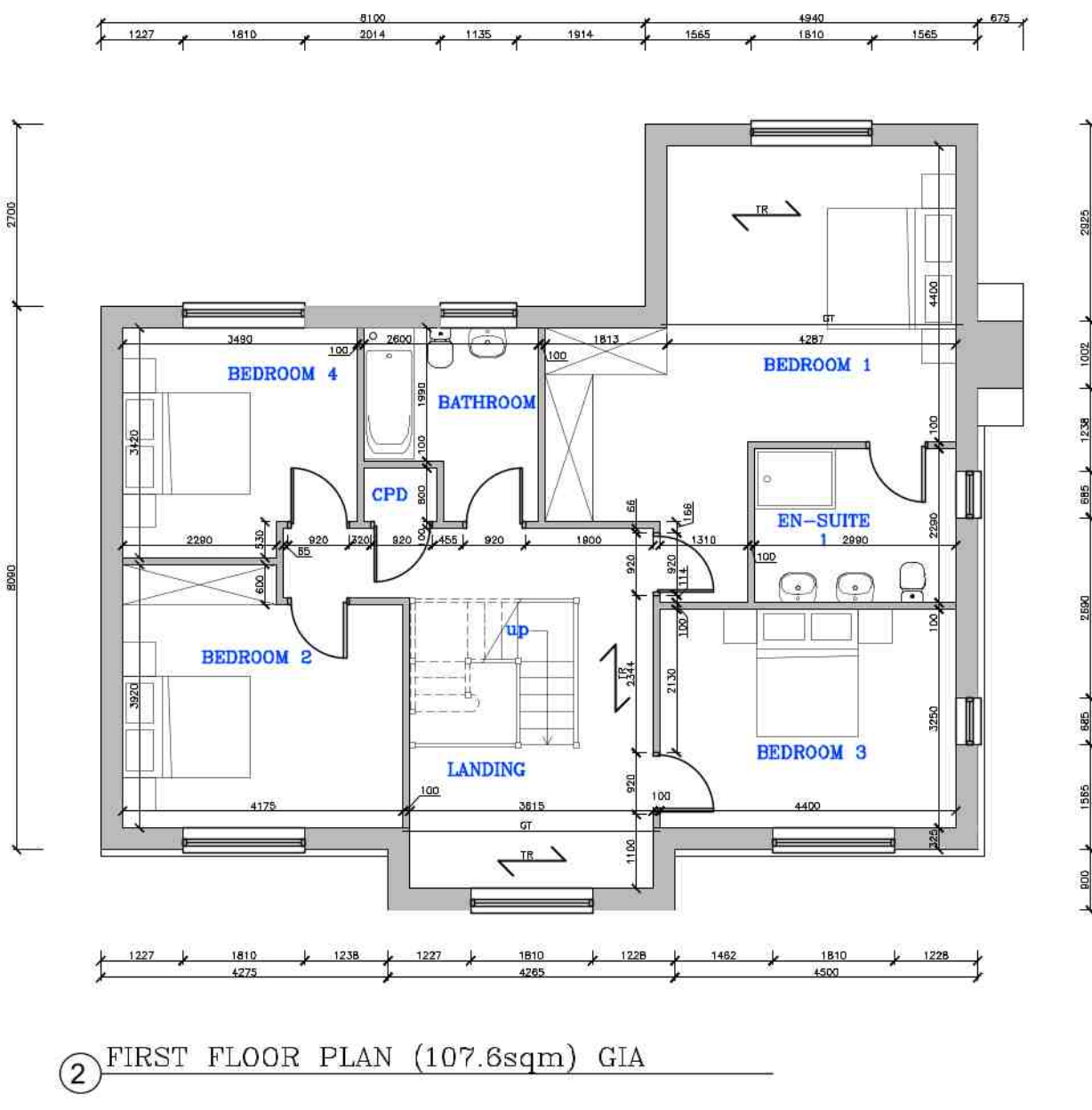
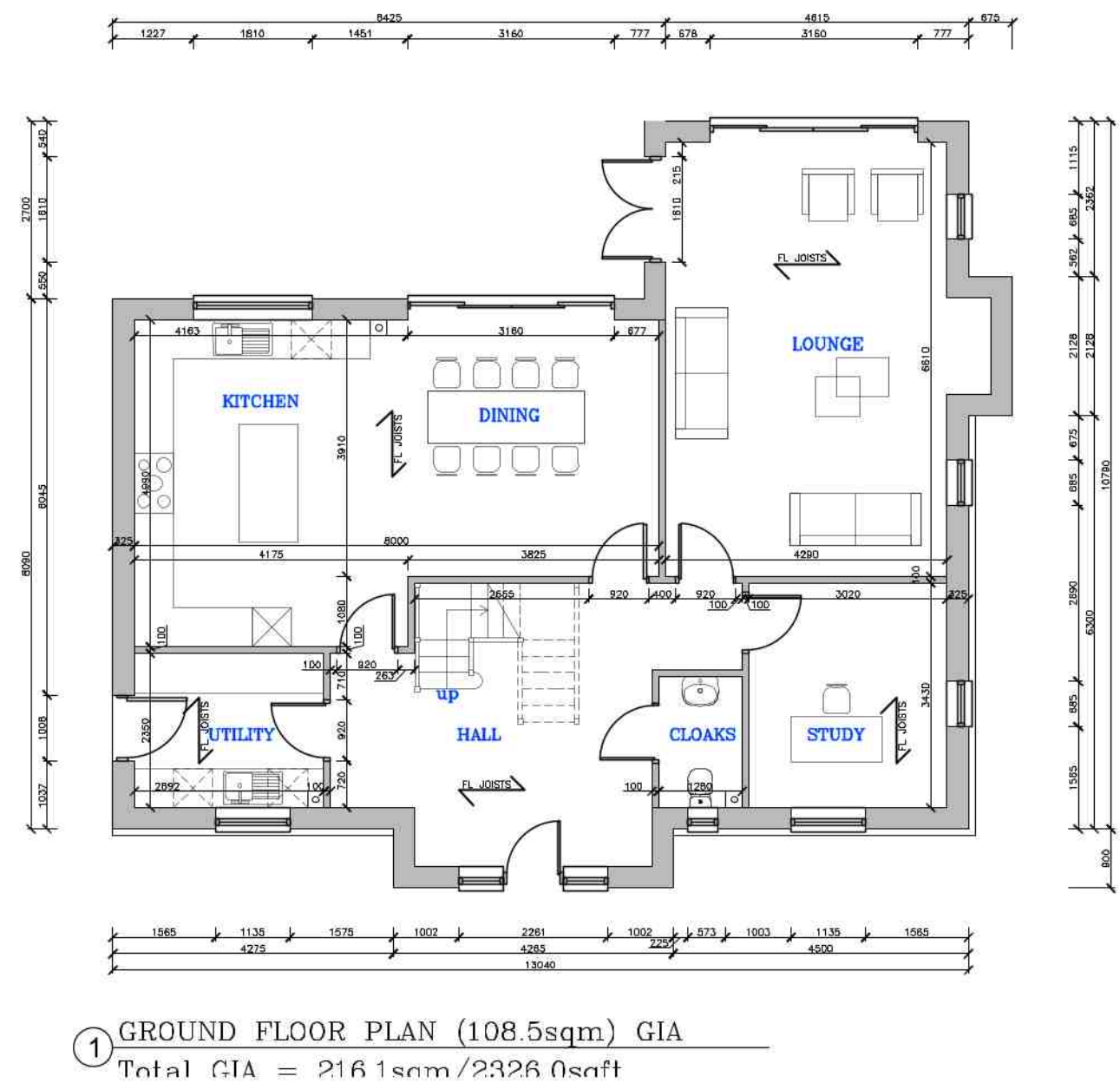
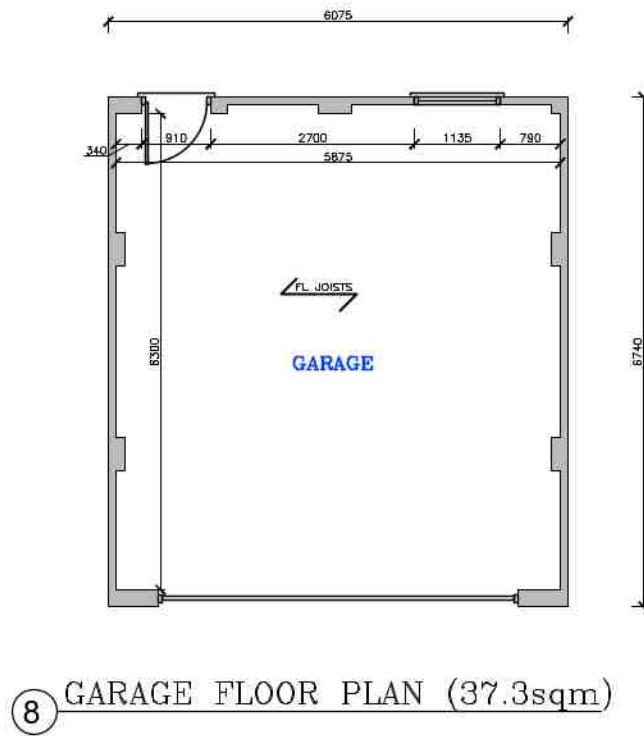
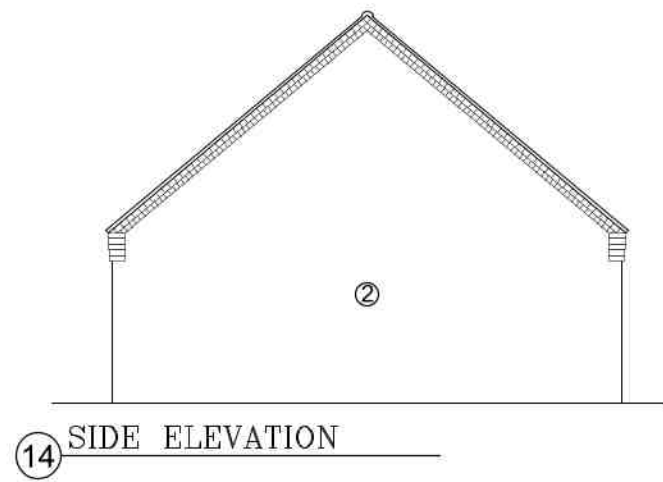
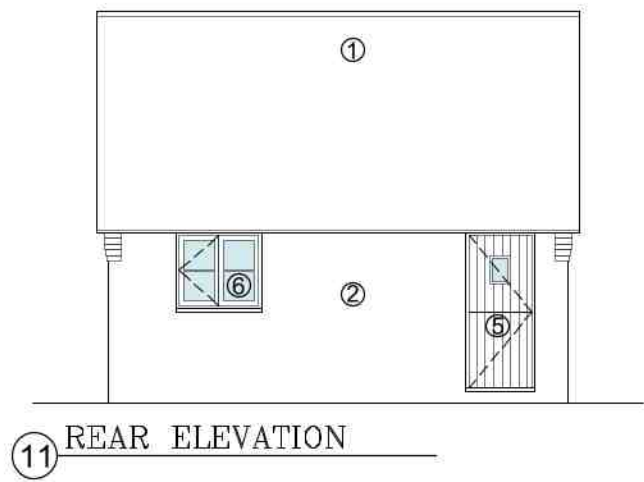
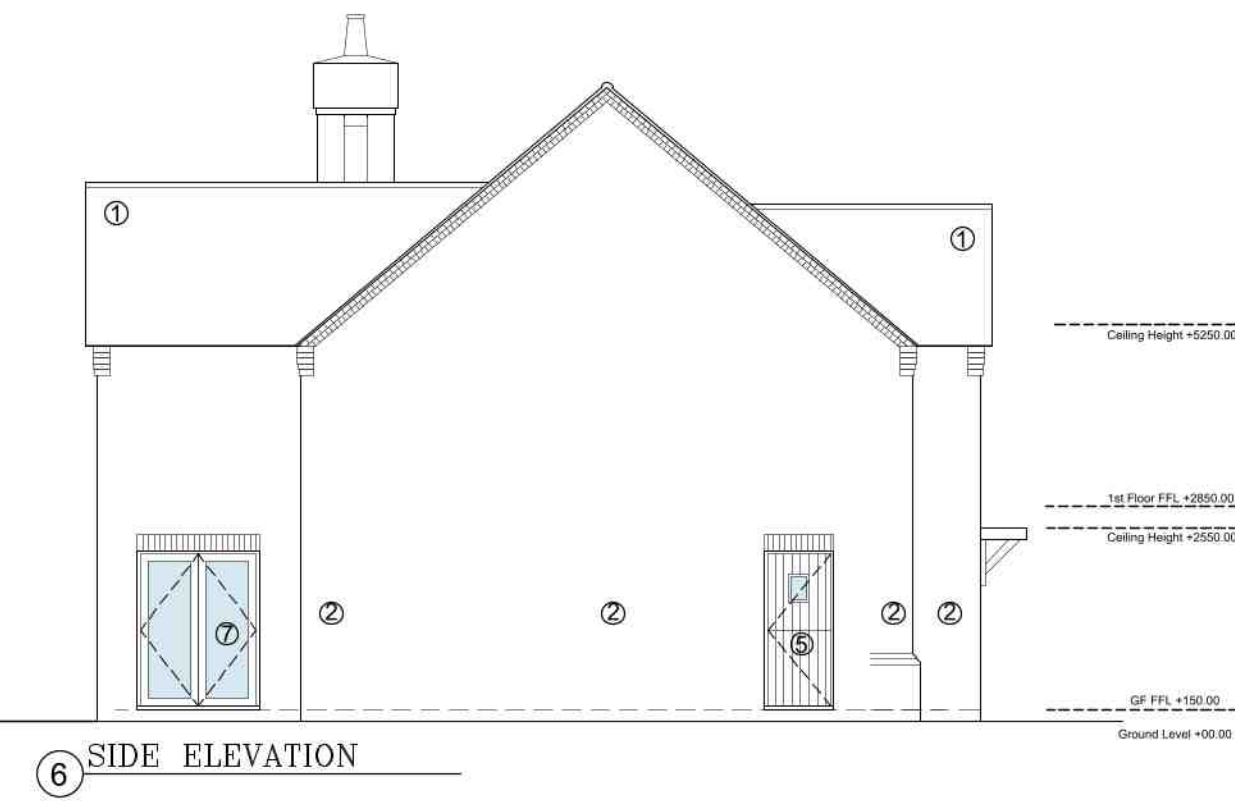
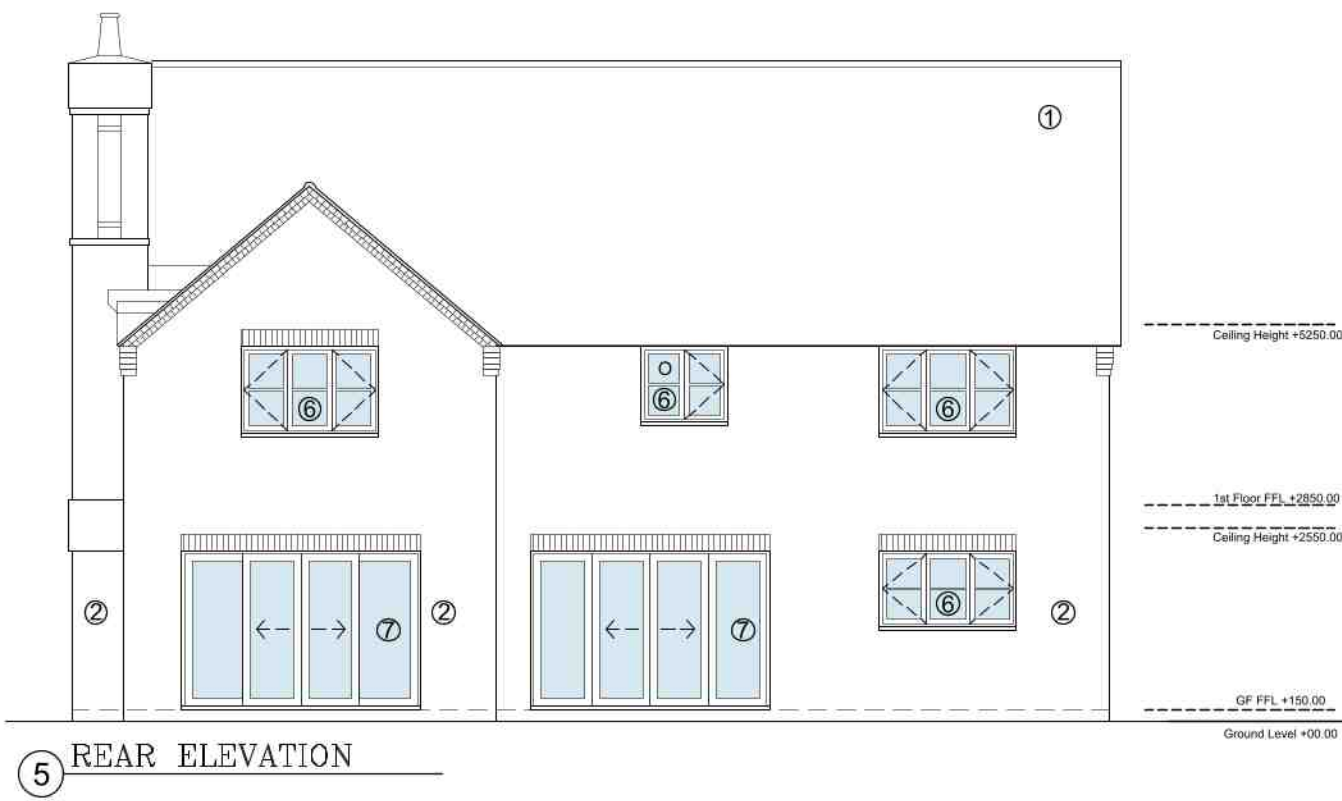


HOUSE TYPE B - PLOT: 8

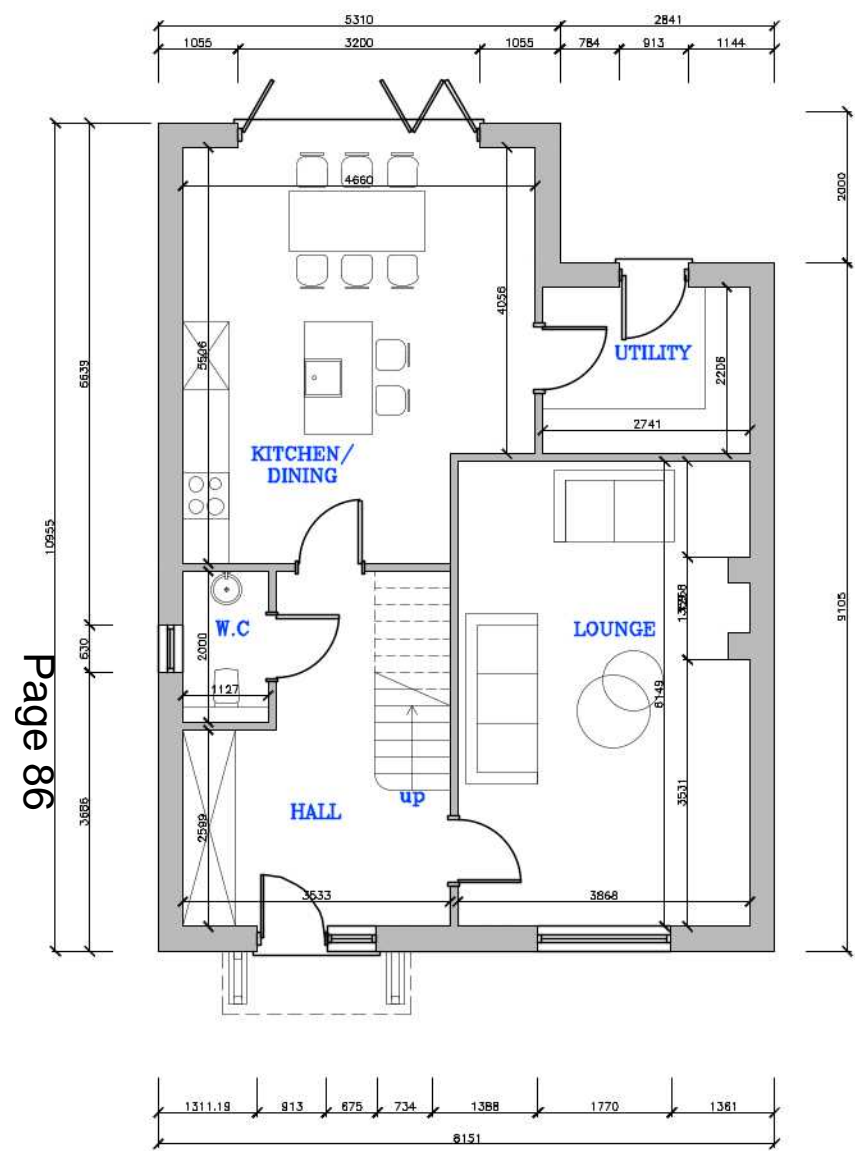




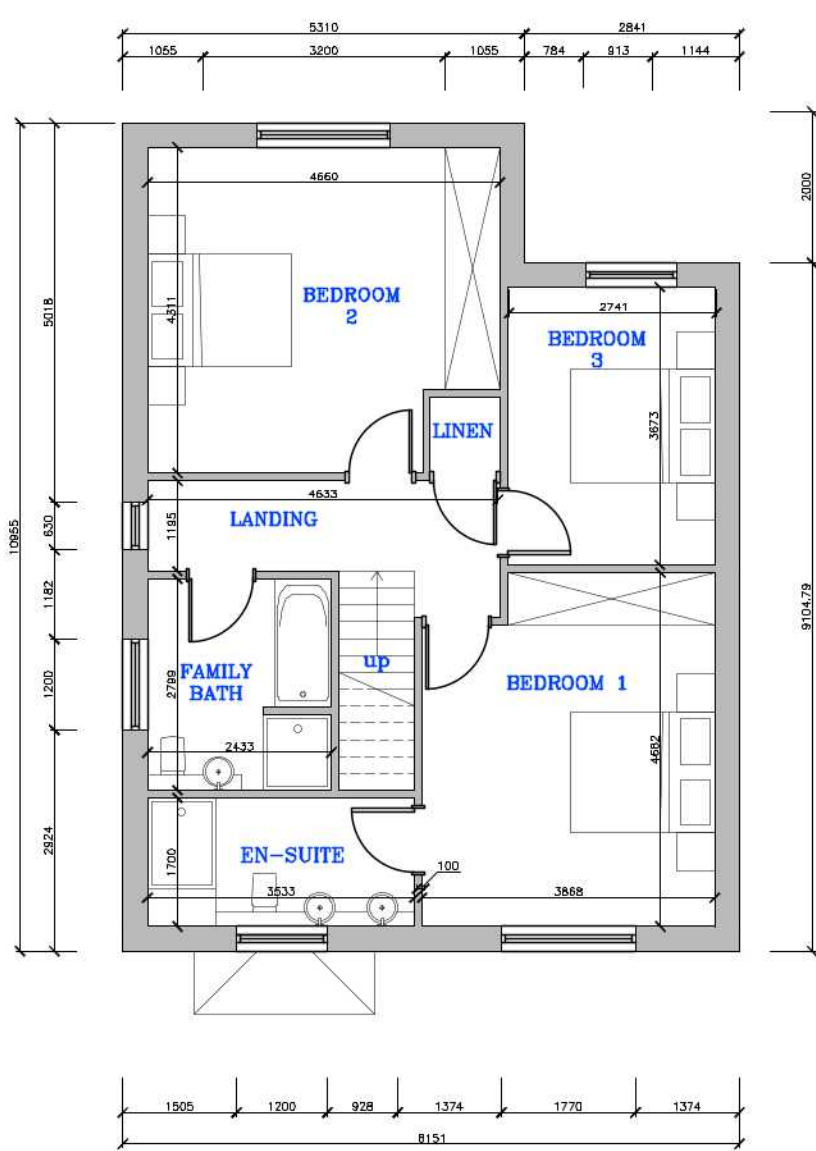
- ① ROOF - PLOTS 14 & 15 ASHBURY LIFESTYLE BROWN, PLOTS 16 & 17 WEINERBERGER HUMBER FLANDERS
- ② BRICKWORK - RED FACING STRETCHER BOND
- ④ FRONT DOOR - BLACK GRP (RAL 8022)
- ⑤ BACK DOOR - BLACK GRP (RAL 8022)
- ⑥ WINDOWS - CREAM UPVC CASEMENT
- ⑦ BIFOLD / SLIDING DOORS - CREAM ALUMINIUM
- ⑧ GARAGE DOOR - CREAM STEEL
- = WINDOWS TO BE OBSCURED.



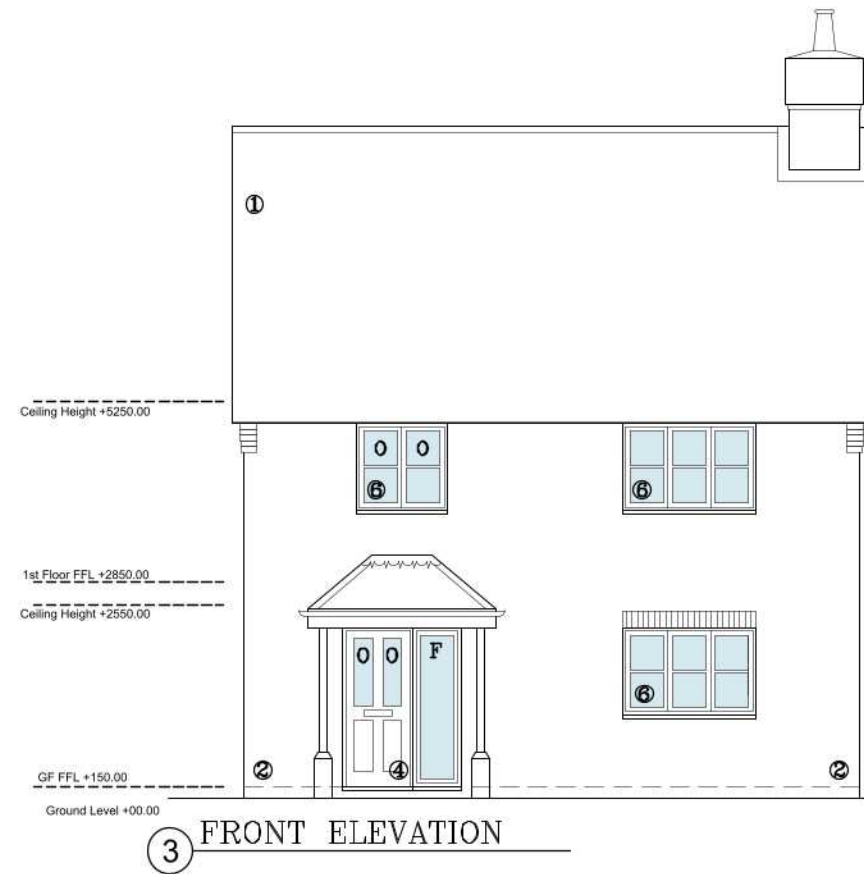
HOUSE TYPE C3 - PLOTS: 14,15 (handed),16 & 17



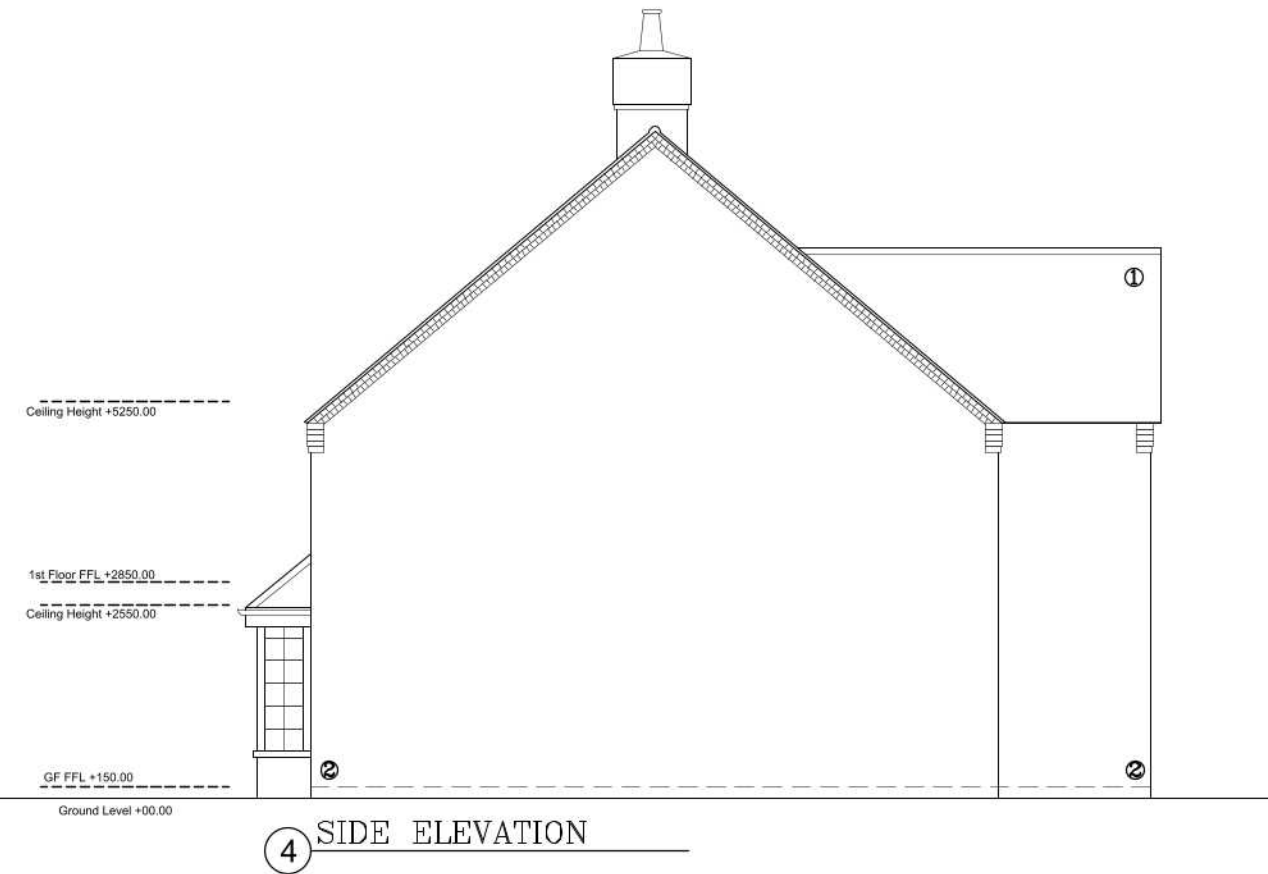
① GROUND FLOOR PLAN
GIA - 144sqm/1550sq.ft.



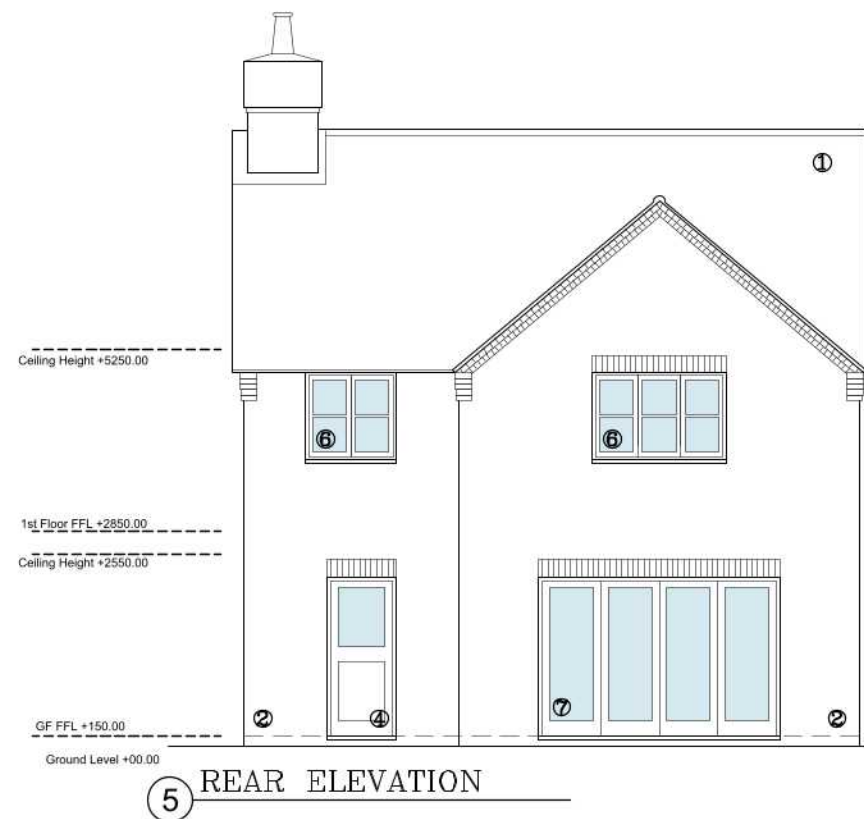
② FIRST FLOOR PLAN



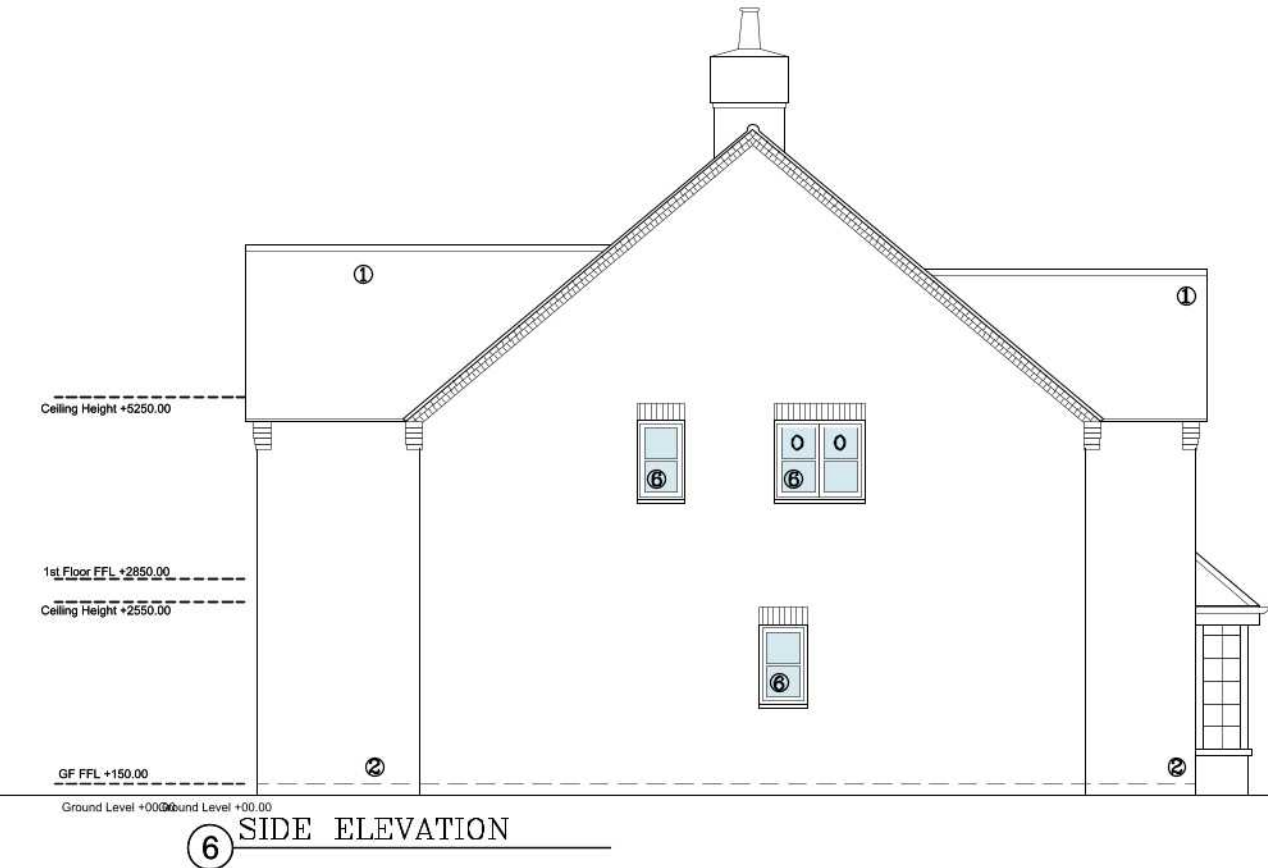
③ FRONT ELEVATION



④ SIDE ELEVATION



⑤ REAR ELEVATION



⑥ SIDE ELEVATION

- ① ROOF - PLOTS 4 & 7 SPANISH SLATE
SSQ DEL CARMEN. PLOTS 5 & 6
WEINERBERGER HUMBER FLANDERS
- ② BRICKWORK - PLOTS 4 & 7 BUFF FACING
STRETCHER BOND. PLOTS 5 & 6 RED
FACING STRETCHER BOND
- ④ FRONT DOOR - BLACK GRP (RAL 8022)
- ⑤ SIDE DOOR - BLACK GRP (RAL 8022)
- ⑥ WINDOWS - WHITE UPVC CASEMENT
- ⑦ BIFOLD DOORS - CREAM ALUMINIUM
- O = WINDOWS TO BE OBSCURED.
F = FIXED WINDOWS



A: 15/05/2025 ES Design amendments

□ architecture □ urban design □ graphic design □ site: **Station Road - Kimbolton**

Project Design Studio Ltd

title: Plans and elevations - House Type E
scheme: Residential development

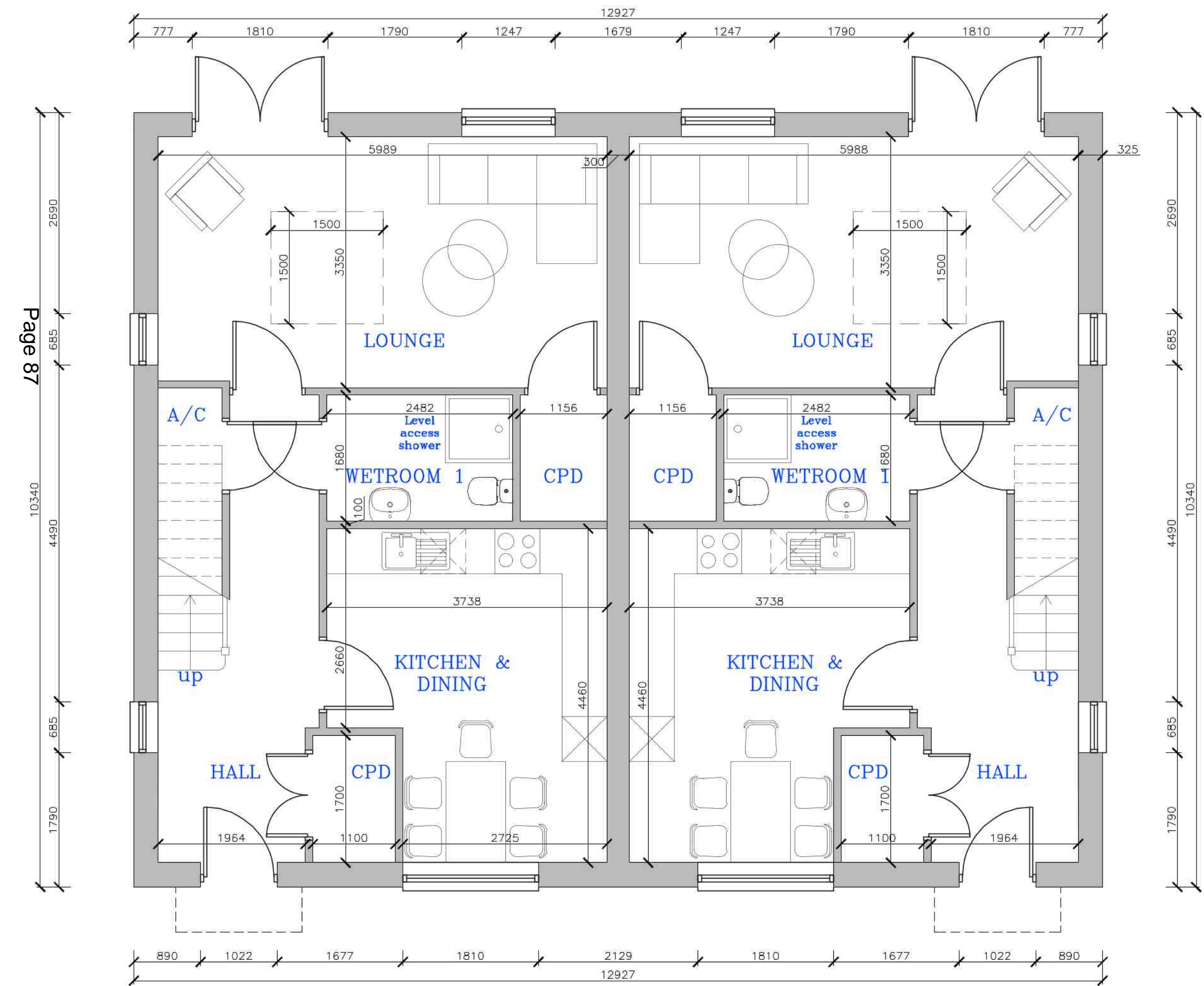
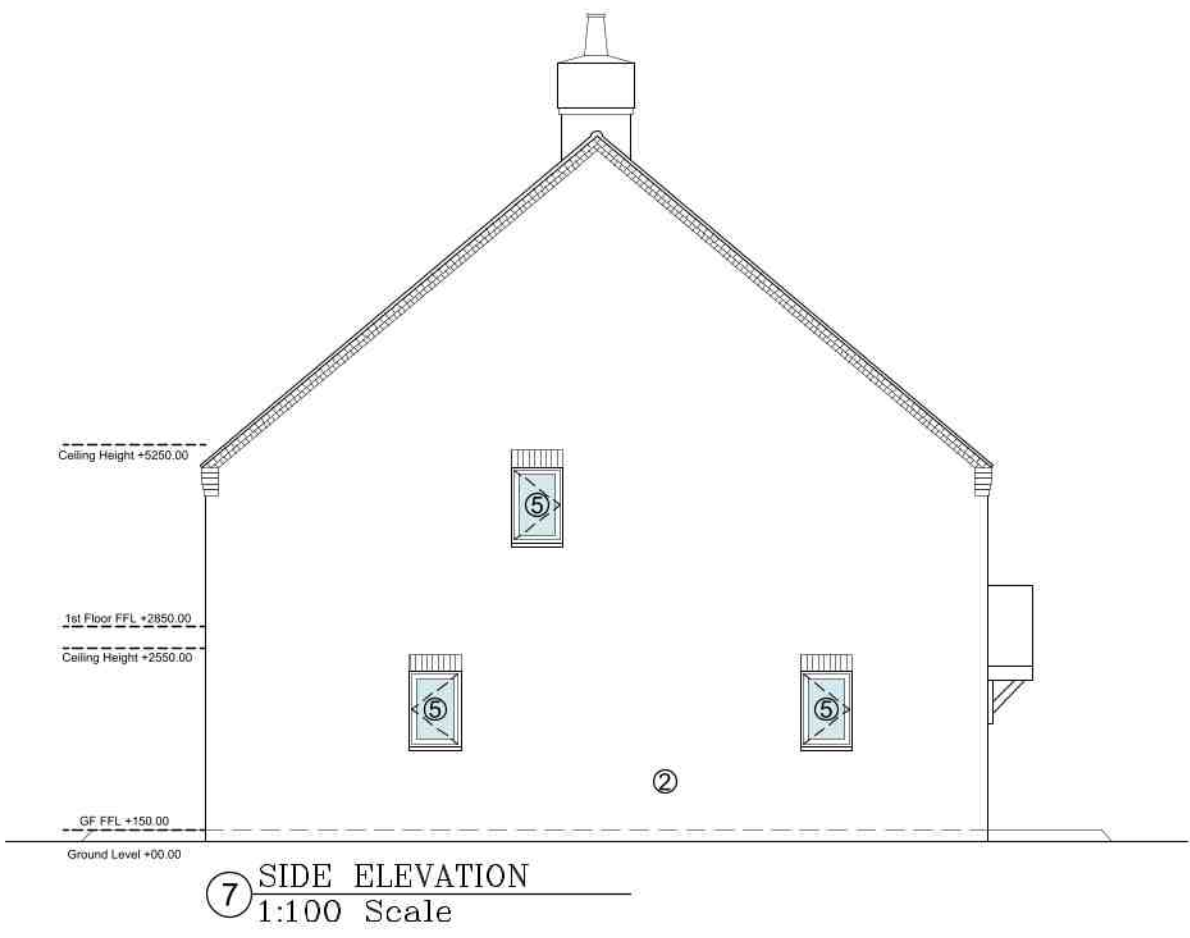
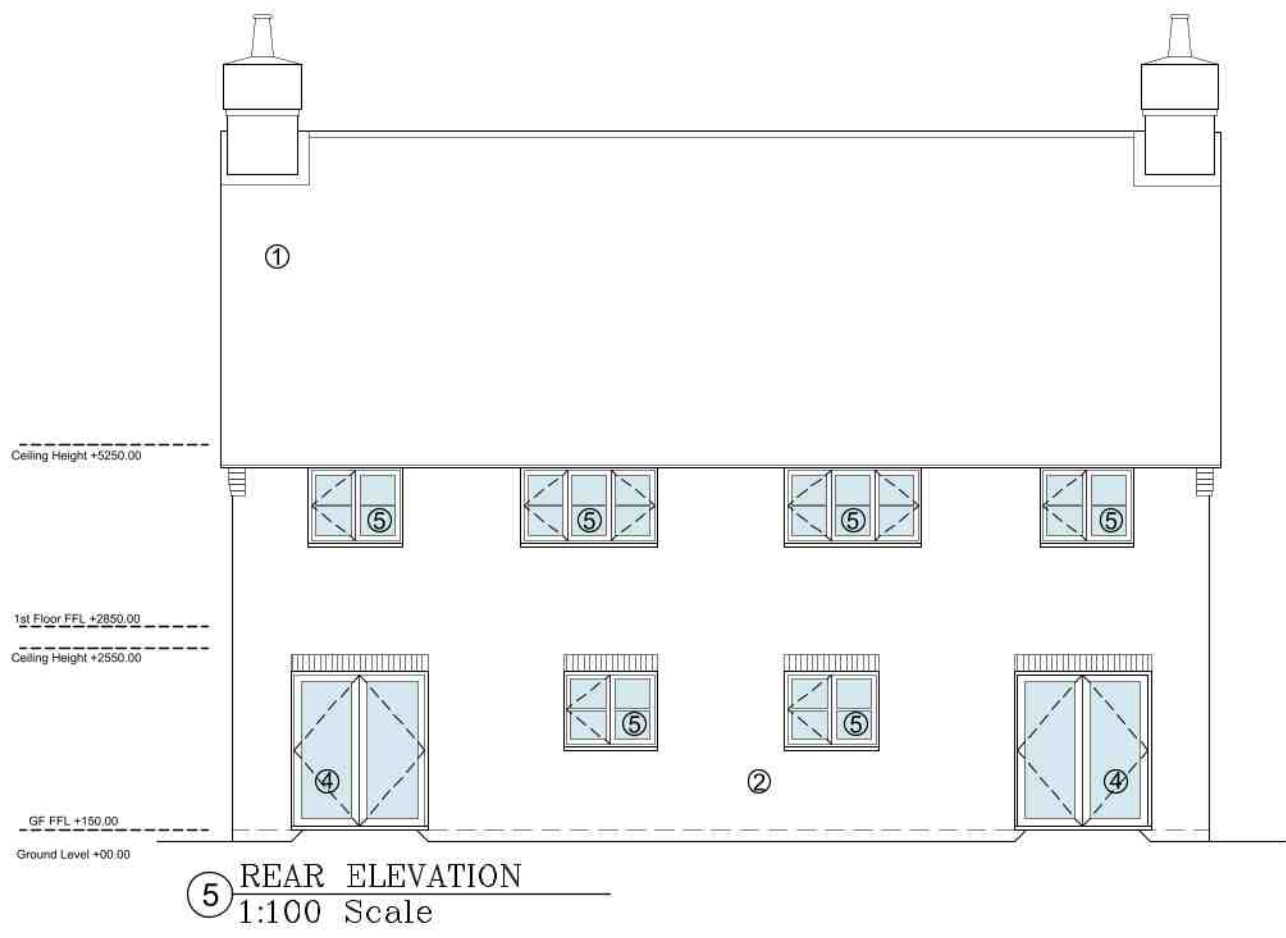
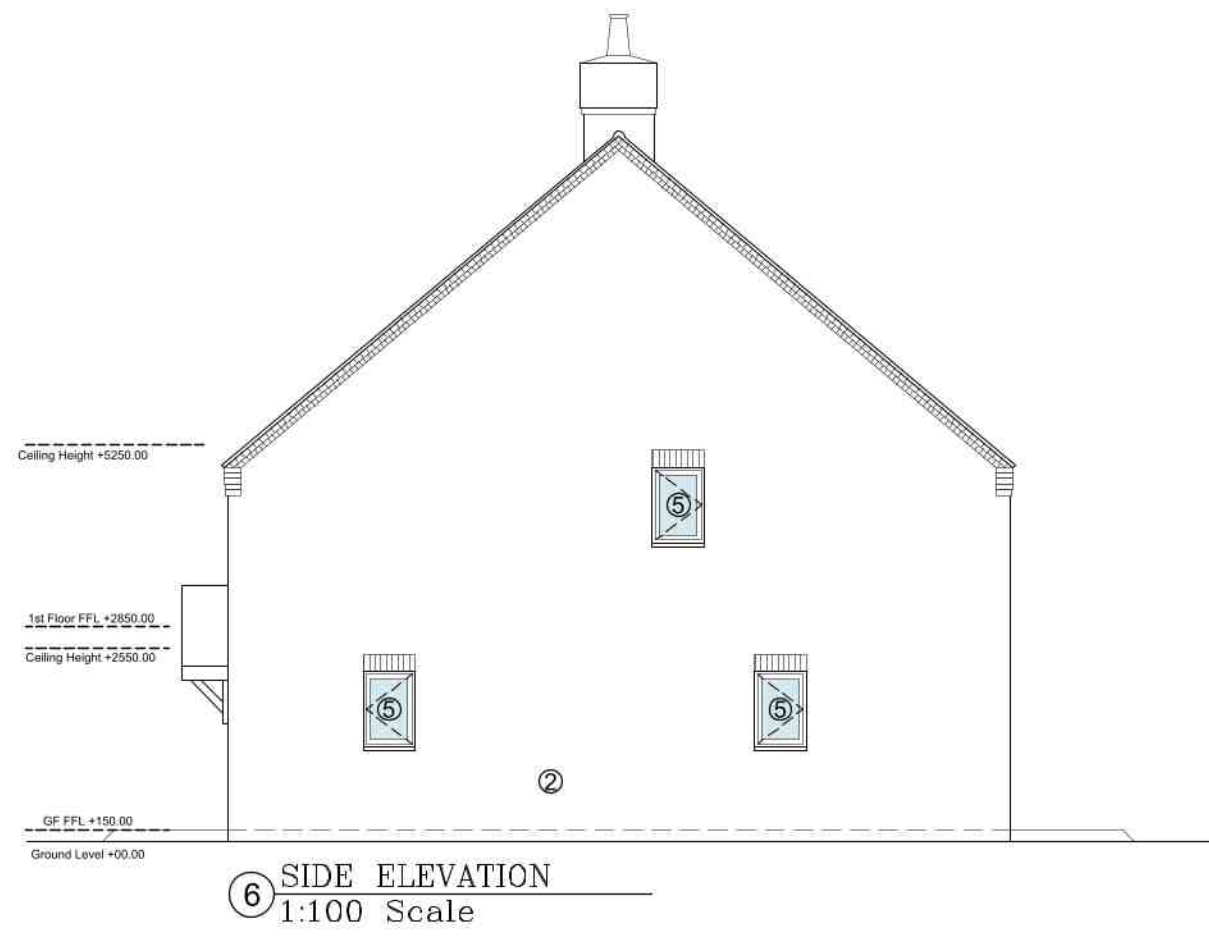
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drawing number: **2 5 2 3 - P 8 A**

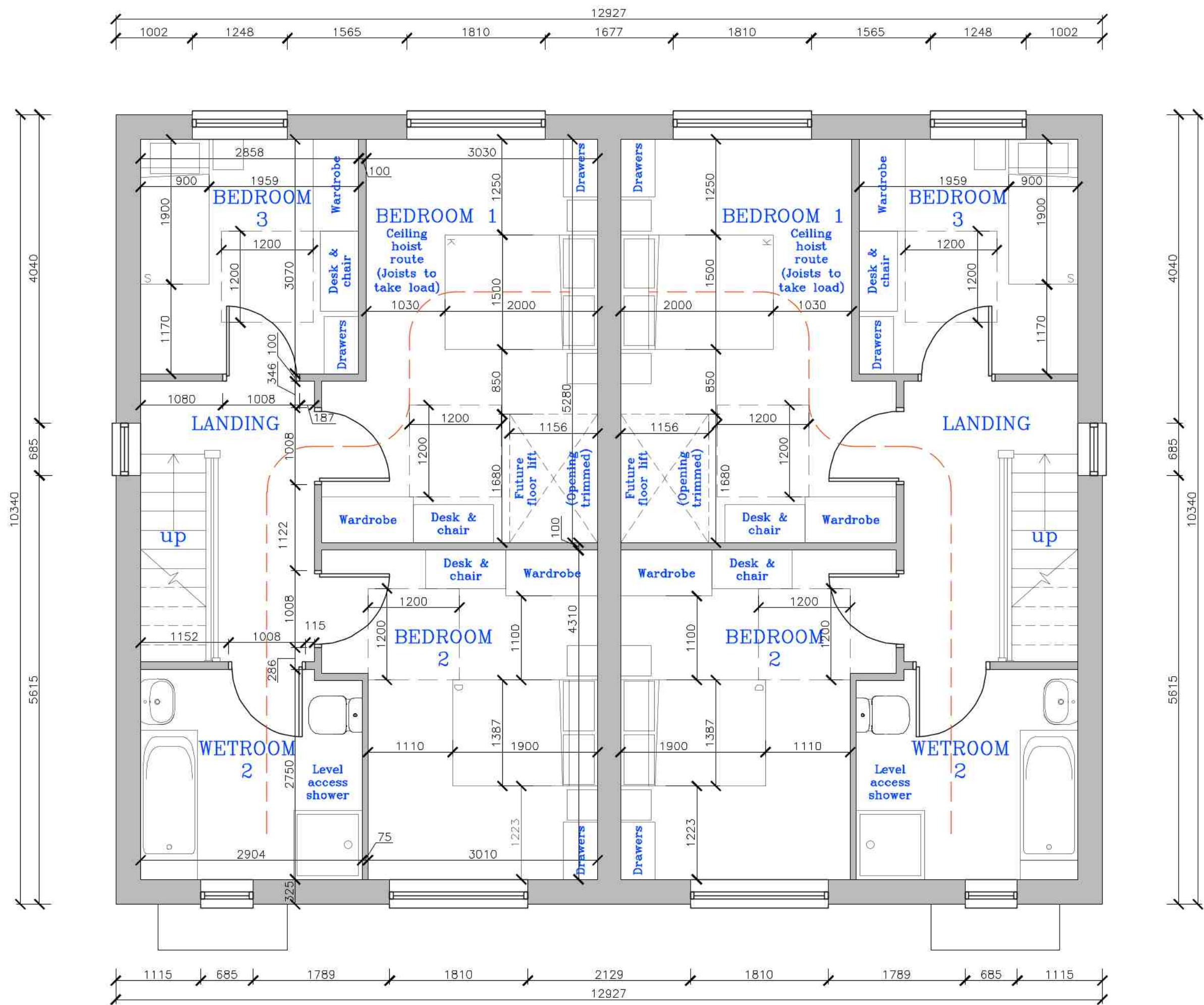
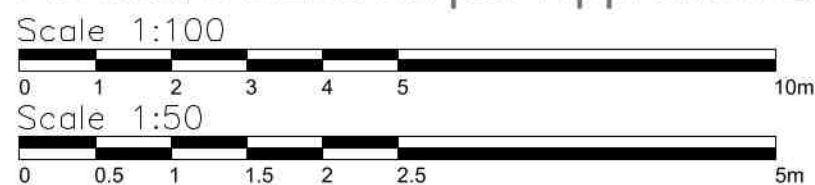
PROJECT DESIGN STUDIO Ltd
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① GROUND FLOOR PLAN (58.0sqm) GIA each 1:50 Scale
Total GIA = 116.0sqm/1248.6sqft
Incl. stairwells – excl. garage
Furniture sizes as per Approved Document M1 - Appendix D: Furniture Schedule



② FIRST FLOOR PLAN (58.0sqm) GIA each 1:50 Scale

- ① ROOF - WEINERBERGER HUMBER FLANDERS
- ② BRICKWORK - RED FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ FRENCH DOORS - CREAM UPVC
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- = WINDOWS TO BE OBSCURED
- F = FIXED WINDOWS

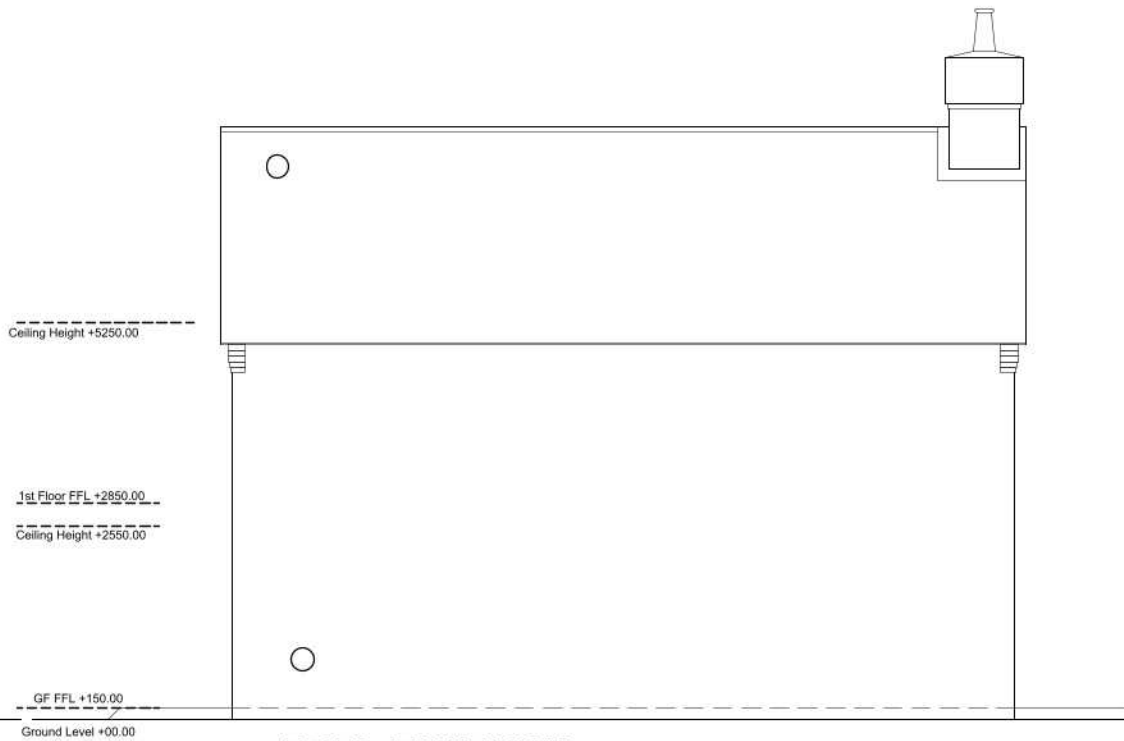
- ① ROOF - SPANISH SLATE SSQ DEL CARMEN
- ② BRICKWORK - BUFF FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ FRENCH DOORS - CREAM UPVC
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS



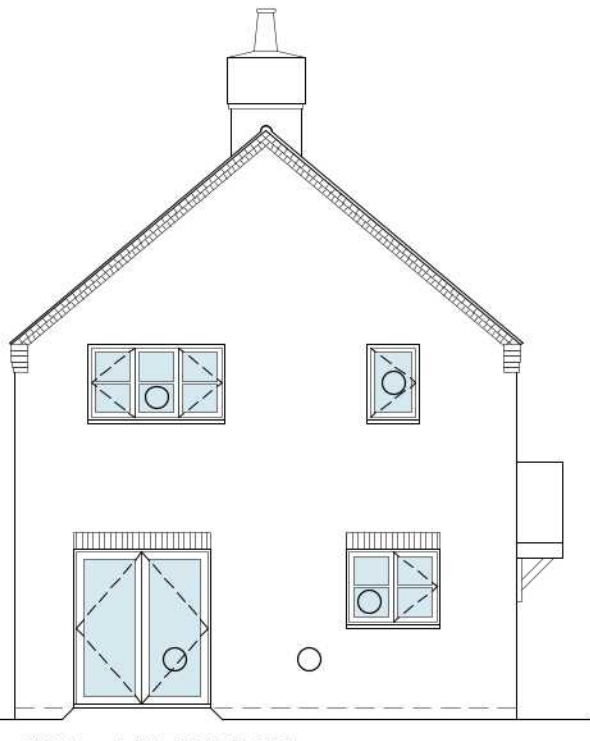
⑩ FRONT ELEVATION
1:100 Scale



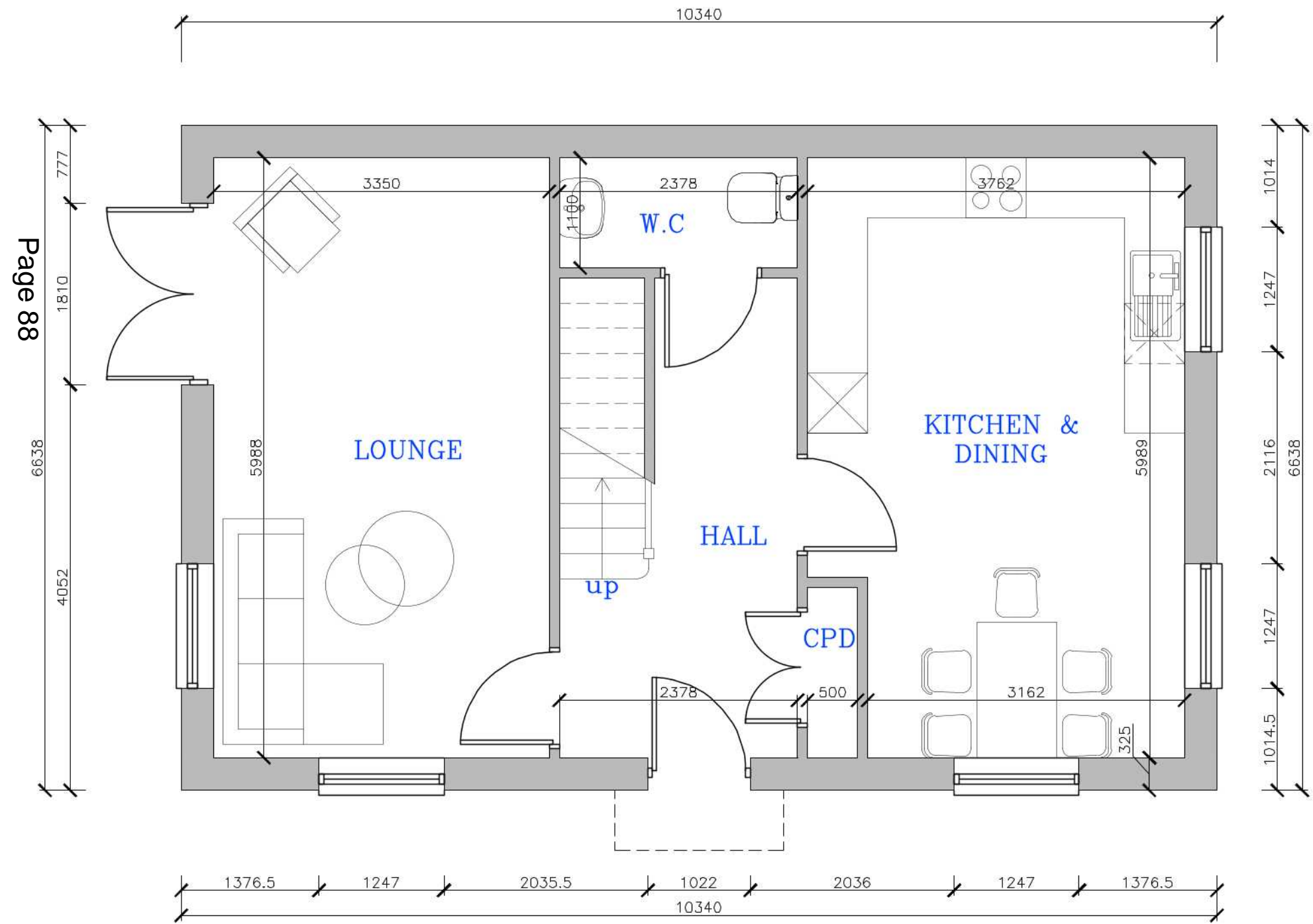
⑪ SIDE ELEVATION
1:100 Scale



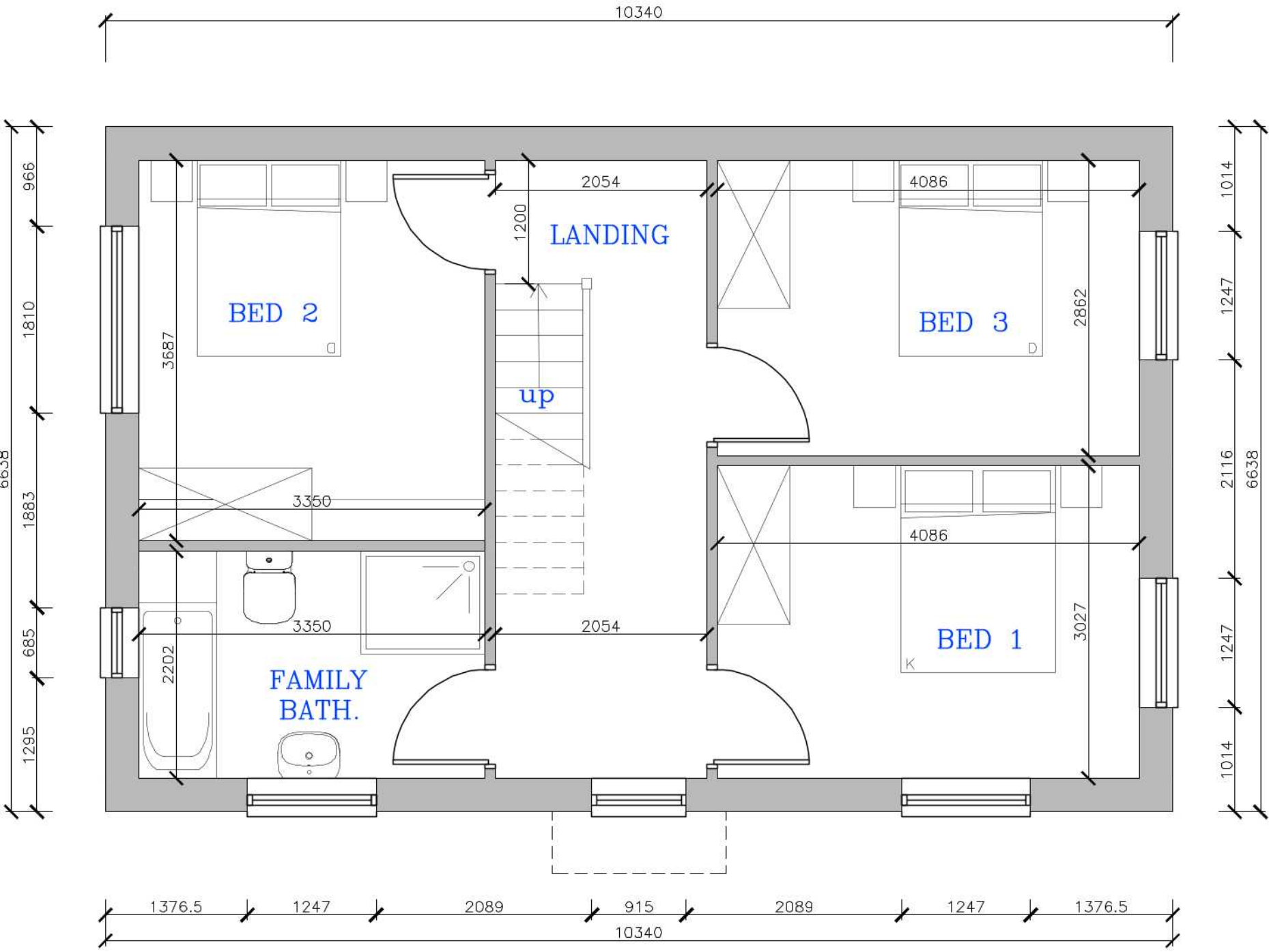
⑫ REAR ELEVATION
1:100 Scale



⑬ SIDE ELEVATION
1:100 Scale



⑧ GROUND FLOOR PLAN (58.0sqm) GIA 1:50 Scale
Total GIA = 116.0sqm/1248.6sqft
Incl. stairwells - excl. garage



⑨ FIRST FLOOR PLAN (58.0sqm) GIA 1:50 Scale



A: 23/05/2025 ES Design amendments
B: Furniture added: 12.06.2025: JL

architecture urban design graphic design site: **Brittens Farm, Station Road, Kimbolton**

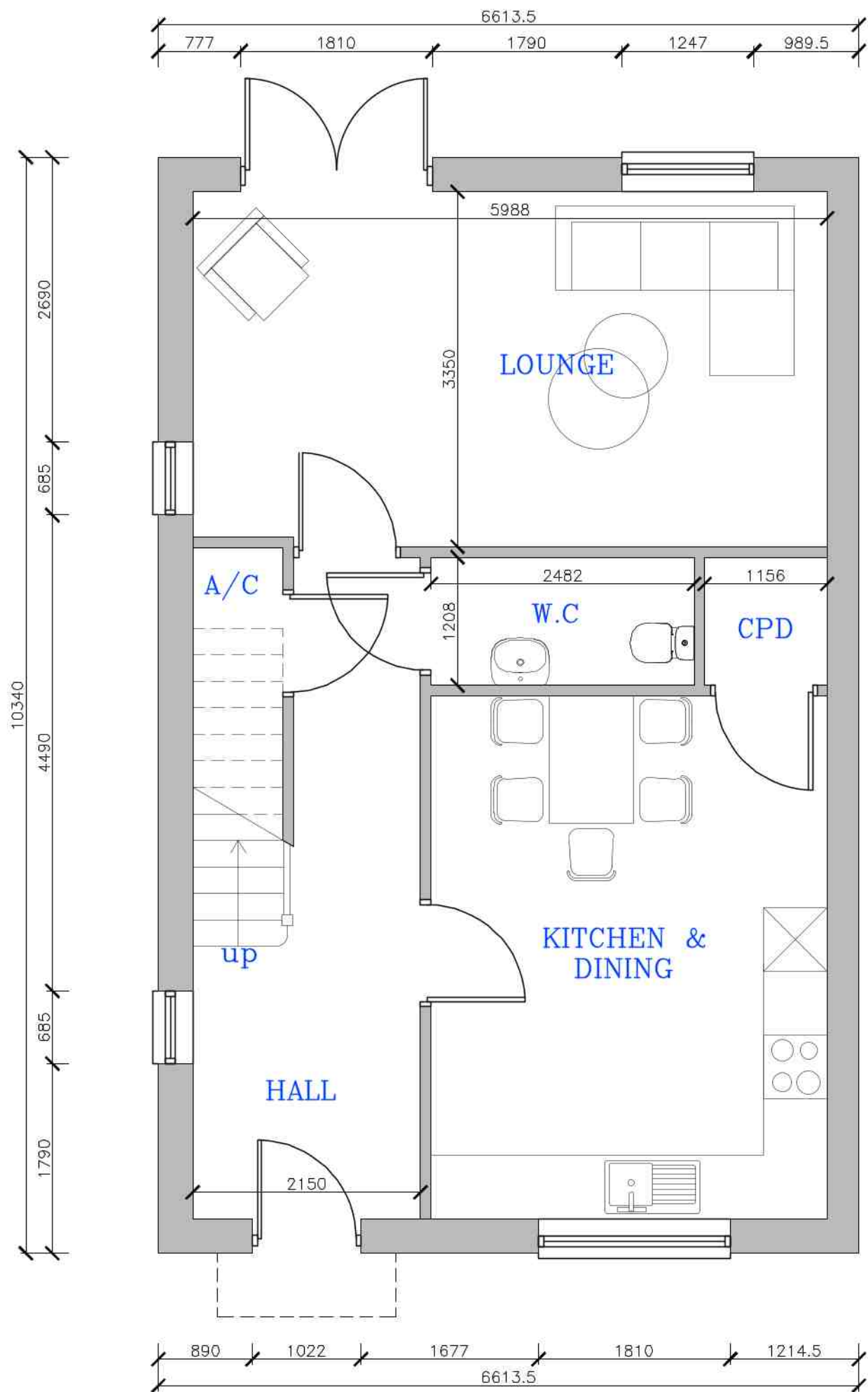
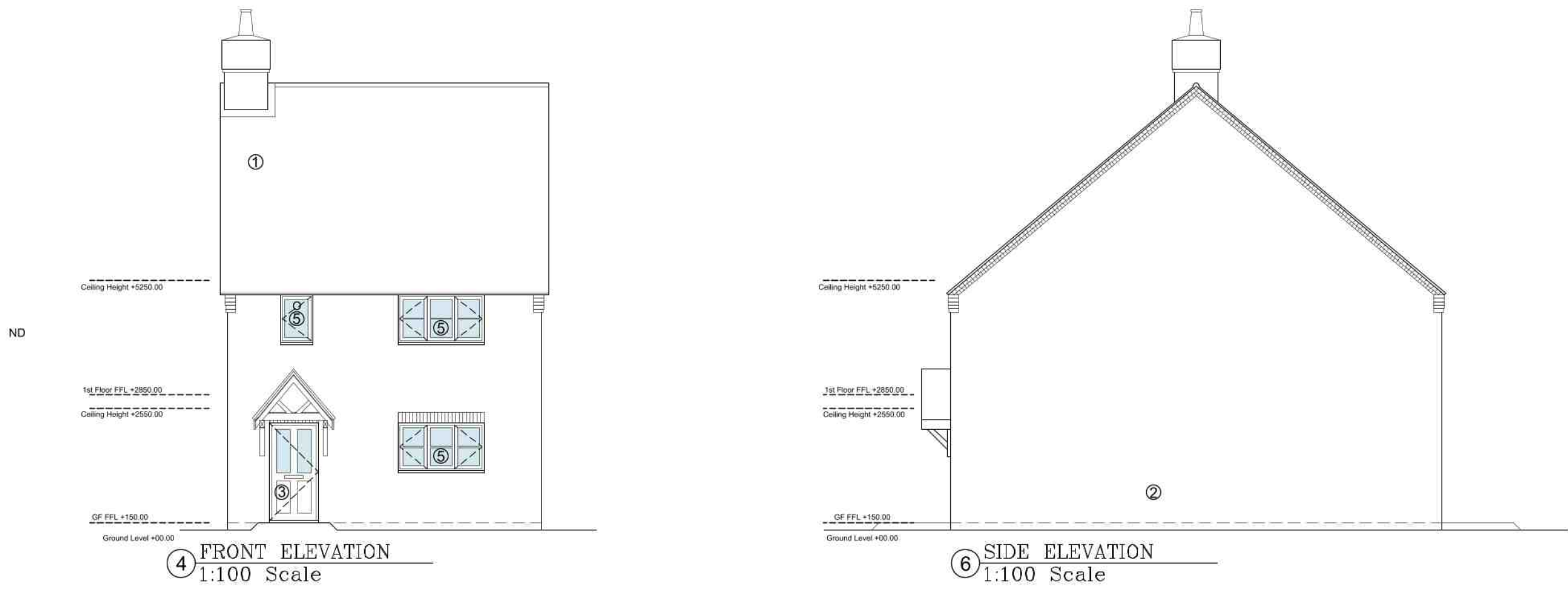
Project Design Studio Ltd

title: Plans and elevations - House Type F3
scheme: Residential development
scale: 1:100 & 1:50 @ A2 date: May '25 drawn: ES approved: FP
drawing number: 2 5 2 3 - P 1 3 B
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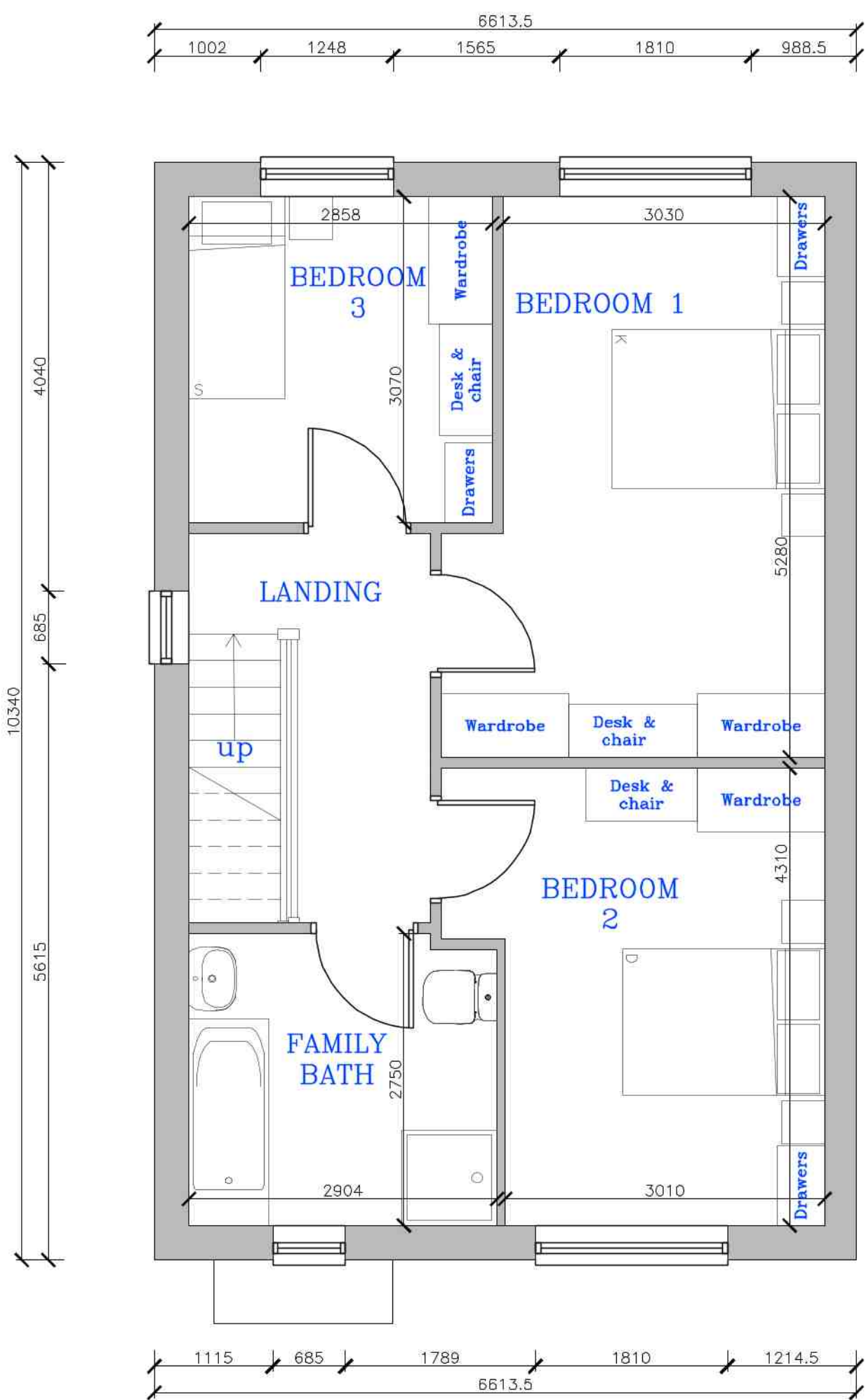
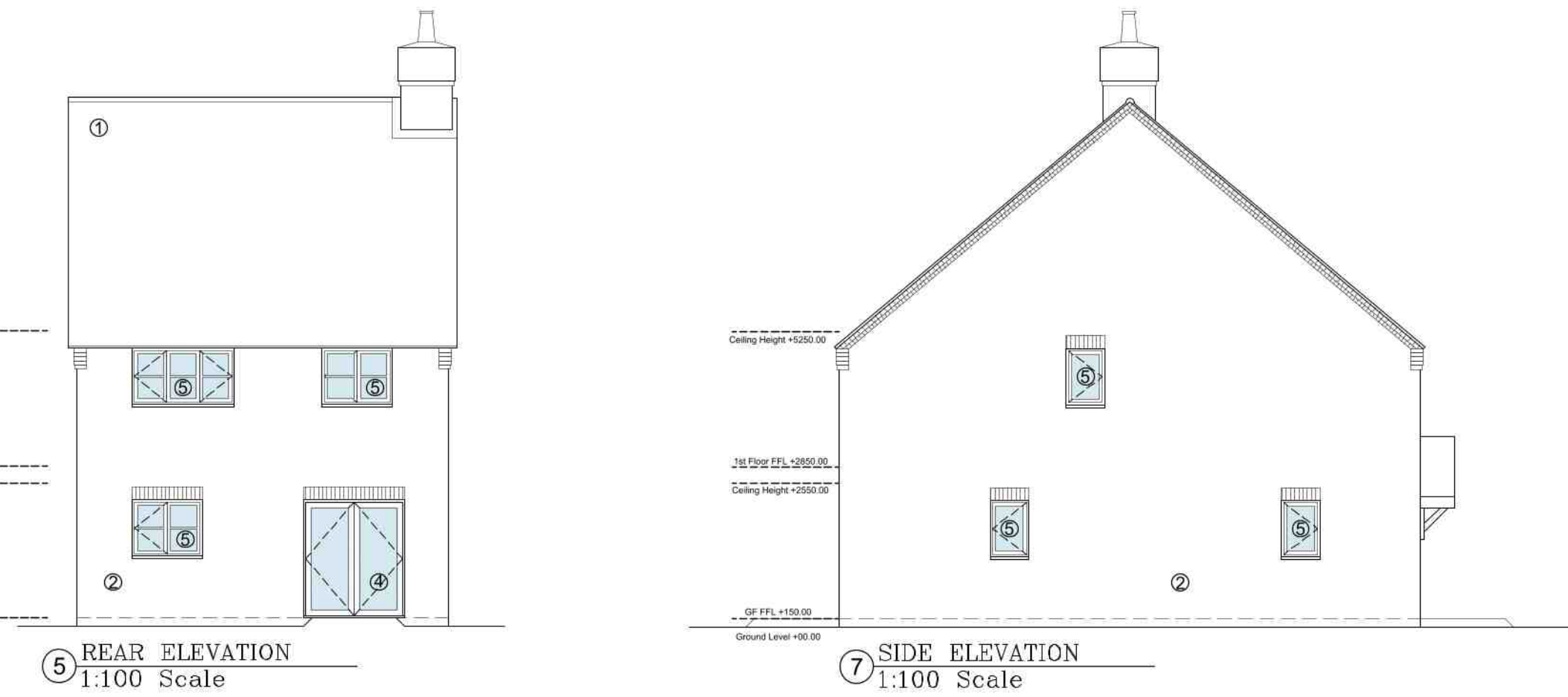
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HOUSE TYPE F3 - PLOT 23

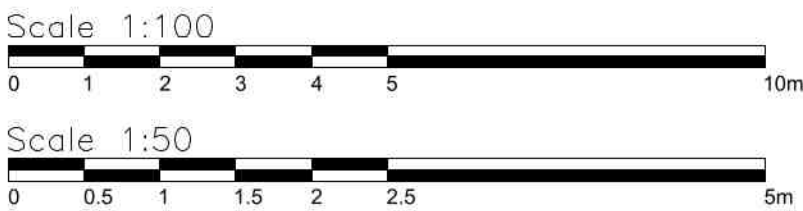


1 GROUND FLOOR PLAN (58.0sqm) GIA each 1:50 Scale
Total GIA = 116.0sqm/1248.6sqft
Incl. stairwells – excl. garage



2 FIRST FLOOR PLAN (58.0sqm) GIA each 1:50 Scale

- 1 ROOF - SPANISH SLATE SSQ DEL CARMEN
- 2 BRICKWORK - BUFF FACING STRETCHER BOND
- 3 FRONT DOOR - BLACK GRP (RAL 8022)
- 4 FRENCH DOORS - CREAM UPVC
- 5 WINDOWS - CREAM UPVC CASEMENT
- O = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS



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DEVELOPMENT MANAGEMENT COMMITTEE 23rd February 2026

Case No: 25/01712/FUL

Proposal: CONVERSION OF EXISTING BUILDING INTO 7 RESIDENTIAL UNITS AND ERECTION OF 2 BUNGALOWS WITH ASSOCIATED LANDSCAPING AND DRAINAGE WORKS.

Location: 44 HUNTINGDON STREET, ST NEOTS, PE19 1DU

Applicant: OTAA ST NEOTS PROPERTY LTD

Grid Ref: 518637 260668

Date of Registration: 12.09.2025

Parish: ST NEOTS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) as the officer's recommendation is contrary to that of St Neots Town Council.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located on the east side of Huntingdon Street, and the north side of Dovehouse Close, within the built-up area of St Neots. The application site comprises a former Royal Air Force Association (RAFA) club; a private members club which closed down in 2023. A small part of the building within the application site is currently used as residential accommodation, however the majority of the building is vacant.

1.2 The application site is located within the St Neots Conservation Area and the building within it is a Grade II Listed Building referred to within the Official List Entry as No's 44 and 44A Huntingdon Street (List Entry Number: 1330995). The Official List Entry provides the following details of the building:

"1. HUNTINGDON STREET 1590 (East Side)

Nos 44 and 44A TL 1860 1/44

//

2. c18 front, perhaps to earlier building. 2 storeys. Timber framed and plastered. Tiled roof, north end gabled. Former Tuscan doorcase to south wing destroyed; 6 panelled door. Flush-framed sash windows with glazing bars. Lower extension on south side.

Listing NGR: TL1863260659."

1.3 The application site is predominantly surrounded by residential properties, although is separated from them on the south and west sides

HUNTINGDONSHIRE DISTRICT COUNCIL

by the intervening roads of Dovehouse Close and Huntingdon Street respectively.

- 1.4 The application site contains two mature Sycamore trees which are afforded statutory protection due to their location within a Conservation Area and, in the case of one of them, a Tree Protection Order.
- 1.5 The application site is located partly within Flood Zone 1 (low probability of flooding from rivers and sea) and partly within Flood Zone 2 (medium probability of flooding from rivers and sea). The application site is 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.
- 1.6 The application seeks full planning permission for the conversion of the existing Listed Building to 7No. residential units and 2No. bungalows within the curtilage of the Listed Building, with associated landscaping and drainage works. The proposal includes a parking area serving the proposed dwellings which would be accessed via an existing vehicular access located on the north side of Dovehouse Close.
- 1.7 The application is accompanied by the following documents:
 - Planning Statement
 - Design and Access Statement
 - Heritage Statement
 - Intrusive Survey Report
 - Flood Risk Assessment
 - Ecological Appraisal
 - Biodiversity Net Gain Metric
 - Biodiversity Net Gain Assessment
 - Emergency and Activity Bat Survey
 - Arboricultural Impact Assessment
 - Existing and Proposed Plans
- 1.8 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;

HUNTINGDONSHIRE DISTRICT COUNCIL

- 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 St Neots Neighbourhood Plan 2014-2029 – Made February 2019
- A3: Design
 - PT1: Sustainable Travel
 - PT2: Vehicle Parking Standards for Residential Development
 - P4: Flooding
 - SS3: Service and Provision
- 3.2 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
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP37: Ground Contamination and Groundwater Pollution
- 3.3 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)
 - St Neots Conservation Area Character Assessment (2006)
 - Annual Monitoring Report, regarding housing land supply

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

- 3.4 The National Design Guide (2021):
- C1 - Understand and relate well to the site, its local and wider context
 - C2 – Value heritage, local history and culture
 - I1 - Respond to existing local character and identity
 - I2 - Well-designed, high quality and attractive

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- 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 25/01713/LBC - Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - Pending consideration and reported to this Committee
- 4.2 0803363TREE - Crown lifting of one Sycamore tree – Granted 02.03.2009
- 4.3 9900695FUL - Erection of conservatory – Granted 28.07.1999
- 4.4 9900696LBC - Erection of conservatory – Granted 28.07.1999
- 4.5 9900185FUL - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refuse 09.04.1999
- 4.6 9801580LBC - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refused 18.02.1999
- 4.7 9700875LBC - Affix light unit Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.8 9700874ADV - Illuminated sign Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.9 9600840FUL - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996
- 4.10 9600841LBC - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996
- 4.11 9100742LBC - Demolition of chimney – Refused 26.07.1991
- 4.12 8601302FUL - Storage building, Astra United Services Club, 44 Huntingdon Street, St. Neots – Granted 03.02.1987
- 4.13 8601563LBC - Remove wooden sheds and construct storage cellar 44 Huntingdon Street, St. Neots – Granted 03.02.1987

5. CONSULTATIONS

- 5.1 St Neots Town Council – Supports the application. Considers the proposal would assimilate itself to the existing part of the town and that it makes efficient use of the site.
- 5.2 HDC Conservation Officer – Objects to the application.

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1. Building and Site

The building is a Grade II Listed Building (named in the listing as 44 and 44a Huntingdon Street). It also stands within the Conservation Area and opposite the Listed Building The Globe Public House, 77 Huntingdon Street (Grade II).

2. Proposal

The applicant proposes to convert and divide the existing building into residential units with alterations and repairs throughout the building. Also proposed is the addition of two new dwellings within the existing rear car park of the property.

3. Assessment

The listing describes 44 to 46 Huntingdon Street as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled. Also referred to is a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The listing also refers to a lower extension on the south side.

The Globe Public House is described in its listing as dating from the 18th century, of two storeys with a rear wing, and timber framed with roughcast facing and a hipped tiled roof, and with a hipped ground floor bay window and flush framed sash and Yorkshire sash windows.

St Neots Conservation Area Character Statement describes the area containing the proposal site as the Medieval Core Settlement Area. The building 44 to 46 Huntingdon Street is shown on the historic maps within the Statement as being on the northern edge of the settlement on the main north road and the building has a similar appearance to other buildings in the town such as those on Church Street, High Street, Brook Street, and St Mary's Street.

The applicant proposes to convert the existing building at 44 to 46 Huntingdon Street, most recently the RAFA Members Club, including two first floor flats, into seven dwellings. Also proposed are the construction of two new dwellings within the existing rear car park and the addition of three parking spaces and eighteen cycle bays.

4. Conclusion

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212) and that any harm to or loss of significance should require clear and convincing justification (Para 213). The NPPF 2024 states that where a development proposal will lead to less than substantial harm to

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the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use (Para 215). The NPPF 2024 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 207). Local Planning Authorities are required to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. (Para 219)

A site visit was carried out on 2/10/24. Limited investigative works to the building, were agreed with Huntingdonshire DC on 24/2/25, during which modern fabric additions to the building were identified.

The whole of the building currently known as 44 to 46 Huntingdon Street is in a single ownership and use as the former RAFA Members Club. The building was first listed as a Listed Building on 28/3/74. A list description is short, intended only for location of the building and is not a complete description, in addition property numbers and street names have often changed between the date of listing and today. Therefore the address of the building on the listing in itself cannot be taken as the extent of the Listed Building.

The applicant proposes to make alterations throughout the building and has submitted a Heritage Statement. However, the information in the Heritage Statement, although useful, provides map and documentary information and photographs related to the exterior of the building and site but does not provide information about the structure or the interior of the existing building.

Full details of construction, fabric, features, historic plan, materials and methods of construction as well as a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building are needed. A thorough understanding of the Listed Building is required in order to be able to assess the potential impact of the proposals on its significance.

The building is comprised of a number of elements of different construction, materials and design. For example at least some historic timber frame construction and some brick construction; variations of windows design and fenestration layout, etc. Although reference is made in the submitted documents to surviving historic fabric and features no details have been provided.

The existing rear Conservatory is a modern addition of uPVC. Its demolition is likely to be supported but the applicant needs to fully explain the potential impact of the proposed alterations on the rest of the building and the stability of the structure.

The existing flat roofed extension runs along the rear elevation of the southern part of the building. At this point the ground floor of the rear elevation has been removed and appears to be supported on pillars within the building. A Structural Engineer's Report is required in relation to any proposed alterations to this part of the building.

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The proposal introduces a number of openings into the street elevation of the building which would alter the existing character of this part of the building which currently has no openings.

The pitched roof rear extension, which runs perpendicular to the rear elevation of the main building, is proposed to be removed. It adjoins the main building and forms part of the Listed Building, accessed via an internal door, so details of the construction, features and date of this extension and justification for its demolition are needed.

Maps on record at Huntingdonshire DC show another extension at the rear of the building, in addition to that on the submitted plan and seen at the site visit so the applicant should provide an explanation for this anomaly.

An extension is proposed to adjoin the south end of the existing building but no details of the existing building and the proposed alterations and addition to it have been submitted. Alterations are also proposed to the existing second floor which currently appears to be an unused roofspace to is likely to be an unaltered part of the historic building and this information may help in the dating and phasing of the different elements of the building, but no details have been submitted of the existing building or proposed works to it. Numerous historic features remain within the building and its complex historic construction is visible within the building. Features such as the existing passageway, currently blocked and obscured by the kitchen wall at first floor, are important to an understanding of the history and significance of the building. Therefore without full details of the building and proposals it is not possible to make a full assessment of the potential impact of any proposed design.

Also proposed is the construction of a building containing two adjoining single storey dwellings within the existing rear car park of the Listed Building. They have a large footprint, broad in comparison to the Listed Building, and a design which is not sympathetic to the character of the Listed Building. The proposed dwellings would stand adjacent to the Listed Building and close to it and would be prominent in views of the Listed Building and within its setting.

The building itself is a landmark building within Huntingdon Street and St Neots Conservation Area Character Statement describes the area containing the proposal site as the Medieval Core Settlement Area. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. This Listed Building appears similar to other historic buildings in St Neots and its appearance and construction suggests it is one of the oldest in Huntingdon Street. It is therefore important as a Listed Building and also as an element of the Conservation Area as a survivor of historic St Neots.

The proposed development adjacent to the Listed Building and within the existing rear garden and car park intrudes harmfully into the setting of the Listed Building.

The proposed side extension to the Listed Building, continuing along the front of the site, is considered harmful as there are no details of the proposed alterations to the existing building and the proposed extension

HUNTINGDONSHIRE DISTRICT COUNCIL

alters the character of the building by introducing a long domestic range to the southern end of the building. A full assessment of the potential impact on the Listed Building and Conservation Area cannot be made and there is no clear and convincing justification submitted in support of this proposal.

Historic structure, fabric and features survive within the existing building and need to be identified and preserved. For example, there are three existing staircases within the building which are not modern additions and may relate to a historic phase or phases of the Listed Building. For example, internal partition walls may be historic and should not be assumed to be modern additions. For example, existing stubs of walls within the building and changes in floor levels help to identify the historic layout of the building. Such details should be included in submitted drawings and identified and explained to enable an understanding of the significance of the Listed Building and the potential impact of the proposals.

There is evidence of considerable survival within the building of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout, and although some windows are modern others appear to be historic. Alterations have previously been carried out on the ground floor, but the first floor rooms have not been extensively altered so fabric and features within those rooms are likely to be historic and should remain unaltered. Proposed alterations require a description of the existing fabric and features, details of proposed alterations, and justification in each case.

Any proposals which are intended to reinstate lost features or layout of the historic building need to be supported with evidence. For example historic plans, photographs or description of visible alterations or fabric, such as blocked doorways/windows, wall stubs etc. All proposed alterations need to be fully explained, described and justified, with references to the existing building, structure, fabric, design, layout, features and how the proposed alterations to existing fabric and features will preserve the existing character and how new work will also do this. Proposed methods, materials and finishes are also important and should follow the surviving historic fabric, features, etc. Full details and justification is needed for all proposed demolition and alterations to the building with details of all works including making good, to include details of design, methods and materials in each case.

On the basis of the submitted information the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.

In addition, the proposed new dwellings appear harmful to the setting of the Listed Building because of their scale, design, materials, features and relationship to the Listed Building.

For the same reasons the proposals appear to be harmful to the character appearance and significance of the Conservation Area.

Therefore, recommendation is not to support this proposal.

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5.3 HDC Arboricultural Officer – No significant objections, however has reservations about the on-going relationship between residents and a Sycamore tree (T2) within the site which is the subject of a Tree Preservation Order.

- Feels that Plot 1 and 2 will be heavily shaded and pressure for removal and inappropriate pruning will be high.
- Although the trees' vitality is reduced, this is exaggerated by statements such as 'the tree produces very few leaves in the summer' which is not the case.
- There is no space allowed for any future growth or construction around the canopy of T2.
- Works with the RPA of T2 are quite extensive and will involve the removal of surfaces, installation of new ones, and re-landscaping. RPA incursions are only just within acceptable boundaries.
- To be classified as a Category C tree it would need a life expectancy of less than 20 years – this may be debated, and contests that given good care the tree would last longer than this.
- No Method Statement has been provided as to how the surfacing is to be removed and replaced without damage to the rooting environment underneath.
- Rebuttal confirms no construction within the RPA but also that a Canopy/Car-Port will be built in the RPA to protect the vehicles from falling debris.

5.4 CCC Highways – The proposed development is acceptable in principle. Vehicle turning may be achievable, but remains very constrained and would likely require multiple manoeuvres. When the car park is at capacity, vehicles may resort to reversing into Dovehouse Close. While reversing into the street is not ideal, it is not considered inherently unsafe. Despite reservations, it is not anticipated that the proposal would result in a significant adverse impact on the public highway. Request conditions to secure provision of adequate parking and turning, drainage measures, access construction/surfacing, and to restrict the location of any gate/s.

HDC Environmental Health – No objection in relation to environmental protection matters.

Anglian Water – Objects as there are no details of how surface water will be discharged. States that St Neots Water Recycling Centre (WRC) currently has sufficient capacity to accommodate foul water flows from the proposed development and the WRC is included within Anglian Water's Business Plan as a named growth scheme with investment delivery planned between 2025-2030. Requests a condition requiring Anglian Water to confirm available capacity of the WRC prior to occupation, unless first occupied after April 2030.

6 REPRESENTATIONS

6.1 50 neighbouring properties have been directly notified of the application by letter. In addition, a Press Advert was published in the Hunts post on 24th September 2025 and a site notice was displayed near to the site on 10th October 2025. No representations have been received from local residents / interested parties in response to this.

7 ASSESSMENT

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- 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:
- The St Neots Neighbourhood Plan (2019)
 - 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
 - Visual amenity and heritage assets
 - Residential amenity
 - Highway safety and parking provision
 - Flood risk and drainage
 - Trees
 - Biodiversity
 - Waste storage
 - Accessible and adaptable dwellings
 - Water efficiency
 - Developer contributions

Principle of development

- 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 the Council's housing requirement.
- 7.7 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).

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- 7.8 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.
- 7.9 As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.
- 7.10 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'.
- 7.11 While no 5YHLS can be demonstrated, the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker. Where an application is situated within a parish with a made Neighbourhood Plan NPPF paragraph 14 should also be taken into account.
- 7.12 In assessing this application, whilst policy LP7 (Spatial Planning Areas) 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.
- 7.13 Policy LP7 of the Local Plan states that a proposal for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.14 The proposal is for residential development within the built-up area of a Spatial Planning Area settlement, in accordance with policy LP7 of the Local Plan. Residential development is considered to be sustainable in this location, as it would be located within close proximity to a wide-range of everyday services and facilities which can be conveniently accessed by sustainable modes of travel including walking, cycling and public transport.
- 7.15 In addition, Policy LP22 of the Local Plan states that, where permitted development rights do not apply, a proposal which involves the loss of a local service or community facility will only be supported where:
- an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
 - it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:
 - i. there is insufficient community support for its continuation; or

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- ii. reasonable steps have been taken to effectively market the property for its current use without success.

7.16 The building was previously used as a RAFA private members club. Although it was a private members club, it is still considered that the building provided a community facility. The application is accompanied by a Planning Statement which states that the RAFA club had become unsustainable from membership, use and financial perspectives for at least 15 years prior to its closure in 2023. This is supported by evidence of an article published within the Hunts Post in 2012 which indicated that the club was at threat of closure as it was becoming unsustainable to continue operating. The Planning Statement states that, by 2023, the continued operation of the club could no longer be sustained by the St Neots branch of the RAFA and at a Special General Meeting it was resolved to surrender it back to the RAFA for sale. The Planning Statement also states that, as the building was not open to the public, the building was operated very differently from a traditional commercial public house. Due to the specific nature of the use as a RAFA private members club, and as there is evidence to indicate that this former use became unsustainable to continue, it is considered that the application demonstrates that there is no reasonable prospect of that facility being retained or restored. Therefore, the loss of the community facility is supported in this instance, in accordance with policy LP22 of the Local Plan.

7.17 The principle of residential development in this location and the loss of a community facility is therefore considered to be acceptable.

Visual amenity and heritage assets

7.18 Paragraph 207 of the NPPF states that, in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

7.19 Paragraph 210 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

7.20 Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.21 Paragraph 213 of the NPPF states that any harm to, or loss of, significance of a designated heritage asset (from its clear alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.22 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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- 7.23 Policy A3 of the Neighbourhood Plan states that all development must be designed to a high quality that reinforces local distinctiveness. In addition, it states that design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.
- 7.24 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.
- 7.25 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.
- 7.26 The proposed development comprises the conversion of the Grade II Listed Building into 7No. residential units and the erection of a pair of semi-detached single-storey dwellings within the curtilage of the Listed Building.
- 7.27 The Official List Entry describes the Listed Building as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled, and a lower extension to the southern end. It also references a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The application site is located within the St Neots Conservation Area and an area described within the St Neots Conservation Area Character Assessment as the 'Medieval Core Settlement Area'. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. The Conservation Officer describes the Listed Building as 'a landmark building within Huntingdon Street' and states that its appearance and construction suggests it is one of the oldest in Huntingdon Street. The Listed Building is therefore important as a Listed Building in its own right and also as an element of the Conservation Area due to it being a survivor of historic St Neots. Due to its location, the proposed development would affect both of these designated heritage assets.
- 7.28 The Conservation Officer carried out an inspection of the Listed Building in October 2024 (prior to this planning application) and subsequently agreed limited investigative works which identified modern fabric additions to the Listed Building. Despite this, there are many elements of the historic structure, fabric and features which survive within the Listed Building and need to be identified and preserved. Examples include three existing staircases which are not modern additions and may relate

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to a historic phase or phases of the Listed Building, internal partition walls which may be historic and should not be assumed to be modern additions, and existing stubs of walls within the building and changes in floor levels which help to identify the historic layout of the building. There is also evidence of considerable survival of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout.

- 7.29 The proposed development would subdivide the Listed Building into smaller individual units and includes alterations and repairs to the Listed Building. In addition, the proposed development includes an extension to the southern end of the Listed Building and demolition of some previous extensions to the building. In respect of the current application, the Conservation Officer has stated that the proposed alterations, extension and demolition works require a description of the existing fabric and features, details of proposed alterations, and justification in each case; to enable an understanding of the significance of the Listed Building and the potential impacts of the proposed development.
- 7.30 The application is accompanied by a Heritage Statement, however officers consider it to contain insufficient information about the structure or the interior of the Listed Building. The Listed Building is comprised of a number of elements of different construction, materials and design, and it retains numerous historic features which are important to an understanding of the history and significance of the building. Although reference is made in the submitted documents to surviving historic fabric and features, the application is not accompanied by sufficient details of them. The Conservation Officer has stated that full details of construction, fabric, features, historic plan, materials and methods of construction, in addition to a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building, are required in order to be able to assess the potential impacts of the proposed development on the significance of the Listed Building.
- 7.31 There is an existing flat roof extension adjoining part of the rear of the Listed Building, where the ground floor rear elevation has been removed and appears to be supported on pillars within the building. The Conservation Officer has recommended that a Structural Engineer's Report is required in relation to any proposed alterations to this part of the building.
- 7.32 The proposed development includes an extension to the southern end of Listed Building, which is considered to be harmful to the character and appearance of the Listed Building and the Conservation Area due to it introducing a long domestic range to the Listed Building without any clear or convincing justification. In addition, the application is not accompanied by sufficient details of the proposed alterations to the existing building and the proposed extension to enable a full assessment of the potential impacts on the historic fabric and significance of the affected part of the Listed Building.
- 7.33 The proposed development includes the demolition of a uPVC conservatory. Although this element of the proposed development is likely to be acceptable in principle, the application fails to demonstrate the potential impacts of the demolition of the conservatory on the historic fabric and stability of the Listed Building.

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- 7.34 The proposed development includes the demolition of an existing pitched-roof extension which runs perpendicular to the rear elevation of the Listed Building, however the application is not accompanied by sufficient details of the construction, features and date of this extension or justification for its demolition.
- 7.35 The Conservation Officer states that any proposals which are intended to reinstate lost features or the layout of the historic building need to be supported with evidence, and that all proposed alterations and demolition works need to be fully explained, described and justified, with details of all works to include details of design, methods and materials in each case. In the absence of full details of the existing Listed Building and proposals, officers are unable to make a full assessment of the potential impact of the proposed development on the Listed Building and therefore the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.
- 7.36 The proposed semi-detached bungalows would occupy a large footprint within the curtilage of the Listed Building, within close proximity to the Listed Building and prominent in views to and from the Listed Building and the Conservation Area. By virtue of their scale, design, features and relationship to the Listed Building and Conservation Area, the proposed bungalows would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building and Conservation Area.
- 7.37 In summary, the application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. Furthermore, on the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area. In addition, the proposed bungalows, car parking area and gardens would result in a cramped and contrived form and layout of development within the curtilage of the Listed Building and the Conservation Area; and the proposed bungalows, by virtue of their siting, scale and incoherent design, would appear unsympathetic to the Listed Building and the Conservation Area. For these reasons, the proposed development is not designed to a high quality that reinforces local distinctiveness, and it would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area which would outweigh the benefits of the proposed development, contrary to Policy A3 of the St Neots Neighbourhood Plan (2016), policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and the provisions of the National Planning Policy Framework.

Residential amenity

- 7.38 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

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proposed development and maintained for users and occupiers of neighbouring land and buildings.

- 7.39 The application site is predominantly surrounded by residential properties, although is separated from them on the south and west sides by the intervening roads of Dovehouse Close and Huntingdon Street respectively.
- 7.40 The residential properties most likely to be impacted by the proposed development would be those which are located immediately adjacent to the application site, which comprise The Sycamores a block of flats (The Sycamores) to the north and a bungalow (North Lodge) to the east. However, as the proposed dwellings would have generous separation distances from the neighbouring properties, it is considered that the proposed development would maintain a high standard of amenity for users and occupiers of neighbouring land and buildings.
- 7.41 However, it is considered that the proposed development would fail to provide a high standard of amenity for future occupiers of the proposed bungalows (Plots 08 and 09) for the reasons specified below:
- Future occupants of Plot 08 would have a poor outlook from the bedroom window within its west elevation due to its close proximity of approximately 0.9 metres from the rear boundary treatment of Plot 06.
 - Future occupants of Plot 09 would be detrimentally impacted by noise and light from vehicles using the proposed communal parking courtyard, due to the close proximity in which vehicles would travel past the windows (including a bedroom window and kitchen/living room window) within its east elevation and the absence of an intervening boundary treatment to mitigate such impacts.
 - Plots 08 and 09 would have a poor level of privacy:
 - internally, due to all bedroom windows being located immediately adjacent to, or within very close proximity to, the communal access and footways located to the east, south and west of those plots;
 - externally, due to the close proximity of the rear gardens to the first-floor rear elevation windows of plots 01-07.

- 7.42 It is therefore considered that, although the proposed development would maintain a high standard of amenity for users and occupiers of neighbouring land and buildings, the proposed development would fail to provide a high standard of amenity for future occupiers of the proposed development, contrary to policy LP14 of the Local Plan.

Highway safety and parking provision

- 7.43 Policy PT1 of the Neighbourhood Plan states that development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised, which should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.
- 7.44 Policy PT2 of the Neighbourhood Plan states that all development proposals which include an element of residential development,

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including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. In addition, it states that a design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles

- 7.45 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.
- 7.46 There is an existing vehicular access located on the north side of Dovehouse Close, which currently provides access to a private car parking area to the rear of the Listed Building. The proposed development would be served by the existing vehicular access and would provide 9 car parking spaces to serve the proposed development, which would be equivalent to 1 car parking space per dwelling. The proposed development includes cycle storage within the rear gardens of the proposed dwellings. Cycle storage could be secured by a planning condition in any event of planning permission being granted. With consideration given to the sustainable location of the site, particularly with regards to its close proximity to a wide range of services and facilities located within St Neots town centre and good access to public transport links, it is considered that the proposed development would encourage the use of sustainable modes of transport and would provide an adequate level of car and cycle parking provision, in accordance with policies PT1 and PT2 of the Neighbourhood Plan and policies LP16 and LP17 of the Local Plan.
- 7.47 The Local Highway Authority has commented that the vehicle turning within the site is very constrained and would likely require multiple manoeuvres, or vehicles reversing out of the site onto Dovehouse Close if all of the car parking spaces are occupied. However, they have stated that while reversing into the street is not ideal, it is not considered inherently unsafe and it is not anticipated that the proposed development would result in a significant adverse impact on the public highway. The Local Highway Authority has therefore stated that the proposed development is acceptable in principle and request conditions to secure the provision of adequate parking and turning, drainage measures, access construction/surfacing, and to restrict the location of any gate/s. With consideration given to the recommendation of the Local Highway Authority, it is considered that the proposal is unlikely to have any adverse effect on the public highway.
- 7.48 It is therefore considered that the proposal has acceptable highway and parking impacts, in accordance with policies PT1 and PT2 of the Neighbourhood Plan and policies LP16 and LP17 of the Local Plan.

Flood risk and drainage

- 7.49 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), such that:

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- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
 - b. if necessary the exception test is applied and passed;
 - c. development has been sequentially located within the site to avoid flood risk;
 - d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
 - e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
 - f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.
- 7.50 Policy LP5 of the Local Plan is consistent with the requirements set out within the NPPF and guidance set out within NPPG in that they require the Sequential Test (and the Exception Test, if necessary) to be applied, where development is proposed in areas at risk from any form of flooding.
- 7.51 Paragraph 174 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source, and that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. In addition, paragraph 023 of National Planning Practice Guidance states that the sequential approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk; which means avoiding, so far as possible, development in current and future medium-high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.
- 7.52 Paragraph 178 of the NPPF states that, to pass the exception test, it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 7.53 Guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD is consistent with policy LP5 of the Local Plan and the provisions of the NPPF and National Planning Practice Guidance.
- 7.54 The application site is located partly within Flood Zone 1 (low probability of flooding from rivers and sea) and partly within Flood Zone 2 (medium probability of flooding from rivers and sea).
- 7.55 The Flood Risk Assessment accompanying the application states that the aspects of the application that relate to the conversion and change of use of the RAFA club building do not require a sequential test, as paragraph 176 of the NPPF states that changes of use should not be subject to the sequential test. In addition, the Flood Risk Assessment states that the new dwellings do not require a sequential test as paragraph 175 of the NPPF states that the sequential test should not be used in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary,

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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).

- 7.56 Whilst officers acknowledge that the change of use of the existing building to residential does not require a sequential test under the provisions of paragraph 176 of the NPPF, the proposed development also includes an extension to the south of the existing building to accommodate new residential units within Flood Zone 2. As this element of the proposed development would result in the erection of new dwellings within Flood Zone 2, the sequential test is required. In addition, whilst officers acknowledge the provisions of paragraph 175 of the NPPF, the proposed development includes built development in the form of an extended car parking area within Flood Zone 2 for which the sequential test is required. However, the application is not accompanied by any evidence to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding (i.e. Flood Zone 1). The application therefore fails to demonstrate that the sequential test has been passed.
- 7.57 In respect of the exception test, the proposed development fails to provide wider sustainability benefits to the community that outweigh the flood risk, particularly with regards to the harm to heritage assets that would result from the proposed development.
- 7.58 It is therefore considered that the proposed development fails to pass the sequential test and exception test for flood risk, contrary to policy 5 of the Local Plan, paragraph 174 of the NPPF and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.
- 7.59 It is acknowledged that Anglian Water has objected to the proposed development due to the application not containing any details of how surface water will be discharged. In addition, Anglian Water states that there is currently adequate capacity to accept foul water flows from the proposed development and recommends a condition to ensure adequate foul water impacts. Officers do not consider the foul water condition recommended by Anglian Water meets the relevant tests for a planning condition; however, with consideration given to the existing use of the site and the proposal being for a minor development, officers consider that it would be reasonable to secure details of foul and surface water disposal via planning conditions in any event of planning permission being granted.

Trees

- 7.60 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

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appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.

- 7.61 The application site contains two mature Sycamore trees which are afforded statutory protection due to their location within a Conservation Area and, in the case of one of them, a Tree Protection Order.
- 7.62 The two Sycamore trees are proposed to be retained as part of the proposed development and the application is accompanied by an Arboricultural Impact Assessment which provides an assessment of the impact of the proposed development on these trees. The TPO tree (which is located within the proposed rear garden of Plot 01 and referenced as 'T2' within the Arboricultural Impact Assessment) is the most impactful tree in respect of the proposed development, due to it being located closest to the proposed residential properties and due to its root protection area being most impacted.
- 7.63 The Council's Arboricultural Officer states that they have no significant objections to the proposed development, however they have raised reservations about the on-going relationship between residents and tree T2.
- 7.64 Most notably, the Arboricultural Officer considers that the proposed development would lead to high pressure for the removal and inappropriate pruning of tree T2 and that incursions within its root protection are only just within acceptable boundaries. The Arboricultural Officer also states that the application is not accompanied by a Method Statement as to how the surfacing around T2 is to be removed and replaced without damage to the rooting environment underneath, however this could be secured by a planning condition in any event of planning permission being granted.
- 7.65 Although the Arboricultural Officer's recommendations are acknowledged, in the absence of any significant objections from them and with consideration given to the details in the Arboricultural Impact Assessment indicating that the existing trees can be retained as part of the proposed development, it is considered that the proposed development adequately avoids and minimises impacts on trees, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.66 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity have been investigated, and that a proposal that is likely to have an impact on biodiversity will need to be accompanied by an appropriate appraisal identifying all individual and cumulative potential impacts on biodiversity, with any further research that is identified as necessary by the appraisal being carried out and submitted with the proposal. In addition, policy LP30 requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible.
- 7.67 The application is accompanied by an Ecological Appraisal which recommended that presence/likely absence surveys would be required for bats, due to it establishing there to be a moderate potential for bat roosting in the Listed Building due to loose and missing clay roof tiles and potential access to the interior loft voids for bats. Further to the

HUNTINGDONSHIRE DISTRICT COUNCIL

recommendations of the Ecological Appraisal, an Emergence and Activity Bat Survey which confirms that further surveys have shown the likely absence of bats with no emergences recorded.

- 7.68 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan.
- 7.69 In respect of Biodiversity Net Gain (BNG), the application is accompanied by a BNG Metric and BNG Report which indicate that the proposed development would result in a 11.84% net gain in habitats units and 24.74% net gain in hedgerow units on site. It is therefore considered that BNG could be secured by a planning condition in any event of planning permission being granted, in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990.

Waste storage

- 7.70 Policy LP14 of the Local Plan states a proposal will be required to ensure adequate and accessible waste storage is provided, avoiding adverse impacts. In addition, the Huntingdonshire Design Guide SPD states that the location of bin collection points should be carefully considered to ensure ease of access and the amenity of nearby residents is not adversely affected; and that bin storage should be designed with sufficient capacity to accommodate the applicable containers, discreet when viewed from the public realm, protected from weather and animal interference, and designed to enable ease of access to bins on collection day.
- 7.71 The proposed development fails to demonstrate adequate and accessible waste storage arrangements could be achieved, with no bin storage and collection points being proposed to serve the proposed dwellings, contrary to policy LP14 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD.

Accessible and adaptable dwellings

- 7.72 Policy LP25 of the Local Plan 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 in any event of planning permission being granted, however, any such condition would require flexibility for this requirement to be removed if it is demonstrated that it would result in an unacceptable level of harm to the Listed Building.

Water efficiency

- 7.73 Policy LP12 of the Local Plan 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 in any event of planning permission being granted.

Developer contributions (Community Infrastructure Levy)

HUNTINGDONSHIRE DISTRICT COUNCIL

- 7.74 Policy SS3 of the Neighbourhood Plan states that new residential development will be delivered alongside necessary community facilities and services including improvements to existing schools, GP surgeries and dentist surgeries and/or the provision of new schools, GP surgeries and dentist surgeries within St Neots to ensure that the existing and new population have access to community facilities and services, school places, GPs and dentists.
- 7.75 The development will be Community Infrastructure Levy (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.

Developer contributions (Wheeled bins)

- 7.76 Provision of wheeled bins can be secured by a Unilateral Undertaking, in accordance with the requirements of Policy LP4 of the Local Plan and the Developer Contribution SPD in this regard.

Conclusion and Planning Balance

- 7.77 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.
- 7.78 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).
- 7.79 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.
- 7.80 As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.
- 7.81 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'.
- 7.82 While no 5YHLS can be demonstrated, the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker. Where an application is situated within a parish with a made Neighbourhood Plan NPPF paragraph 14 should also be taken into account.

HUNTINGDONSHIRE DISTRICT COUNCIL

- 7.83 The proposed development would bring the Listed Building back into use and provide an additional 9No. additional residential units towards the district's housing supply, within a highly sustainable settlement. In addition, 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. In addition, the proposed development would have acceptable impacts in respect of highway safety and parking provision, biodiversity (including provision of Biodiversity Net Gain), sustainable construction and developer contributions. When considered cumulatively, these factors are afforded moderate weight in favour of the application.
- 7.84 However, the application of policies in the NPPF that protect designated heritage assets and areas at risk of flooding provide a strong reason for refusing the proposed development. In addition, the proposed development would fail to provide a high standard of amenity is provided for all users and occupiers of the proposed development and fails to demonstrate that adequate and accessible waste storage arrangements could be achieved. When considered cumulatively, these factors are afforded significant weight against the application and therefore, on balance, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF taken as a whole. It is therefore considered that the proposed development fails to accord with the presumption in favour of sustainable development set out within paragraph 11 of the NPPF and the application is recommended for refusal.

8 RECOMMENDATION – REFUSE FOR THE FOLLOWING REASONS:

1. The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. On the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area. In addition, the proposed bungalows, car parking area and gardens would result in a cramped and contrived form and layout of development within the curtilage of the Listed Building and the Conservation Area; and the proposed bungalows, by virtue of their siting, scale and incoherent design, would appear unsympathetic to the Listed Building and the Conservation Area. For these reasons, the proposed development is not designed to a high quality that reinforces local distinctiveness, and it would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area which would outweigh the benefits of the proposed development, contrary to Policy A3 of the St Neots Neighbourhood Plan (2016), policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and the provisions of the National Planning Policy Framework.
2. The proposed development would result in the erection of new dwellings, and an extended car parking area to serve the proposed

HUNTINGDONSHIRE DISTRICT COUNCIL

dwellings, located within Flood Zone 2. The proposed development fails to pass the sequential test and exception test for flood risk, contrary to policy 5 of the Huntingdonshire Local Plan to 2036, paragraph 174 of the NPPF and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

3. The proposed development would provide poor levels of privacy to the windows and gardens of Plots 08 and 09; a poor outlook from the bedroom window within the west elevation of Plot 08; and detrimental noise and light impacts to the bedroom and kitchen / living room windows within the east elevation of Plot 09. The proposed development would therefore fail to provide a high standard of amenity for future occupiers of the proposed development, contrary to policy LP14 of the Huntingdonshire Local Plan to 2036.
4. The proposed development fails to demonstrate that adequate and accessible waste storage arrangements could be achieved, with no bin storage and collection points being proposed to serve the proposed dwellings, contrary to policy LP14 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD (2017).

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

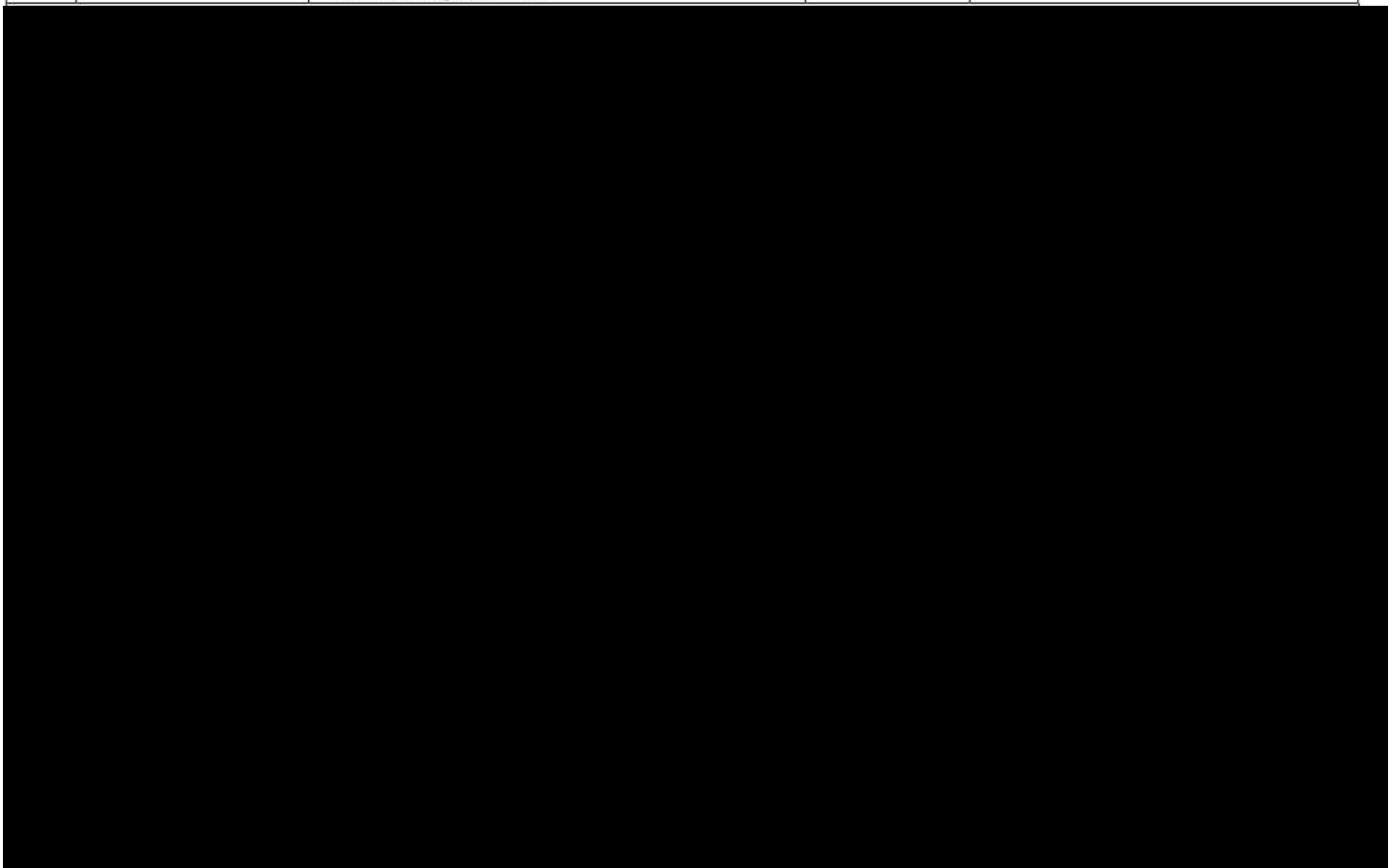
Schedule of Planning Applications – 30th September 2025

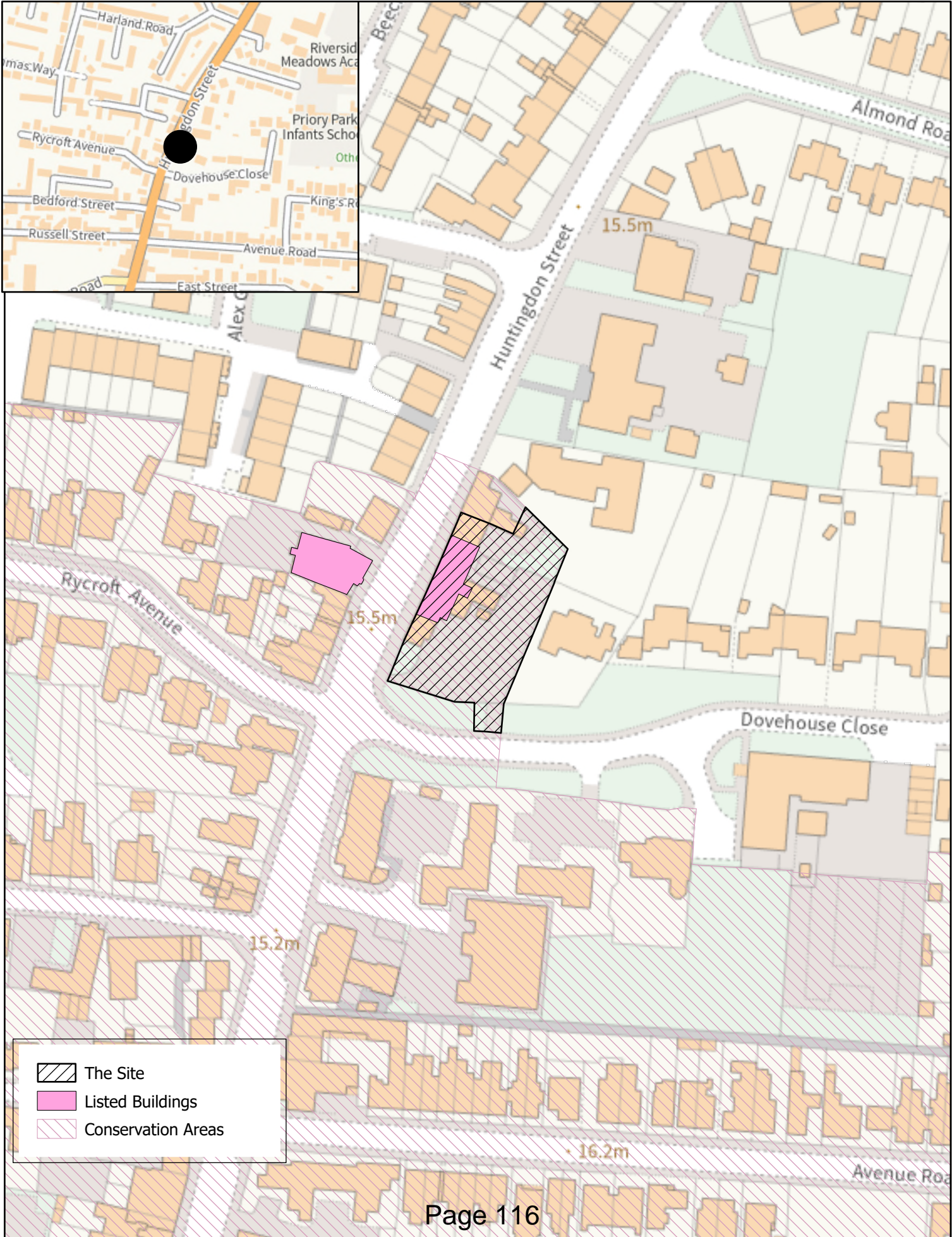
No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent



S3	25/01713/LBC & 25/01712/FUL	OTAA St Neots Property Ltd 44 Huntingdon Street St Neots PE19 1DU Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works.	SUPPORT	We consider the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
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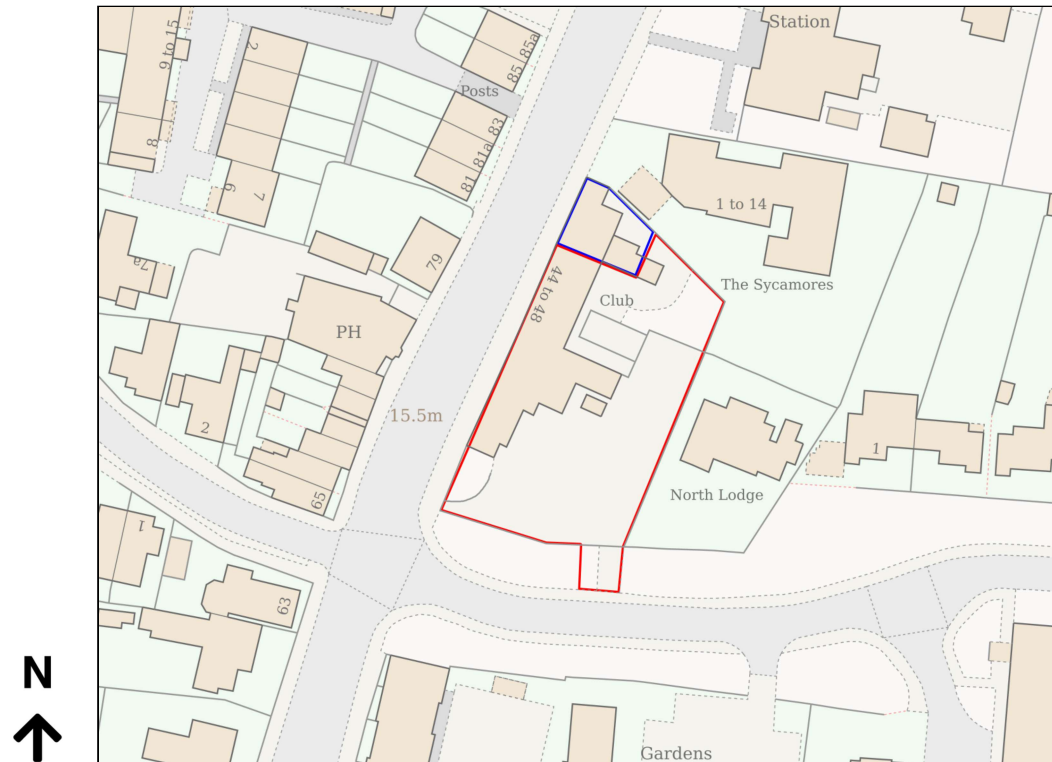


Location Plan

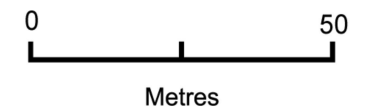
Site Address: R A F Association, 44, Huntingdon Street, St Neots, PE19 1DU

Date Produced: 09-Sep-2025

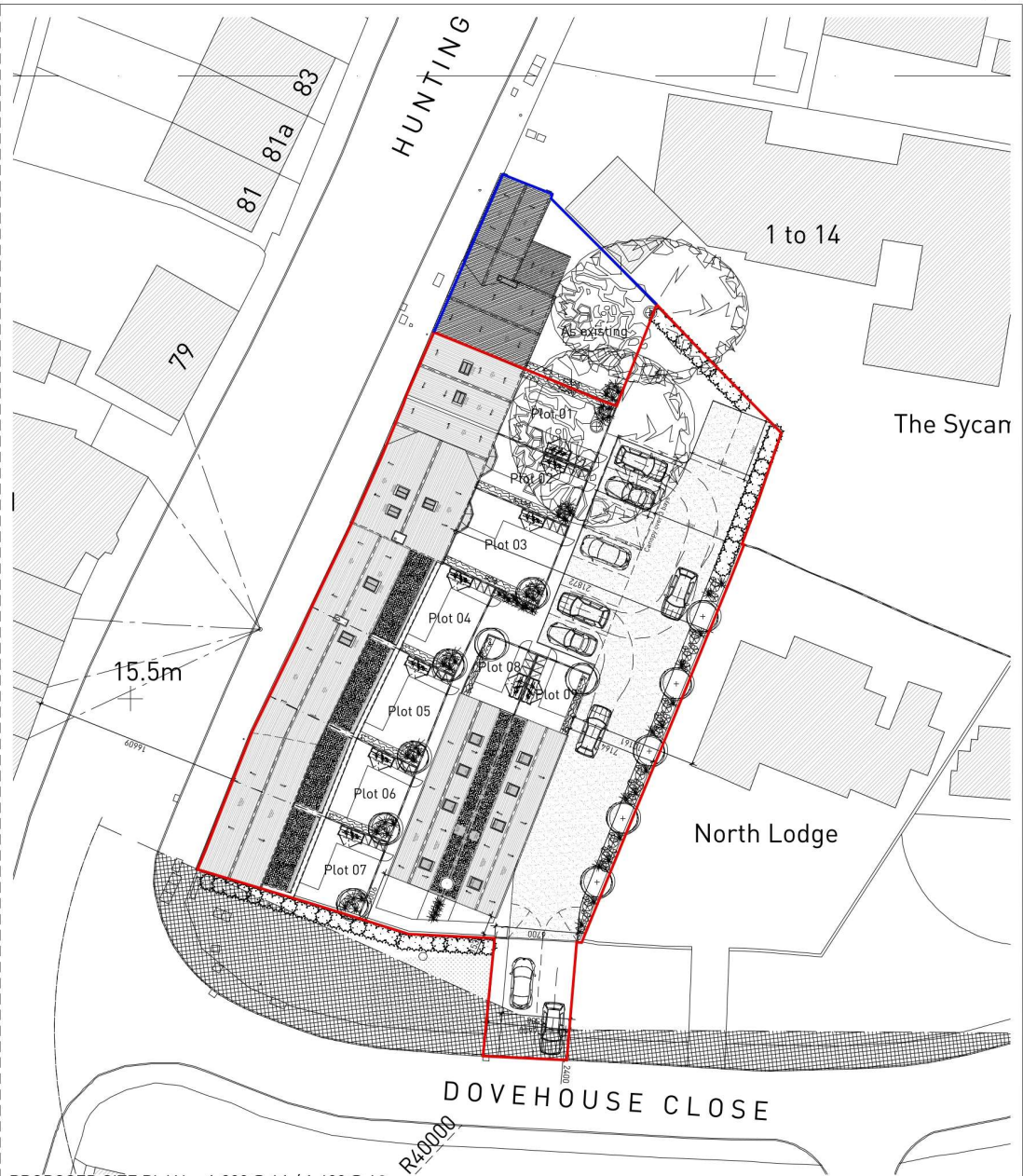
Scale: 1:1250 @A4



Planning Portal Reference: PP-14315273v1



PROPOSED LOCATION PLAN - 1:1250 @ A1 / 1:2500 @ A3



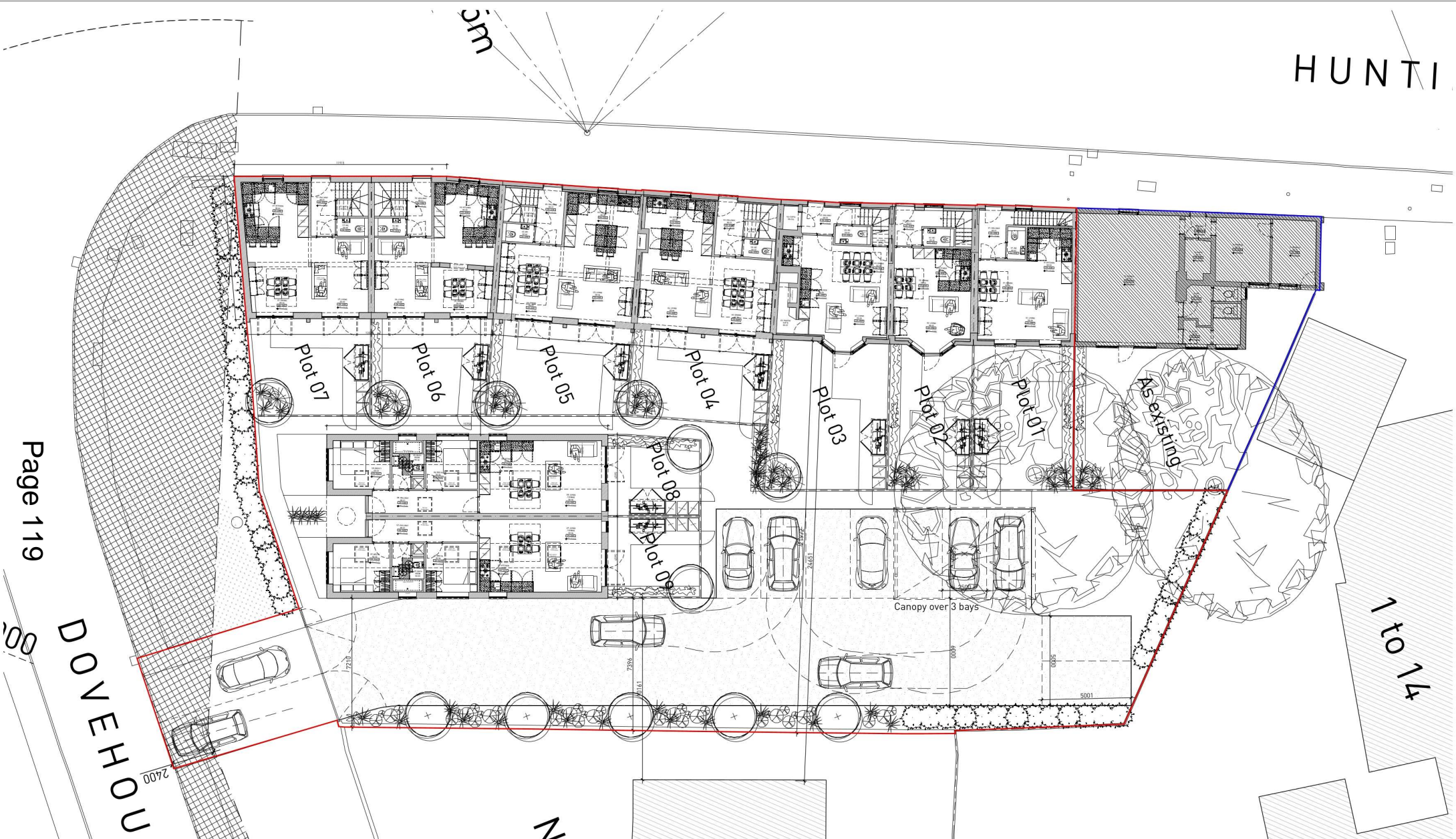
PROPOSED SITE PLAN - 1:200 @ A1 / 1:400 @ A3

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<p>NOTES</p>		
<p>1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS, CONSENTS, CHANGINGS, AND ALL DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS. THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.</p>		
<p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL STRUCTURES, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.</p>		
<p>3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING IT IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE A VARIATION BETWEEN THE MANUFACTURER'S SPECIFICATIONS AND THE ARCHITECT'S SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.</p>		
<p>EXISTING STRUCTURE, AND LIGHTING - SHAPED REIN. SOLD IN BATCH</p>		

Figure 1 displays two step functions, A1 (solid line) and A3 (dashed line), plotted against time. The top plot shows A1 and A3 with a scale bar of 1:200. The bottom plot shows A1 and A3 with a scale bar of 1:2000. Both plots have a time axis from 0 to 10.

P05	08.09.2025	PLANNING ISSUE OF INFORMATION: Revised
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

Project 2508 - Residential Development		Project location (if relevant) Broughton House, 43 High Street, Huntingdon, Cambridgeshire CB3 0ET, UK		Phone +44 775 776 155 Email info@devlinarchitects.com www.devlinarchitects.com Instagram https://www.instagram.com/devlinarchitects			
Client OTAA St Neots Property Ltd							
Location RAFA Club, 40 Huntingdon St, St Neots, Cambridgeshire							
Title PLANNING Proposed Location & Site Plans							
Initials Stage 2-3				Scale Varies @ A1			
Drawn SD				Checked SD			
Revision P05				Date 23.05.2015			
2508 P L 008 - P05							



PROPOSED GROUND FLOOR PLAN - 1:100 @ A1 / 1:200 @ A3

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NOTES

- ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DRAWINGS AND THE ACTUAL SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY ADJUSTMENTS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND NO INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKING, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED IN THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.

■ EXISTING STRUCTURE / BUILDING - SHADING GREY SOLID HATCH

Scale bar: - 1:100 @ A1 / 1:200 @ A3

0 5 10

NO.	DATE	REVISIONS
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION

Project	2508 - Residential Development	Drawn: Architectural Services Ltd	Scale: 1:100 @ A1
Client	OTAA St Neots Property Ltd	109 High Street, Huntingdon, Cambridgeshire, PE29 3TF, UK	Checked: SD
Location	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire	www.devlinarchitects.com Instagram: @devlinarchitects	Date: 23.05.2025
Title		PLANNING Proposed Ground Floor Plan	
Status		Stage 2-3	
Drawn	SD	Checked	SD
Revised	P04	Date	23.05.2025
2508PL009-P04			

PROPOSED FIRST FLOOR PLAN 1:100 & 1:1200 @ A3



Page 120

Page 120

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PROPOSED FIRST FLOOR PLAN - 1:100 @ A1 / 1:200 @ A3

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1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND/OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL CHECK THE PRODUCT IN ACCORDANCE WITH THE SPECIFICATIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH



P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P07	26.04.2025	PLANNING ISSUE OF INFORMATION: Revised
P07	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	29.05.2025	PLANNING ISSUE OF INFORMATION
REVEINGS		

Project 2508 - Residential Development	Architect/Engineer/Designer Reginald Moore 159 High Street Haverhill Cambridgeshire PE29 2TF, UK	Architect AA 0775 756 100 Structural R. Smith R.Smith@architects.com www.architects.com Instagram @the.architects	
Client OTAA St Neots Property Ltd			
Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire			
The PLANNING Proposed First Floor Plan			
Drawn SD	Stage Stage 2-3	Scale 1:100 @ A1	Checked SD
Revision P04		Date 23.05.2025	
2508PL010 - P04			

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1 to 14



EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

Scale bar = 1:100 ● A1 / 1:200 ● A3r

P64	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P63	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P62	05.06.2025	PLANNING ISSUE OF INFORMATION
P61	23.05.2025	PLANNING ISSUE OF INFORMATION
REVIEWS		

Project 2508 - Residential Development	Project Location and Details 100 Regent House 100 High Street Huntingdon Cambridgeshire, PE29 2TF, UK	Contact JLF 0773 765 100 JLF@devlinarchitects.co.uk www.devlinarchitects.co.uk @devlinarchitects	
Client OTAA St Neots Property Ltd	Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire		
<div> <div> The PLANNING Proposed Second Floor Plan </div> <div>  </div> </div>			
<div> <div> Drawn </div> <div> Scale </div> </div>			
Stage 2-3		1:100 @ A1	
SD		SD	
<div> <div> Revision </div> <div> Date </div> </div>			
P04		23.05.2025	
<div> <div> 2508PL0111 - P04 </div> <div>  </div> </div>			



P03	24.07.2025	PLANNING ISSUE OF INFORMATION
P02	08.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION
REVIEWS		

Project	2508 - Residential Development	Drawn by Architectural Services Ltd	Scale 1:44 1/2" = 1" @ 1"	
Client	OTAA St Neots Property Ltd	10 High Street St Neots, Cambridgeshire, PE29 2PT, UK	Project Ref #2508-15-PL-015-01 www.dvlinarchitects.com #01480 400000	
Location	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire			
		Title PLANNING Proposed Bungalow Elevations		
Status	Stage 2-3	Scale	1:100 @ A1	
Drawn	DS	Checked	SD	
Revision	P03	Date	23.05.2025	
2508PL015-P03				

DEVELOPMENT MANAGEMENT COMMITTEE 23rd February 2026

Case No: 25/01713/LBC

Proposal: CONVERSION OF EXISTING BUILDING INTO 7 RESIDENTIAL UNITS AND ERECTION OF 2 BUNGALOWS WITH ASSOCIATED LANDSCAPING AND DRAINAGE WORKS.

Location: 44 HUNTINGDON STREET, ST NEOTS, PE19 1DU

Applicant: OTAA ST NEOTS PROPERTY LTD

Grid Ref: 518637 260668

Date of Registration: 12.09.2025

Parish: ST NEOTS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) as the officer's recommendation is contrary to that of St Neots Town Council.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located on the east side of Huntingdon Street, and the north side of Dovehouse Close, within the built-up area of St Neots. The application site comprises a former Royal Air Force Association (RAFA) club; a private members club which closed down in 2023. A small part of the building within the application site is currently used as residential accommodation, however the majority of the building is vacant.

1.2 The application site is located within the St Neots Conservation Area and the building within it is a Grade II Listed Building referred to within the Official List Entry as No's 44 and 44A Huntingdon Street (List Entry Number: 1330995). The Official List Entry provides the following details of the building:

"1. HUNTINGDON STREET 1590 (East Side)

Nos 44 and 44A TL 1860 1/44

//

2. c18 front, perhaps to earlier building. 2 storeys. Timber framed and plastered. Tiled roof, north end gabled. Former Tuscan doorcase to south wing destroyed; 6 panelled door. Flush-framed sash windows with glazing bars. Lower extension on south side.

Listing NGR: TL1863260659."

1.3 The application site is predominantly surrounded by residential properties, although is separated from them on the south and west sides

HUNTINGDONSHIRE DISTRICT COUNCIL

by the intervening roads of Dovehouse Close and Huntingdon Street respectively.

- 1.4 The application site contains two mature Sycamore trees which are afforded statutory protection due to their location within a Conservation Area and, in the case of one of them, a Tree Protection Order.
- 1.5 The application site is located partly within Flood Zone 1 (low probability of flooding from rivers and sea) and partly within Flood Zone 2 (medium probability of flooding from rivers and sea). The application site is 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.
- 1.6 The application seeks Listed Building Consent for the conversion of the existing Listed Building to 7No. residential units and 2No. bungalows within the curtilage of the Listed Building, with associated landscaping and drainage works.
- 1.7 The application is accompanied by the following documents:
 - Planning Statement
 - Design and Access Statement
 - Heritage Statement
 - Intrusive Survey Report
 - Flood Risk Assessment
 - Ecological Appraisal
 - Biodiversity Net Gain Metric
 - Biodiversity Net Gain Assessment
 - Emergency and Activity Bat Survey
 - Arboricultural Impact Assessment
 - Existing and Proposed Plans
- 1.8 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;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.

HUNTINGDONSHIRE DISTRICT COUNCIL

- 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 St Neots Neighbourhood Plan 2014-2029 – Made February 2019
- A3: Design

- 3.2 Huntingdonshire's Local Plan to 2036 - Adopted May 2019
- LP11: Design Context
 - LP12: Design Implementation
 - LP34: Heritage Assets and their Settings

- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)
 - St Neots Conservation Area Character Assessment (2006)

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

- 3.4 The National Design Guide (2021):
- C2 – Value heritage, local history and culture
 - I2 - Well-designed, high quality and attractive
 - I3 – Create character and identity
 - B2 - Appropriate building types and forms

For full details visit the government website <https://www.gov.uk>

4. RELEVANT PLANNING HISTORY

- 4.1 25/01712/FUL - Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - Pending consideration
- 4.2 0803363TREE - Crown lifting of one Sycamore tree – Granted 02.03.2009
- 4.3 9900695FUL - Erection of conservatory – Granted 28.07.1999
- 4.4 9900696LBC - Erection of conservatory – Granted 28.07.1999
- 4.5 9900185FUL - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refuse 09.04.1999
- 4.6 9801580LBC - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refused 18.02.1999
- 4.7 9700875LBC - Affix light unit Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.8 9700874ADV - Illuminated sign Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.9 9600840FUL - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996

HUNTINGDONSHIRE DISTRICT COUNCIL

- 4.10 9600841LBC - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996
- 4.11 9100742LBC - Demolition of chimney – Refused 26.07.1991
- 4.12 8601302FUL - Storage building, Astra United Services Club, 44 Huntingdon Street, St. Neots – Granted 03.02.1987
- 4.13 8601563LBC - Remove wooden sheds and construct storage cellar 44 Huntingdon Street, St. Neots – Granted 03.02.1987

5. CONSULTATIONS

- 5.1 St Neots Town Council – Supports the application. Considers the proposal would assimilate itself to the existing part of the town and that it makes efficient use of the site.
- 5.2 HDC Conservation Officer – Objects to the application.

1. Building and Site

The building is a Grade II Listed Building (named in the listing as 44 and 44a Huntingdon Street). It also stands within the Conservation Area and opposite the Listed Building The Globe Public House, 77 Huntingdon Street (Grade II).

2. Proposal

The applicant proposes to convert and divide the existing building into residential units with alterations and repairs throughout the building. Also proposed is the addition of two new dwellings within the existing rear car park of the property.

3. Assessment

The listing describes 44 to 46 Huntingdon Street as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled. Also referred to is a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The listing also refers to a lower extension on the south side.

The Globe Public House is described in its listing as dating from the 18th century, of two storeys with a rear wing, and timber framed with roughcast facing and a hipped tiled roof, and with a hipped ground floor bay window and flush framed sash and Yorkshire sash windows.

St Neots Conservation Area Character Statement describes the area containing the proposal site as the Medieval Core Settlement Area. The building 44 to 46 Huntingdon Street is shown on the historic maps within the Statement as being on the northern edge of the settlement on the main north road and the building has a similar appearance to other buildings in the town such as those on Church Street, High Street, Brook Street, and St Mary's Street.

The applicant proposes to convert the existing building at 44 to 46 Huntingdon Street, most recently the RAFA Members Club, including

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two first floor flats, into seven dwellings. Also proposed are the construction of two new dwellings within the existing rear car park and the addition of three parking spaces and eighteen cycle bays.

4. Conclusion

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212) and that any harm to or loss of significance should require clear and convincing justification (Para 213). The NPPF 2024 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use (Para 215). The NPPF 2024 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 207). Local Planning Authorities are required to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. (Para 219)

A site visit was carried out on 2/10/24. Limited investigative works to the building, were agreed with Huntingdonshire DC on 24/2/25, during which modern fabric additions to the building were identified.

The whole of the building currently known as 44 to 46 Huntingdon Street is in a single ownership and use as the former RAFA Members Club. The building was first listed as a Listed Building on 28/3/74. A list description is short, intended only for location of the building and is not a complete description, in addition property numbers and street names have often changed between the date of listing and today. Therefore the address of the building on the listing in itself cannot be taken as the extent of the Listed Building.

The applicant proposes to make alterations throughout the building and has submitted a Heritage Statement. However, the information in the Heritage Statement, although useful, provides map and documentary information and photographs related to the exterior of the building and site but does not provide information about the structure or the interior of the existing building.

Full details of construction, fabric, features, historic plan, materials and methods of construction as well as a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building are needed. A thorough understanding of the Listed Building is required in order to be able to assess the potential impact of the proposals on its significance.

The building is comprised of a number of elements of different construction, materials and design. For example at least some historic

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timber frame construction and some brick construction; variations of windows design and fenestration layout, etc. Although reference is made in the submitted documents to surviving historic fabric and features no details have been provided.

The existing rear Conservatory is a modern addition of uPVC. Its demolition is likely to be supported but the applicant needs to fully explain the potential impact of the proposed alterations on the rest of the building and the stability of the structure.

The existing flat roofed extension runs along the rear elevation of the southern part of the building. At this point the ground floor of the rear elevation has been removed and appears to be supported on pillars within the building. A Structural Engineer's Report is required in relation to any proposed alterations to this part of the building.

The proposal introduces a number of openings into the street elevation of the building which would alter the existing character of this part of the building which currently has no openings.

The pitched roof rear extension, which runs perpendicular to the rear elevation of the main building, is proposed to be removed. It adjoins the main building and forms part of the Listed Building, accessed via an internal door, so details of the construction, features and date of this extension and justification for its demolition are needed.

Maps on record at Huntingdonshire DC show another extension at the rear of the building, in addition to that on the submitted plan and seen at the site visit so the applicant should provide an explanation for this anomaly.

An extension is proposed to adjoin the south end of the existing building but no details of the existing building and the proposed alterations and addition to it have been submitted. Alterations are also proposed to the existing second floor which currently appears to be an unused roofspace to is likely to be an unaltered part of the historic building and this information may help in the dating and phasing of the different elements of the building, but no details have been submitted of the existing building or proposed works to it. Numerous historic features remain within the building and its complex historic construction is visible within the building. Features such as the existing passageway, currently blocked and obscured by the kitchen wall at first floor, are important to an understanding of the history and significance of the building. Therefore without full details of the building and proposals it is not possible to make a full assessment of the potential impact of any proposed design.

Also proposed is the construction of a building containing two adjoining single storey dwellings within the existing rear car park of the Listed Building. They have a large footprint, broad in comparison to the Listed Building, and a design which is not sympathetic to the character of the Listed Building. The proposed dwellings would stand adjacent to the Listed Building and close to it and would be prominent in views of the Listed Building and within its setting.

The building itself is a landmark building within Huntingdon Street and St Neots Conservation Area Character Statement describes the area

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containing the proposal site as the Medieval Core Settlement Area. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. This Listed Building appears similar to other historic buildings in St Neots and its appearance and construction suggests it is one of the oldest in Huntingdon Street. It is therefore important as a Listed Building and also as an element of the Conservation Area as a survivor of historic St Neots.

The proposed development adjacent to the Listed Building and within the existing rear garden and car park intrudes harmfully into the setting of the Listed Building.

The proposed side extension to the Listed Building, continuing along the front of the site, is considered harmful as there are no details of the proposed alterations to the existing building and the proposed extension alters the character of the building by introducing a long domestic range to the southern end of the building. A full assessment of the potential impact on the Listed Building and Conservation Area cannot be made and there is no clear and convincing justification submitted in support of this proposal.

Historic structure, fabric and features survive within the existing building and need to be identified and preserved. For example, there are three existing staircases within the building which are not modern additions and may relate to a historic phase or phases of the Listed Building. For example, internal partition walls may be historic and should not be assumed to be modern additions. For example, existing stubs of walls within the building and changes in floor levels help to identify the historic layout of the building. Such details should be included in submitted drawings and identified and explained to enable an understanding of the significance of the Listed Building and the potential impact of the proposals.

There is evidence of considerable survival within the building of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout, and although some windows are modern others appear to be historic. Alterations have previously been carried out on the ground floor, but the first floor rooms have not been extensively altered so fabric and features within those rooms are likely to be historic and should remain unaltered. Proposed alterations require a description of the existing fabric and features, details of proposed alterations, and justification in each case.

Any proposals which are intended to reinstate lost features or layout of the historic building need to be supported with evidence. For example historic plans, photographs or description of visible alterations or fabric, such as blocked doorways/windows, wall stubs etc. All proposed alterations need to be fully explained, described and justified, with references to the existing building, structure, fabric, design, layout, features and how the proposed alterations to existing fabric and features will preserve the existing character and how new work will also do this. Proposed methods, materials and finishes are also important and should follow the surviving historic fabric, features, etc. Full details and justification is needed for all proposed demolition and alterations to the building with details of all works including making good, to include details of design, methods and materials in each case.

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On the basis of the submitted information the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.

In addition, the proposed new dwellings appear harmful to the setting of the Listed Building because of their scale, design, materials, features and relationship to the Listed Building.

For the same reasons the proposals appear to be harmful to the character appearance and significance of the Conservation Area.

Therefore, recommendation is not to support this proposal.

6 REPRESENTATIONS

- 6.1 50 neighbouring properties have been directly notified of the application by letter. In addition, a Press Advert was published in the Hunts post on 24th September 2025 and a site notice was displayed near to the site on 10th October 2025. No representations have been received from local residents / interested parties in response to this.

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:
- The St Neots Neighbourhood Plan (2019)
 - Huntingdonshire's Local Plan to 2036 (2019)
- 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:

HUNTINGDONSHIRE DISTRICT COUNCIL

- Impacts on the Listed Building

Impacts on the Listed Building

- 7.6 Paragraph 207 of the NPPF states that, in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance
- 7.7 Paragraph 210 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.8 Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 7.9 Paragraph 213 of the NPPF states that any harm to, or loss of, significance of a designated heritage asset (from its clear alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.10 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.11 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.
- 7.12 The proposed development comprises the conversion of the Grade II Listed Building into 7No. residential units and the erection of a pair of semi-detached single-storey dwellings within the curtilage of the Listed Building.
- 7.13 The Official List Entry describes the Listed Building as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled, and a lower extension to the southern end. It also references a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The application site is located within the St Neots Conservation Area and an area described within the St Neots Conservation Area Character Assessment as the

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'Medieval Core Settlement Area'. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. The Conservation Officer describes the Listed Building as 'a landmark building within Huntingdon Street' and states that its appearance and construction suggests it is one of the oldest in Huntingdon Street. The Listed Building is therefore important as a Listed Building in its own right and also as an element of the Conservation Area due to it being a survivor of historic St Neots. Due to its location, the proposed development would affect both of these designated heritage assets.

- 7.14 The Conservation Officer carried out an inspection of the Listed Building in October 2024 (prior to this planning application) and subsequently agreed limited investigative works which identified modern fabric additions to the Listed Building. Despite this, there are many elements of the historic structure, fabric and features which survive within the Listed Building and need to be identified and preserved. Examples include three existing staircases which are not modern additions and may relate to a historic phase or phases of the Listed Building, internal partition walls which may be historic and should not be assumed to be modern additions, and existing stubs of walls within the building and changes in floor levels which help to identify the historic layout of the building. There is also evidence of considerable survival of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout.
- 7.15 The proposed development would subdivide the Listed Building into smaller individual units and includes alterations and repairs to the Listed Building. In addition, the proposed development includes an extension to the southern end of the Listed Building and demolition of some previous extensions to the building. In respect of the current application, the Conservation Officer has stated that the proposed alterations, extension and demolition works require a description of the existing fabric and features, details of proposed alterations, and justification in each case; to enable an understanding of the significance of the Listed Building and the potential impacts of the proposed development.
- 7.16 The application is accompanied by a Heritage Statement, however officers consider it to contain insufficient information about the structure or the interior of the Listed Building. The Listed Building is comprised of a number of elements of different construction, materials and design, and it retains numerous historic features which are important to an understanding of the history and significance of the building. Although reference is made in the submitted documents to surviving historic fabric and features, the application is not accompanied by sufficient details of them. The Conservation Officer has stated that full details of construction, fabric, features, historic plan, materials and methods of construction, in addition to a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building, are required in order to be able to assess the potential impacts of the proposed development on the significance of the Listed Building.
- 7.17 There is an existing flat roof extension adjoining part of the rear of the Listed Building, where the ground floor rear elevation has been removed and appears to be supported on pillars within the building. The Conservation Officer has recommended that a Structural Engineer's

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Report is required in relation to any proposed alterations to this part of the building.

- 7.18 The proposed development includes an extension to the southern end of Listed Building, which is considered to be harmful to the character and appearance of the Listed Building and the Conservation Area due to it introducing a long domestic range to the Listed Building without any clear or convincing justification. In addition, the application is not accompanied by sufficient details of the proposed alterations to the existing building and the proposed extension to enable a full assessment of the potential impacts on the historic fabric and significance of the affected part of the Listed Building.
- 7.19 The proposed development includes the demolition of a uPVC conservatory. Although this element of the proposed development is likely to be acceptable in principle, the application fails to demonstrate the potential impacts of the demolition of the conservatory on the historic fabric and stability of the Listed Building.
- 7.20 The proposed development includes the demolition of an existing pitched-roof extension which runs perpendicular to the rear elevation of the Listed Building, however the application is not accompanied by sufficient details of the construction, features and date of this extension or justification for its demolition.
- 7.21 The Conservation Officer states that any proposals which are intended to reinstate lost features or the layout of the historic building need to be supported with evidence, and that all proposed alterations and demolition works need to be fully explained, described and justified, with details of all works to include details of design, methods and materials in each case. In the absence of full details of the existing Listed Building and proposals, officers are unable to make a full assessment of the potential impact of the proposed development on the Listed Building and therefore the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.
- 7.22 In summary, the application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. Furthermore, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Conclusion

- 7.23 The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. Furthermore, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its

HUNTINGDONSHIRE DISTRICT COUNCIL

significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework. The application is therefore recommended for refusal.

8 RECOMMENDATION – REFUSE FOR THE FOLLOWING REASON:

1. The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. On the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

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:

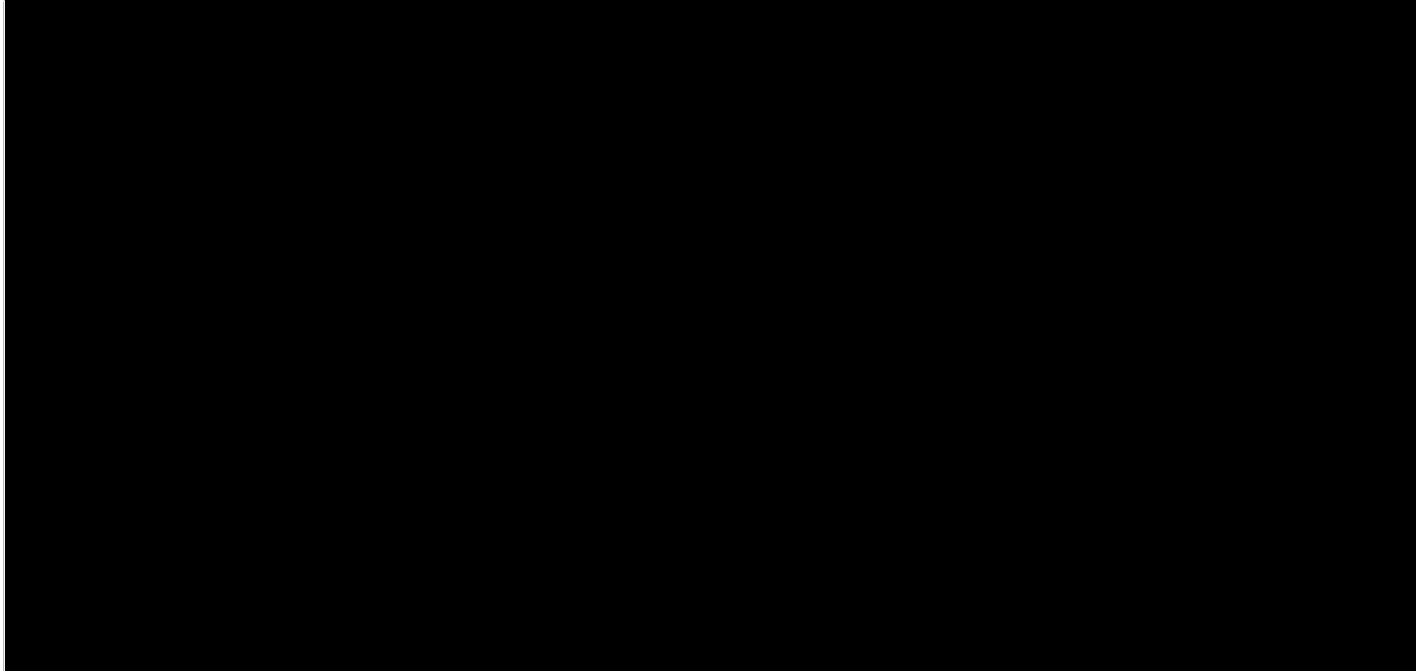
Enquiries about this report to **Richard Fitzjohn, Senior Development Management Officer**

richard.fitzjohn@huntingdonshire.gov.uk

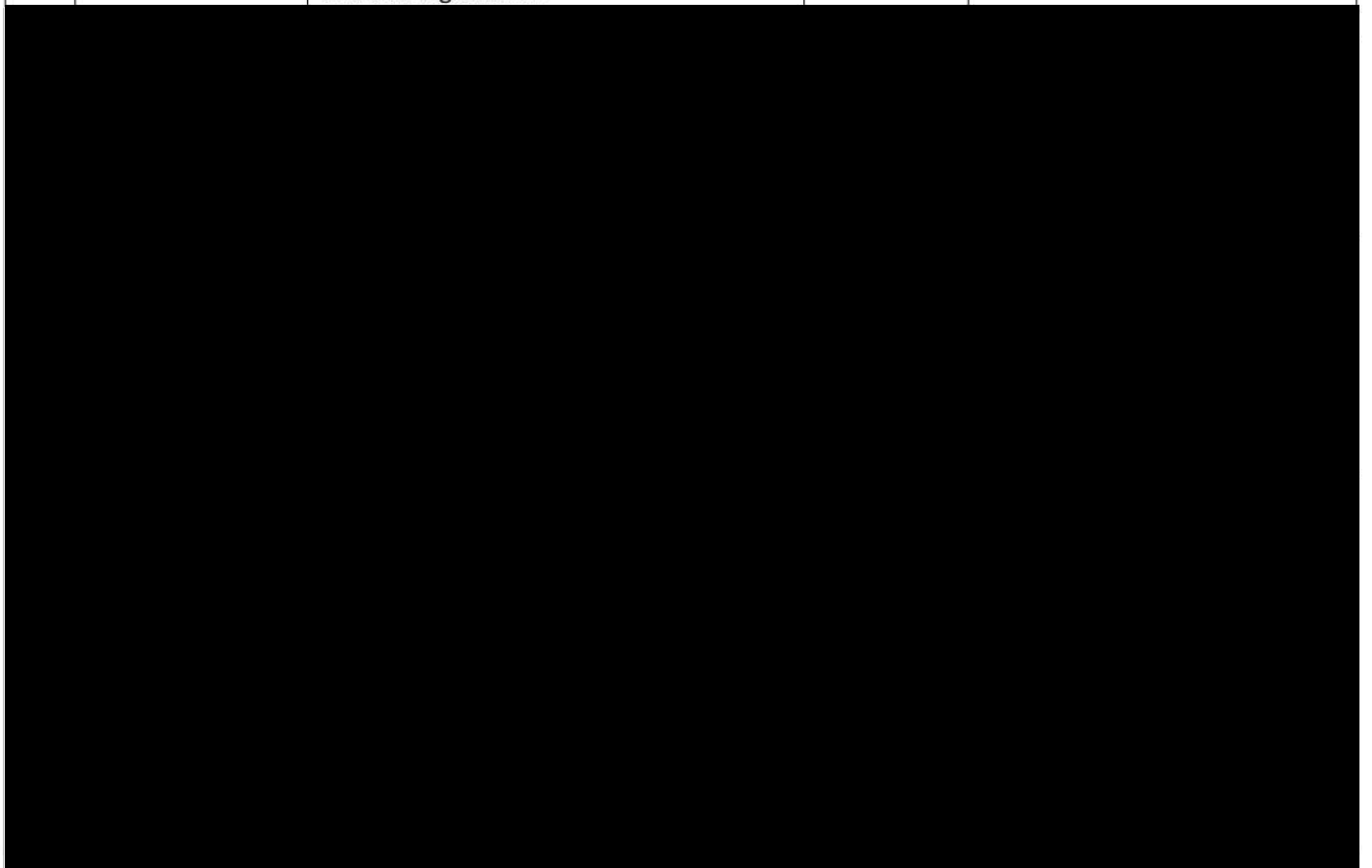
Schedule of Planning Applications – 30th September 2025

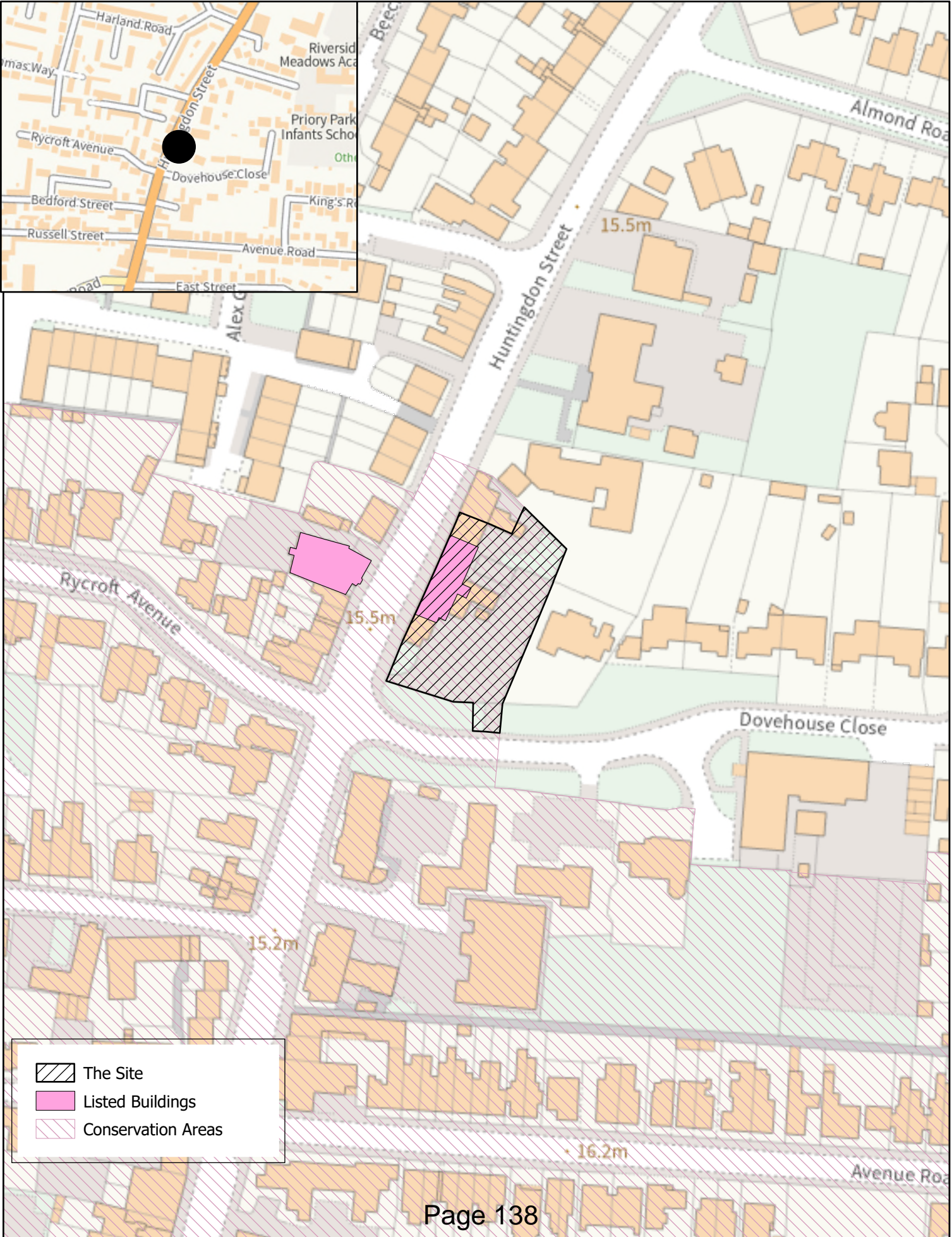
No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent



S3	25/01713/LBC & 25/01712/FUL	OTAA St Neots Property Ltd 44 Huntingdon Street St Neots PE19 1DU Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works.	SUPPORT	We consider the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
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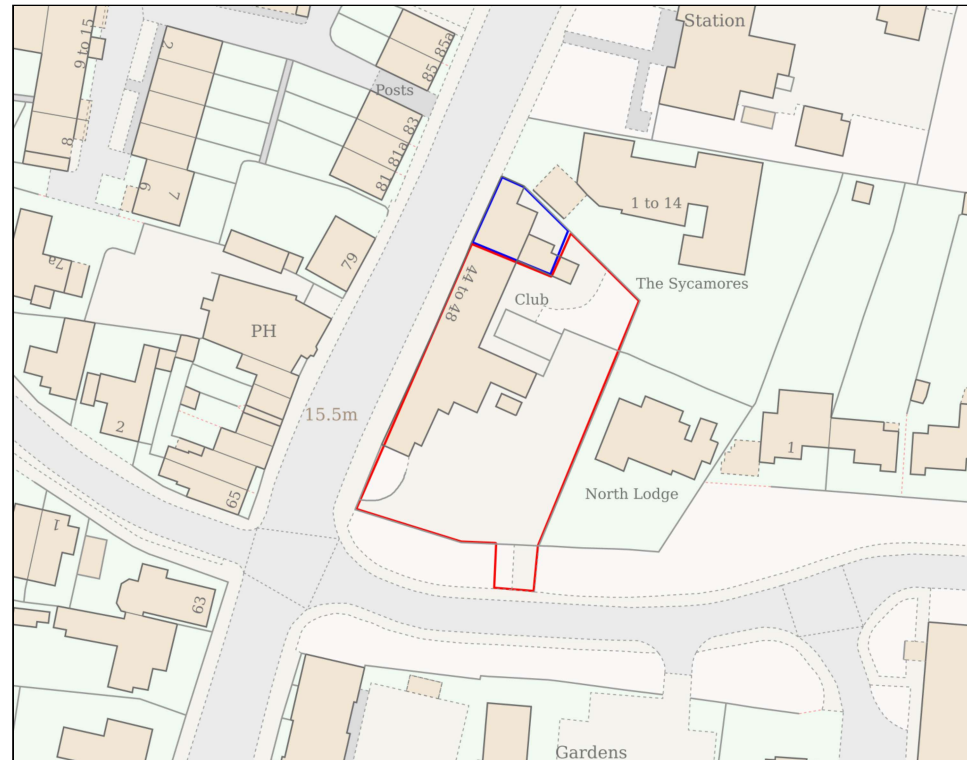


Location Plan

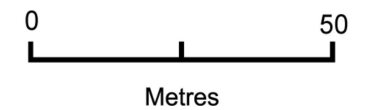
Site Address: R A F Association, 44, Huntingdon Street, St Neots, PE19 1DU

Date Produced: 09-Sep-2025

Scale: 1:1250 @A4



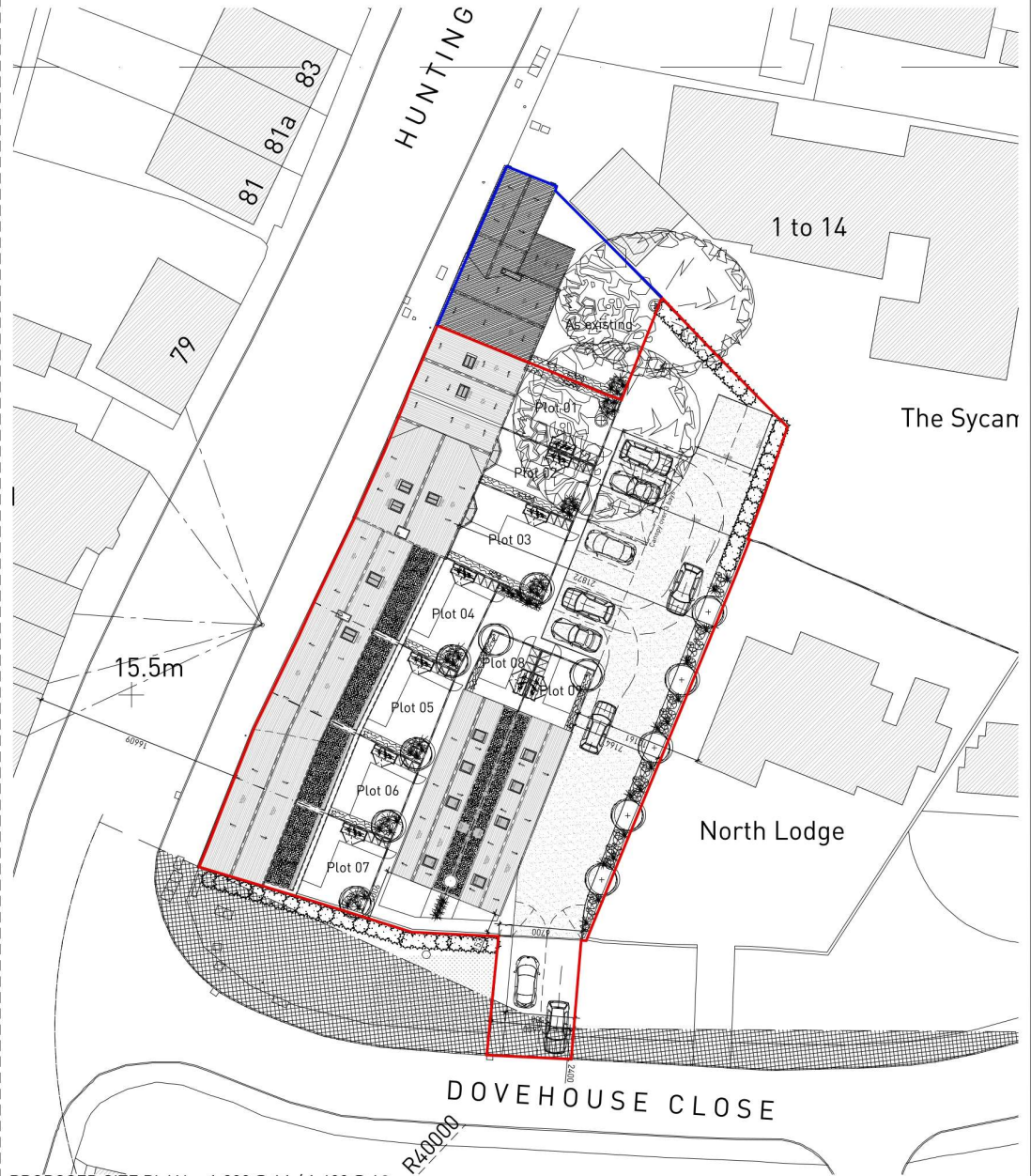
Planning Portal Reference: PP-14315273v1





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PROPOSED LOCATION PLAN - 1:1250 @ A1 / 1:2500 @ A3



PROPOSED SITE PLAN - 1:200 @ A1 / 1:400 @ A3

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NOTES

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKING, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL NOTIFY THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED IN THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

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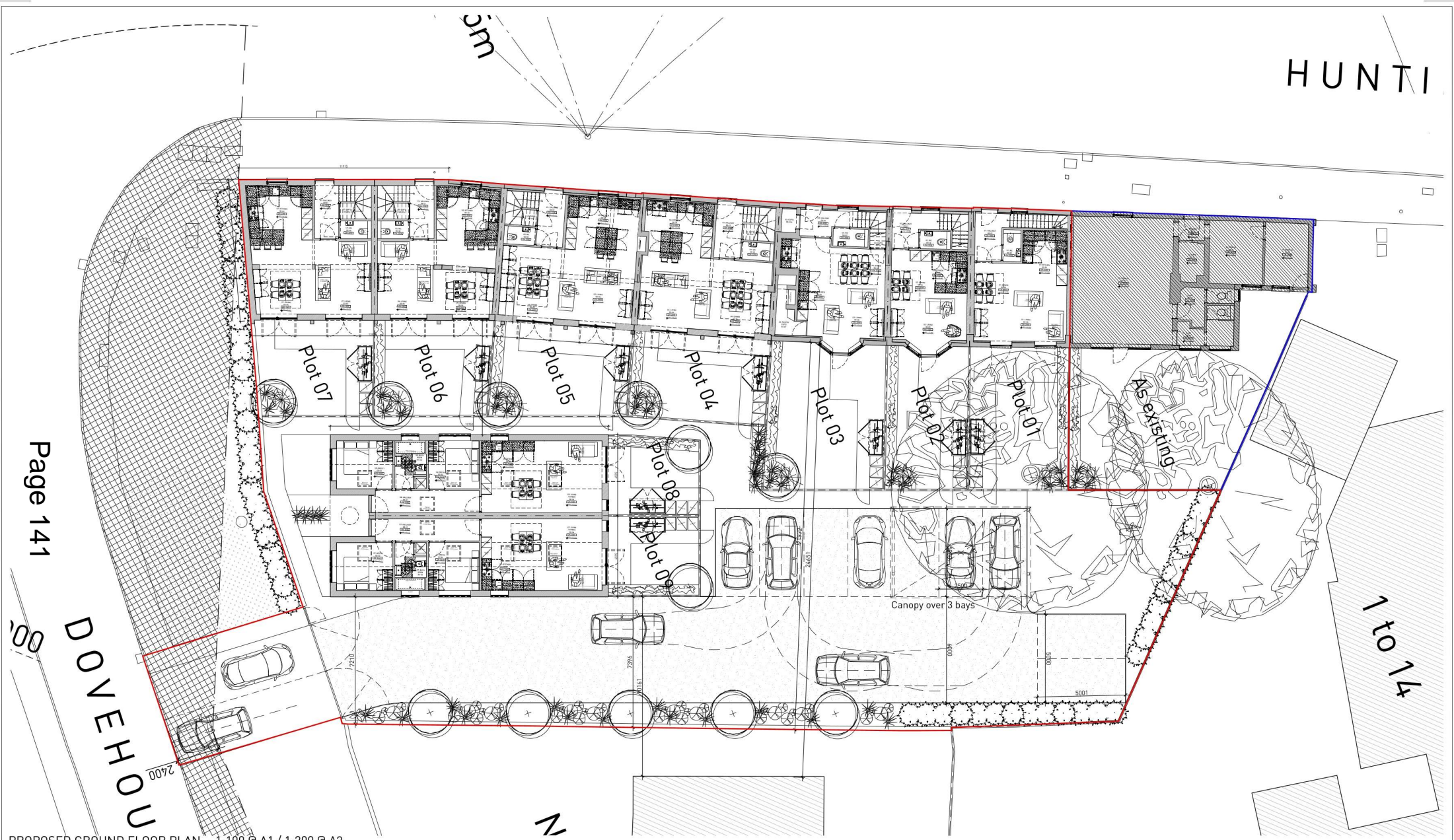
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REV	DATE	DESCRIPTION
P05	08.09.2025	PLANNING ISSUE OF INFORMATION: Revised
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

Project 2508 - Residential Development		Devlin Architects Ltd 109 High Street, Huntingdon, Cambridgeshire, PE28 3PT, UK		devlin architects
Client OTAA St Neots Property Ltd		Title PLANNING Proposed Location & Site Plans		
Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire		Stage 2-3	Scale Varies @ A1	
Drawn SD	Checked SD	Revision P05	Date 23.05.2025	
2508/PL/008 - P05				

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PROPOSED GROUND FLOOR PLAN - 1:100 @ A1 / 1:200 @ A3

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- WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED IN THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.

■ EXISTING STRUCTURE / BUILDING - SHADING GREY SOLID HATCH

Scale bar: 1:100 @ A1 / 1:200 @ A3

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

NO.	DATE	REVISIONS
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION



Project 2508 - Residential Development	Drawn/Architect/Lead Designer Bridgeton House 109 High Street, Huntingdon, Cambridgeshire PE20 3TF, UK	Scale 1:100 @ A1	devlin architects
Client OTAA St Neots Property Ltd	Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire	Scale 1:100 @ A1	
Title PLANNING Proposed Ground Floor Plan		Scale 1:100 @ A1	
Status Stage 2-3	Drawn SD	Checked SD	
Revision P04	Date 23.05.2025	Scale 1:100 @ A1	

2508PL009-P04

PROPOSED FIRST FLOOR PLAN 1:100 & 1:200 @ A3

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DOVEHOU
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1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE. SHEDDING AND DISCREPANCY IDENTIFIED BETWEEN THE DIMENSIONS AND/OR LEVELS DETERMINED ON SITE AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL PRESENT THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT FOR OBTAINING THE PRODUCT.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

Scale bar = 1:100 @ A1 / 1:200 @ A3

P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P07	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	29.05.2025	PLANNING ISSUE OF INFORMATION
REVENUE		

Project: 2508 - Residential Development	Project Address and Details 159 High Street Cambridge, CB2 3PL PC20 2PL, UK	Phone: +44 (0)1223 756 100 Mobile: +44 (0)7792 200000 Website: www.davinarchitects.com Email: info@davinarchitects.com	
Client: OTAA St Neots Property Ltd			
Location: RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire			
<div> <div>The</div> <div>PLANNING</div> <div>Proposed First Floor Plan</div> </div>			
Drawn Stage 2-3		Scale 1:100 @ A1	
Sheet SD		Sheet SD	
Revision P04		Date 23.05.2025	
<div>2508PL010-P04</div>			

PROPOSED SECOND FLOOR PLAN - 1:100 @ A1 / 1:200 @ A3

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1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND/OR CHECKED BY THE CONTRACTOR ON SITE, SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND/OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND HIS INSTRUCTIONS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
3. WHERE A PRODUCT SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER IS NOT AVAILABLE, THE CONTRACTOR SHALL REQUEST THE PRODUCTS BY CORRESPONDENCE WITH THE MANUFACTURER OR SUPPLIER. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE ARCHITECT BEFORE THE PRODUCT IS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.

Scale bar = 1:100 ● A1 / 1:200 ● A2



P64	01.08.2025	PLANNING ISSUE OF INFORMATION- Revised
P63	26.06.2025	PLANNING ISSUE OF INFORMATION- Revised
P62	05.06.2025	PLANNING ISSUE OF INFORMATION
P61	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

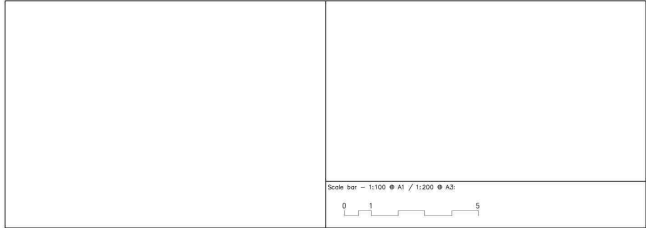
Pages 2508 - Residential Development	Project Location 158 High Street Huntingdon Cambridgeshire PE29 2TY, UK	Mobile +44 1753 756 763 Web www.devlinarchitects.com Instagram @devlinarchitects	
Client OTAA St Neots Property Ltd			
Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire			
		The PLANNING Proposed Second Floor Plan	
	Drawn Stage 2-3 SD	Scale 1:100 @ A1 Checked SD	
	Revised P04	Date 23.05.2025	
2508PL0111-P04			



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<p>Do not scale from this drawing All dimensions to be checked on site Any discrepancies shall be immediately notified to the Architect in writing.</p>	<p></p>
<p>NOTES</p>	
<p>1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THE DIMENSIONS AND DETAILS DETERMINED ON SITE AND THOSE SHOWN ON THE RELEVANT DRAWINGS SHALL BE IMMEDIATELY NOTIFIED TO THE ARCHITECT AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.</p>	
<p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL STRUCTURES INCLUDING THE PROTECTION OF THE NEW ROADS AND ADJACENT STRUCTURES DURING CONSTRUCTION.</p>	
<p>3. WHENEVER SPECIFIED MATERIAL IS OBTAINED FROM A MANUFACTURER OR SUPPLIER THE CONTRACTOR SHALL INSURE THE PRODUCT IS CONFORMANCE WITH THE INSTRUCTIONS SPECIFIED ON THE DRAWINGS AND TO MANUFACTURERS INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.</p>	



P01	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

Project	2508 - Residential Development		Design Architects Ltd (dual) Bridgepoint House, 100 High Street, Huntingdon, Cambridgeshire, PE30 0DT, UK		Mobile: +44 7779 796 155 Email: info@devlinarchitects.com info@devlinarchitects.com info@devlinarchitects.com @devlinarchitects	
Client	OTAA St Neots Property Ltd					
Location	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire					
Title			PLANNING Proposed East & West Elevations			
Stage 2-3			Scale 1:100 @ A1			
Drawn DS			Checked SD			
Revision P01			Date 23.05.2025			
2508 PL013 - P01						

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