



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, 19 OCTOBER 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 AND SUBSTITUTIONS

1. MINUTES (Pages 7 - 8)

To approve as a correct record the Minutes of the meeting held on 21st September 2026.

2. MEMBERS' INTERESTS

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

3. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENTS

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

(a) Ramsey - 25/01382/OUT (Pages 9 - 106)

Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane - Land South of The Malting, Ramsey, PE26 1FH.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Warboys - 26/00344/FUL (Pages 107 - 148)

Erection of 8 dwellings at Land North of 20 to 26 Heath Road and North of Heath Farm Heath Road, Warboys.

(b) Bluntisham - 26/00903/FUL & 26/00904/LBC (Pages 149 - 188)

Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations - The Old Day School, High Street, Bluntisham.

(c) Hilton - 6/01048/FUL (Pages 189 - 258)

Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure - Fields View, Fenstanton Road, Hilton, PE28 9JA.

(d) Great Staughton - 26/01169/S73 (Pages 259 - 282)

Variation of condition 8 (deliveries and dispatches) of 25/02081/S73 to alter delivery/collection times on weekdays to 04:00 to 20:00 and 07:00 to 13:30 on Saturdays to reflect the operational requirements of the site at The Orchard - Garden Farm, The Town. Great Staughton, St Neots, PE19 5BE.

5. APPEAL DECISIONS (Pages 283 - 284)

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

LATE REPRESENTATIONS

8 day of October 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 Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

Filming, Photography and Recording at Council Meetings

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

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Members of the public may attend, film, photograph, and report on meetings that are open to the public. *

In some circumstances, a meeting may resolve to exclude the public and press to consider confidential or exempt information. Where this occurs, members of the public and press will be asked to leave the meeting room for that part of the meeting.

Most public meetings are webcast live, and recordings are available afterwards. This means you do not need to attend in person to follow proceedings.

The council permits public speaking at the Development Management Committee (planning) meetings.

View further information about [public speaking at Development Management Committees \[PDF, 0.5MB\]](#)

The council permits public questions at full council meetings. View further information about [submitting a question \[PDF, 0.1MB\]](#).

Public access and seating

Meetings that are open to the public can be attended by anyone.

Seating in public areas is limited. Where demand exceeds the number of seats available, admission will be managed on a first-come, first-served basis, with priority given in the following order:

1. People who live, work or own property within the Huntingdonshire District
2. Other interested members of the public.

This means that attendees within each priority group will be admitted in the order they arrive, subject to the number of seats available.

Reserved seating

Council Meetings - If you have registered in advance to ask a public question at a meeting of Full Council in accordance with the Council's [Constitution \[PDF, 1.5MB\]](#), a seat will be reserved for you.

Development Management, Licensing and Other Regulatory Hearings - If you have registered to speak or make representations in relation to an application or matter being considered by the Committee, a seat will be reserved for you.

You do not need to arrive early to secure your place.

When seating is full

Once all public seats are occupied, no further admission will be possible.

Standing is not permitted in meeting rooms. Additional seating cannot normally be provided, except where required as a reasonable adjustment for accessibility needs, including carers or support workers.

For meetings of the Development Management Committee, Licensing Committee and other regulatory hearings, priority will be given to applicants, objectors, registered speakers and other parties directly involved in agenda items.

Arrival, sign-in and security

All visitors must sign in on arrival.

If attendance is expected to exceed capacity, you may be asked to provide evidence that you live, work or own property within the Huntingdonshire District so that seating priority can be allocated fairly. In these circumstances, we would request a photographic ID and evidence of your address or work premises. We recommend bringing only essential items.

Bags and personal belongings may be subject to security checks. Where necessary, security staff may also conduct further searches.

These arrangements apply equally to all public attending and are intended to help ensure meetings can take place safely and without disruption.

Any personal information collected as part of the sign-in process will be used only for meeting management and safety purposes in accordance with the [Council's Privacy Notice](#). Information will be retained no longer than is necessary.

Items not permitted

- Placards, banners, flags or similar items
- Knives, scissors or other sharp objects
- Whistles, air horns, loudhailers or other noise-making devices
- Bottles or other containers containing liquids, except drinking water intended for personal use during the meeting
- Any item that security staff reasonably believe could compromise safety or disrupt the meeting.

If you wish to bring large or specialist equipment into the meeting, such as recording equipment, please contact [Democratic Services](#) in advance via email to help avoid delays when entering the meeting.

Behaviour at meetings

Everyone attending a meeting is expected to treat others with courtesy and respect. Any form of verbal or physical abuse will not be tolerated. Anyone presenting such behaviour will be asked to leave immediately.

Accessibility

If you have any accessibility requirements, it would be helpful to contact [Democratic Services](#) before the meeting so we can fully support you.

Speaking at a meeting or asking a question

Members of the public may ask questions at meetings of Full Council.

Members of the public may also speak or make representations at meetings of the Development Management Committee, Licensing Committee, and other regulatory hearings where public participation arrangements apply.

Please note that this must be arranged in advance in accordance with the Council's Constitution.

Feedback

If you have concerns about how these arrangements were applied at a meeting, please contact [Democratic Services](#).

Legal framework

*Public access to meetings, and the right to film, photograph, record and report proceedings, are governed by legislation including the Local Government Act 1972, Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, Local Audit and Accountability Act 2014 and Openness of Local Government Bodies Regulation 2014.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 21 September 2026

PRESENT: Councillor W Smith – Chair.

Councillors L Davenport-Ray, P Gammons, S Hodgson-Jones, A Hunt, J Hunt, D N Keane, J E Kerr, D McIlwain, D L Mickelburgh, J Neish, T D Sanderson and L M Simpson.

APOLOGIES: None.

18 MINUTES

The Minutes of the meeting of the Committee held on 17th August 2026 were approved as a correct record and signed by the Chair.

19 MEMBERS' INTERESTS

Regarding Minute No 20 (a), all Members placed on record that fact that they had received two unsolicited e-mails in support of the application, but they had not responded to them.

D Mickelburgh declared a Non-Registrable Interest in Minute No 20 (b) by virtue of the fact that the application related to the Ward she represented and confirmed that she had not taken part in any discussion on it by the Parish Council.

20 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

RESOLVED

- a) **Installation of a solar photovoltaic (PV) park generating up to 35 MW, comprising ground-mounted solar arrays, substations, internal access tracks, security fencing, and associated infrastructure - Land North of Vicarage Lane, Diddington - 23/00258/FUL**

(E Thornhill, Applicant, addressed the Committee on the application).

See Minute No 19 for Members' interests.

that the application be approved subject to conditions to include those listed in Section 9 of the report now submitted with delegated authority being given to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

- b) Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure - Land south of Blenheim Grove, Offord Darcy - 25/01738/OUT**

(Councillor S Young, Offord Cluny and Offord Darcy Parish Council, B Mickelburgh, Ward Member, and A Wright, Agent, addressed the Committee on the application).

See Minute No 19 for Members' interests.

At 8.48 pm the meeting was adjourned.

At 8.58 pm the meeting resumed.

that the application be approved subject to conditions and the completion of a Section 106 agreement, with delegated authority being given to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary or refused in the event that the Section 106 agreement 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.

21 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair



Development Management Committee – 19th October 2026

Application Number: 25/01382/OUT

Proposal: Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane

Location: Land South of The Malting, Ramsey

Applicant: BDW Trading LTD, Susan Pickard and Robert Pickard

Agent: Savills (UK) Ltd

Case Officer: Hollie Renney

Parish: Ramsey

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Ramsey Town Council and the Middle Level Commissioners.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: TO DELEGATE POWERS TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO;

GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY AND SUBJECT TO A S106 LEGAL AGREEMENT

OR

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SUBJECT TO CONSULTATION WITH THE SECRETARY OF STATE*, REFUSE PERMISSION IN THE EVENT THE S106 AGREEMENT HAS NOT BEEN COMPLETED AND THE APPLICANT IS UNWILLING TO AGREE AN EXTENDED PERIOD FOR DETERMINATION, OR THAT THE APPLICANT IS UNWILLING TO COMPLETE THE OBLIGATION NECESSARY TO MAKE THE DEVELOPMENT ACCEPTABLE.

*In accordance with The Town and Country Planning (Consultation) (England) Direction 2026, where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

Proposal

Outline planning permission is sought for the erection of up to 199 dwellings on land south of The Malting, Ramsey, with all matters reserved except access. The development would provide 40% affordable housing, public open space, children's play areas, sustainable drainage infrastructure, biodiversity enhancements and associated works. Vehicular access would be taken from Stoneman Way, with off-site highway improvements secured, including the signalisation of the Biggin Lane/Bury Road junction and pedestrian improvements on The Malting.

Full details of the proposal, including copies of all plans, documents and comments received, are available on the Council's [Public Access Website](#).

Consultations

The following consultees have raised **objections** to the application:

- Ramsey Town Council, Bury Parish Council, Middle Level Commissioners

The following consultees have raised **no objections** to the application (subject to condition(s) and/or obligation(s)):

- Active Travel England, Anglian Water, Natural England, Environment Agency, Cadent Gas, Cambridgeshire Constabulary, Cambridgeshire Fire Service, CCC Definitive Maps Team (Rights of Way), CCC Local Highway Authority (LHA) Development Management Team, CCC Local Highway Authority (LHA) Transport Assessment Team, CCC Archaeology, CCC Education, Libraries and Strategic Waste, Lead Local Flood Authority (LLFA), HDC Affordable Housing Officer, HDC Conservation Officer, HDC Environmental Health Officer (EHO), HDC Landscape Officer, HDC Play and Inspection Officer, HDC Strategic Sports Development Officer, HDC Tree Officer, HDC Urban Design Officer, Place Services Ecology, National Highways.

228 letters of objection (from 146 unique addresses), 1 neutral letter and 1 letter of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

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The key issues arising from the application details are:

- Principle of Development
- Landscape character and settlement coalescence
- Design considerations
- Access, highway and transport Impacts
- Drainage and Flood Risk
- Ecology and Biodiversity
- Trees
- Heritage Impacts
- Residential amenity
- Contamination and ground pollution risks
- Housing needs (including affordable)
- Financial considerations and contributions
- Planning balance

The report looks into the key planning issues in detail, and Officers conclude that having regard to the presumption in favour of sustainable development and the National Decision Making Policies of the NPPF (2026), the benefits of the proposal are not substantially outweighed by its adverse effects. The application is therefore recommended for approval, subject to planning conditions and completion of a Section 106 Agreement.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises approximately 9.8ha in total, comprising of approximately 9.3ha of undeveloped land which is currently in agricultural use (the remainder of the application red line comprises Stoneman Way which provides a connection to the public highway at Biggin Lane). The site, which is roughly rectangular in shape, was previously used in association with the RAF Upwood base.
- 1.2 The application site is located on the south western edge of the town of Ramsey. The application site is entirely within the administrative boundary of Ramsey Town Council; however it is adjacent to Bury Parish Council, the administrative boundary of which coincides with the eastern boundary of the application site.

Officer note: Bury Parish Council were formally consulted on this application as a neighbouring Parish Council.

- 1.3 The application site adjoins the David Wilson Homes development at 'Ramsey Park' to the north (planning application refs: 16/01530/OUT, 19/00795/REM, 19/00796/REM and 19/00797/FUL) and the Allison Homes development off Upwood Road to the east (planning application ref: 18/01692/FUL)¹.
- 1.1 To the south is land associated with RAF Upwood, including a former runway which abuts the southern boundary of the application site. Part of the former RAF Upwood site is allocated in the Adopted Local Plan to 2036 under Site RA8 'Former RAF Upwood and Upwood Hill House, Bury' and is subject to a pending planning application for the development of 317 dwellings (reference 21/00572/FUL). It should be noted that the former RAF runway which immediately abuts the application site to the south is not included as part of the adopted Local Plan allocation RA8 but is identified as part of an emerging allocation in the Pre-Submission Local Plan to 2046 (Allocation Bury 3).
- 1.2 A Public Right of Way (Footpath Ramsey 9, ref: 190/9) runs along the northern edge of the application site.
- 1.3 There is limited existing vegetation within the application site, save for two recently planted belts of trees in the north west corner of the site. Beyond these tree belts the existing field margins are marked by mixed and bramble scrub in front of close boarded fencing to the north (marking the rear boundaries of existing properties to the north), a wooden post and rail fence to the east (marking the boundary of the adjacent Allison Homes development) and a cranked top security fence associated with the former RAF Upwood to the south. The western boundary of the site does not follow any existing boundary feature but does largely follow the northern alignment of Rose Street which offsets the Ramsey Park development edge to its west.
- 1.4 The topographical survey indicates that site levels fall from the central area of the southern boundary (at approximately 20.7m) towards the north-west corner of the site boundary (lowest point of approximately 17.6m).

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application has been made in outline form with all matters reserved except for means of access.
- 2.2 Outline planning permission is sought for the erection of up to 199 dwellings, including open space, play space, car parking and other associated development. Matters of scale, layout, appearance and landscaping are reserved for future determination.
- 2.3 The proposed development would be served by one point of vehicular access along its northern boundary. The vehicular access will utilise Stoneman Way, which was constructed as part of the David Wilson Homes development at 'Ramsey Park' to the north. Stoneman Way connects to the adopted highway network at Biggin Lane to the north.

¹ Please refer to the Planning History section of this report for further details

- 2.4 Off-site highway works (within the adopted highway) are proposed, including pedestrian infrastructure improvements on The Malting and the signalisation of the junction of Biggin Lane with Bury Road. These works would be undertaken within adopted highway land (under a S278 Agreement) and therefore they are not included within the application red line boundary.
- 2.5 The precise dwelling mix has not been prescribed at this stage, being deferred to be considered as a reserved matter. The application includes 40% affordable housing.
- 2.6 Whilst layout, scale and appearance are to be considered at reserved matters stage, the applicant has submitted three Parameter Plans which are for approval at outline stage. The Parameter Plans define the developable area, areas of open/public space, the alignment of the primary street, pedestrian and vehicular access points, maximum building heights and character areas (which are cross referenced within the DAS Addendum).
- 2.7 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development meets the criteria within Schedule 2 to require a detailed Screening Opinion. Prior to the submission of this planning application a Screening Opinion was requested by the applicant (reference: 25/70009/SCRE) for a development of up to 220 dwellings. Having considered the Characteristics of development, Location of development and types and characteristics of the potential impact, Officers issued a negative Screening Opinion. The reduction in overall dwelling numbers from 'up to 220' to 'up to 199' does not change this assessment.
- 2.8 This planning application was accompanied by a suite of supporting documents, including:
- Framework Masterplan
 - Illustrative Masterplan
 - Land Use and Movement Parameter Plan
 - Landscape Parameter Plan
 - Drainage Strategy Layout
 - Planning Statement
 - Design and Access Statement
 - Transport Assessment and Highway Technical Notes
 - Framework Travel Plan
 - Air Quality Assessment
 - Arboricultural Impact Assessment (including Tree Constraints Plan)
 - Desk Based Heritage Statement and Geophysical Survey Report
 - Flood Risk Assessment and Drainage Strategy
 - Ecological Appraisal
 - Biodiversity Net Gain Report and Metric
 - Shadow Habitats Regulation Assessment Screening Matrix
 - Landscape and Visual Assessment

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- Utilities Report
- Health Impact Assessment.

Amended description of development

- 2.9 During the course of this planning application, the applicant requested to amend the description of development to reduce the maximum number of dwellings proposed from 220 dwellings to 199 dwellings. The reason stated for this change was as a result of onsite constraints that may impact the developable area and in response to an *“in depth study and appraisal of the site, its edge of settlement location and its physical features and the characteristics of the existing built form of the adjoining residential development to the east of the site”*.
- 2.10 Notably, the reduction in the quantum of development to below 200 dwellings also means that the application is now below the threshold of a ‘large scale major’ proposal for the purposes of the HDC Developer Contributions SPD (2011)².
- 2.11 Prior to accepting the proposed change to the description of development, Officers sought advice from the Council’s legal team. The legal advice noted that the description of development at outline stage includes a maximum (as opposed to minimum) development quantum (hence the inclusion of the words ‘up to’) and therefore in the event that the description of development continued to refer to ‘up to 220 dwellings’, it would still be possible for only 199 dwellings to come forward at reserved matters stage. On this basis, it would be entirely reasonable for any S106 agreement to include a proviso that certain contributions would only be payable in the event that the overall quantum of development exceeds 200 dwellings.
- 2.12 The Council’s Urban Design Officer is supportive of the reduction in design terms. Officer’s have insufficient evidence to suggest that the applicant has artificially constrained the upper limit of development. Having regard to the slightly different ownership of the current application with the adjacent development to the north, and the passage of time since that site gained consent, it is not considered that the LPA could reasonably seek to argue that this application is part of a larger development which has been artificially subdivided.
- 2.13 On this basis, to give certainty to DMC Members and all interested parties about the maximum quantum of development likely to come forward and the associated S106 contributions, in April 2026, Officers agreed to accept the applicant’s proposed amendment to the description of development.

² The Developer Contributions SPD (2011) defines a ‘Large Scale Major Development’ as “residential development of 200 or more dwellings or, where the residential units is not given, a site area of 4 hectares or more”.

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- 2.14 Following this change, the proposal has not been assessed on the basis of being a large-scale major application where financial contributions in relation to education, libraries and health could be sought.
- 2.15 A full reconsultation was undertaken following the change in description, including consultation with neighbours, Parish Councils and the publication of a press notice and site notices.

Other amendments received

- 2.16 During the course of this planning application amendments / additional information has been received in response to consultee comments, principally:
- Parameter Plans amended to respond to comments provided by the Council's Urban Design Officer and Landscape Officer, including provision of an Urban Design Parameter Plan;
 - A Design and Access Statement Addendum which responds to comments from the Council's Urban Design Officer and Landscape Officer;
 - A CCTV condition survey of drainage pipes, an updated Drainage Strategy Layout and responses to the comments made by the LLFA and Middle Level Commissioners;
 - Ecology survey reports for bats, birds and reptiles;
 - Landscape and Visual Technical Note prepared in response to comments provided by HDC's Landscape Officer and Ramsey and Bury Parish Councils;
 - Foul Drainage Strategy and Illustrative Masterplan updated to show the location of the proposed pumping station;
 - Technical notes and drawings responding directly to comments from the High Authority regarding the offsite works proposed.
- 2.17 Where amendments received have resulted in material changes to the proposal, or changes which are considered to be of particular relevance to concerns raised by consultees and interested parties, proportionate reconsultation has been completed including consultation with neighbours, Town/Parish Councils and the publication of a press notice and site notices where appropriate.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history on the application site with the exception of the Screening Opinion issued prior to the submission of the current application:
- 25/70009/SCRE – EIA Screening Opinion – Proposed development of up to 220 residential dwellings on a site of 9.7 hectares at land south of Ramsey Park, Ramsey. Negative Screening Opinion issued 20.02.2025.
- 4.1 As noted above, the site is adjacent to the David Wilson Homes development at 'Ramsey Park' to the north and the Allison Homes development off Upwood Road to the east. Planning history of relevance to the adjacent development sites is set out below:

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Ramsey Park (David Wilson Homes):

- 19/00797/FUL - Phase 3 - Full Planning Application for 47 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale – Approved 23.12.2020
- 19/00796/REM – Phase 2 - Reserved Matters Application for 70 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to Outline Approval Reference: 16/01530/OUT – Details approved 03.12.2020
- 19/00795/REM - Phase 1 - Reserved Matters Application for 71 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to Outline Approval Reference: 16/01530/OUT – Details approved 05.10.2020
- 17/00018/REFUSL - Proposed Residential Development involving the Erection of up to 141 Dwellings, proposed access arrangements, and associated works at land to the north and south of Biggin Lane – Appeal allowed 12.01.2018
- 16/01530/OUT – Proposed Residential Development involving the Erection of up to 141 Dwellings, proposed access arrangements, and associated works at land to the north and south of Biggin Lane – Refused 23.11.2016

Cromwell Fields (Allison Homes):

- 20/00085/S73 - Variation of Condition 2 (plans) for application 18/01692/FUL to facilitate an additional plot – Approved 14.05.2021.
- 20/00086/FUL - Application for an additional dwelling to 18/01692/FUL and amendments to the planning layout – Approved 23.12.2020
- 18/01692/FUL - Erection of 92 dwellings alongside associated site infrastructure, open space (including provision of a Local Area for Play), and landscaping – Approved 15.05.2019

4 RELEVANT PLANNING POLICY AND GUIDANCE

4.1 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

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- 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
- LP29 Health Impact Assessment
- 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

The Huntingdonshire Local Plan to 2036 predates the NPPF 2026. In accordance with Annex A, paragraph 2 of the NPPF (2026), development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework. However, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

For the avoidance of doubt, unless otherwise stated within this report, policies of the Huntingdonshire Local Plan to 2036 are afforded full weight.

4.2 Cambridgeshire and Peterborough Minerals and Waste Local Plan (Adopted 2021)

- The application site is not located within a designated Mineral Safeguarding Area. There are therefore no policies within the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) which are of relevance to the current application.

4.3 Neighbourhood Plan

Ramsey Communities Neighbourhood Plan 2026-2046

- Ramsey Town Council's application for designation of a neighbourhood area was approved on 6 February 2024.
- Pre-submission (Regulation 14) Consultation on a Neighbourhood Plan for Ramsey commenced on 19.01.2026 and closed 09.03.2026.
- The Submission (Regulation 16) Neighbourhood Plan was available for comment between 11 May and 23 June 2026.
- Examination of the Ramsey Communities Neighbourhood Plan commenced in July 2026. The Examiners report, dated 25 August 2026, recommends that the Neighbourhood Plan proceed to referendum subject to modifications. The Examiners Report assessed the Neighbourhood Plan against the NPPF (2024).
- The Neighbourhood Plan will be presented to the Council's Cabinet on 20 October 2026.

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- Subject to the approval of the Council's Cabinet, the Neighbourhood Plan will be subject to a local referendum in November 2026.
- Subject to a positive outcome of the referendum (i.e. more than 50% of those voting vote 'yes'), the Neighbourhood Plan could be 'made' at Full Council on 16th December 2026.
- Policy 1 of the Submission Ramsey Communities Neighbourhood Plan (April 2026) defines a settlement boundary of Ramsey (town). The application site is not located within the proposed settlement boundary.
- The application site is identified as a 'Protected Settlement Break' by Policy 2 of the Submission Ramsey Communities Neighbourhood Plan (April 2026). Policy 2 states that proposals for development will not be supported unless the purpose of preventing coalescence and retaining spatial, physical and visual separation between Ramsey and Bury is secured. No changes were recommended to the wording of Policy 2 by the Neighbourhood Plan Examiner's Report.
- Policy DM4 of the NPPF identifies the weight to be afforded to emerging development plan proposals. Clearly the Neighbourhood Plan has reached an advanced stage of preparation; it has been found to meet the basic conditions by the appointed Examiner.
- At the time of writing, the Neighbourhood Plan is capable of attracting substantial weight due to its advanced stage and successful examination, but it is not yet part of the development plan.
- Given the advanced stage of the Neighbourhood Plan and the prospect that it will have been 'made' by the time any permission is issued, officers have assessed the application as if the NP were in place.
- Members of DMC are asked to consider the application on the same basis.³ In the event that the Neighbourhood Plan was not 'made', this would not change the judgements made in this report or the overall Officer's recommendation.

Ramsey Communities Neighbourhood Plan policies of relevance to the current application:

- Policy 1 – Definition of 'Built-up Area' (Settlement Boundary)
- Policy 2 – Protected Settlement Break
- Policy 4 – Community Engagement
- Policy 7 – Infrastructure Provision
- Policy 8 – Sustainable Transport
- Policy 9 – Highway Impact
- Policy 10 – Rights of Way Network

The Ramsey Communities Neighbourhood Plan was prepared and examined against the NPPF 2024. In accordance with Annex A, paragraph 2 of the NPPF (2026), the weight applied to development plan policies which have not been

³ The Officer's recommendation to DMC is to delegate powers to grant permission for the development subject to conditions and subject to a S106 legal agreement. Accounting for the time period required to finalise the S106 Agreement, in the event that Members support the Officer recommendation it is expected that the Neighbourhood Plan could be 'made' prior to a decision being issued. As per this Officer report, Members are therefore invited to consider the application on the assumption that the Ramsey Communities Neighbourhood Plan will shortly form part of the development plan.

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examined and adopted or made against the Framework depend upon their consistency with NDMP's. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

For the avoidance of doubt, unless otherwise stated within this report, policies of the Ramsey Communities Neighbourhood Plan are afforded full weight.

Bury Village Neighbourhood Plan

- The site is immediately adjacent to but entirely outside of the administrative boundary of Bury Parish Council. Bury Village Neighbourhood Plan (May 2021) was 'made' in May 2021. The policies of Bury Village Neighbourhood Plan cannot apply to this application as part of the Development Plan.

Officer note: Bury Parish Council have started a review of their Neighbourhood Plan, however, owing to the early stage reached, the review cannot currently be afforded any weight as a material consideration. In any case, as noted above, the application site is outside of the administrative boundary of Bury Parish Council and therefore the policies of Bury Village Neighbourhood Plan do not form part of the adopted Development Plan for this application.

4.4 Supplementary Planning Documents

- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide – Adopted 2026
- Development Contributions – Adopted 2011 (costs updated annually)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire District Council Playing Pitch and Outdoor Sports Strategy Document – Adopted December 2022
- Environmentally Sustainable Design & Construction Technical Advice Note (TAN) - Adopted November 2025

4.5 National Planning Policy Framework 2026 (NPPF)

- DM1: Preparing Development proposals
- DM3: Determining development proposals
- DM4: Emerging Development Plan proposals
- DM6: Use of planning conditions and obligations
- DM7: Relationship with other regulatory regimes
- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- S6: Neighbourhood plans and the presumption
- CC2: Mitigation of climate change

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- CC3: Adaptation to climate change
- HO7: Meeting the need for homes
- HO8: Providing affordable homes
- HO13: Build out of residential and strategic sites
- L3: Achieving appropriate densities
- DP3: Key principles for well-designed places
- DP4: The design process
- TR3: Locating development in sustainable locations
- TR4: Street design, access and parking
- TR6: Assessing transport impacts
- TR8: Public rights of way
- P2: Ground conditions
- P3: Living conditions and pollution
- P5: Maintaining public safety and security
- F4: Assessing flood risk for decision-making
- F5: The sequential test
- F7: Ensuring development is safe from flooding
- F8: Sustainable drainage systems and watercourses
- N2: Improving the natural environment
- N3: Trees in new development
- N6: Areas of particular importance for biodiversity and geodiversity
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets

4.6 National Planning Guidance

- National Planning Practice Guidance (NPPG)
- National Design Guide 2019 (NDG)

4.7 Housing land supply position

- Plan Making Policy HO3 (1.a.i.) of the National Planning Policy Framework (NPPF) requires the Council to identify a sufficient supply of specific deliverable sites to provide a minimum of five years' worth of housing against the Council's housing requirement figure, with an appropriate buffer.
- The methodology for calculating local housing need, with an appropriate buffer, is set out within Annex D of the NPPF and associated National Planning Policy Guidance ('the standard method').
- 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 figure set using the standard method, with an appropriate buffer.
- 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.

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4.8 Huntingdonshire emerging Local Plan to 2046

- In October 2025 the Council issued its Preferred Options consultation on the emerging Local Plan. 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.
- The Preferred Options Draft Local Plan (October 2025) identified six allocations for Ramsey and Bury. This does not include the application site but does include land immediately to the south of the application site, associated with the former RAF Upwood.
- A consultation on additional site allocations to be included in the proposed submission version of the Local Plan to 2046 was undertaken in May and June 2026. This did not include the application site.
- Consultation on a Pre-Submission Draft of the Local Plan to 2026 commenced on 16th September 2026 and will close at 23:59 on Wednesday 28th October.
- Following close of the Pre-Submission Draft consultation the plan will be submitted for Examination.
- Policy DM4 of the NPPF identifies three matters relevant to the weight of emerging policies: (i) the stage of preparation; (ii) the significance of unresolved objections; and (iii) the degree of compliance with the Framework's plan-making policies.
- At the time of writing, the emerging Local Plan remains at a relatively early stage in its preparation; the application site is not proposed for allocation by the emerging plan and there are no policies of direct relevance to the principle of development in this location.

Statutory Duties and Relevant Legislation

- 4.9 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.10 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.
- 4.11 The Town and Country Planning (Consultation) (England) Direction 2026, requires that where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Ramsey Town Council	Objections received 29.08.2025 09.01.2026 24.04.2026 30.09.2026	<p><i>Officer note: the below represents a summary of the objection. A full copy of the Town Council's comments is appended to this report):</i></p> <ul style="list-style-type: none"> • Only one point of vehicular access. • Highway safety. The local road system is already overwhelmed. • The HDC Land Availability Assessment found the site was not suitable for development. <p><i>Officer note: The HDC Land Availability Assessment (April 2025) is an evidence base document prepared to inform the Local Plan Update. It does not represent part of the development plan but can be afforded limited weight as a material consideration.</i></p> <ul style="list-style-type: none"> • Results in further coalescence of Ramsey and Bury harming the character, appearance and distinct identities of the settlements. Contrary to the aims of the Bury Village Neighbourhood Plan. <p><i>Officer note: the application site is not located within the administrative boundary of Bury Parish Council therefore the Bury Village Neighbourhood Plan (May 2021, Made Version) does not form part of the Development Plan for the determination of this application.</i></p> <ul style="list-style-type: none"> • Flood risk from surface water. • Lack of waste water capacity. • Represents over-development in an area where there is already a lack of infrastructure capacity, including community facilities - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already

		<p>oversubscribed. There was no NHS dentist provision available and the Doctor surgeries cannot meet residents expectations on being seen within an appropriate amount of time. The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of traffic at peak times..</p> <ul style="list-style-type: none"> • Overlooking and loss of privacy. • Noise and disturbance. • Contaminated land. • Loss or effect on trees. • Economic benefits overstated by applicant. • Contrary to the emerging Ramsey Neighbourhood Plan which identifies that the land needs to remain undeveloped to stop further coalescence between Bury Village and Ramsey Town. • Impacts on bats. • The Transport Assessment contains errors relating to speed limits
Bury Parish Council (consulted as neighbouring Parish)	<p>Objections received</p> <p>04.09.2025</p> <p>20.01.2026</p> <p>15.05.2026</p> <p>21.09.2026</p>	<ul style="list-style-type: none"> • Residents will be reliant upon existing facilities in Bury, including the primary school, road network and local services and infrastructure. Bury and Ramsey have experienced significant growth already and have a shortage of infrastructure including education and healthcare provision. • Highway safety and capacity concerns. • The proposed signalisation scheme has not been demonstrated to be safe or deliverable. • Conflicts with the Made Bury Village Neighbourhood Plan. <p><i>Officer note: the application site is not located within the administrative boundary of Bury Parish Council therefore the Bury Village Neighbourhood Plan (May 2021, Made Version) does not form part of the Development Plan for the determination of this application.</i></p> <ul style="list-style-type: none"> • The harm caused to the separation between Ramsey and Bury must be weighed against any benefits claimed.

		<ul style="list-style-type: none"> • The HDC Land Availability Assessment found the site was not suitable for development. <i>Officer note: The HDC Land Availability Assessment (April 2025) is an evidence base document prepared to inform the Local Plan Update. It does not represent part of the development plan but can be afforded limited weight as a material consideration.</i> • The plan included within the Applicant's document titled " Landscape & Visual Technical Note: Response to Consultation Feedback: 25/01382/OUT" is incorrectly labelled and should be corrected. <i>Officer note: The document and plan referred to is not for approval as part of the current application. The Council's Landscape Officer is satisfied that the document addresses the issues raised.</i> • Existing residents already experience flooding and issues associated with a lack of foul drainage capacity. The submission does not demonstrate a catchment wide understanding of the interconnected systems. • Give significant weight to the objection raised by the Middle Level Commissioners and Anglian Water. The proposal cannot comply with Local Plan Policy LP5. <i>Officer note: Anglian Water have withdrawn their previous objection in their response dated 07.07.26</i> • The Highway Safety Audit does not include personal injury data for Upwood Road. • High level of affordable housing provision reduces CIL receipts. <i>Officer note: the 40% affordable housing proposed is compliant with Local Plan Policy LP25.</i>
Active Travel England	No objection	Standing advice issued
Bedford Group of Drainage Boards	No comment	This site is outside the Board's district.
Anglian Water	No objection	Ramsey Waste Recycling Centre can accommodate the flows from the proposed

		growth. Ramsey Terminal Pumping Station has sufficient capacity to accommodate the additional flows associated within this development without creating a risk to the environment or to existing customers.
Natural England	No objection subject to appropriate mitigation being secured.	The proposed mitigation measures (1.1km circular walk that connects to the PRow and 37% of the site dedicated to green infrastructure) must be secured to mitigate impacts upon designated sites in the locality.
Environment Agency	No objection subject to a condition	A condition is recommended, securing the submission and approval of a detailed land contamination management strategy for unsuspected contamination during development works.
Cadent Gas	No objection	Informative recommended due to gas infrastructure within the area
Cambridgeshire Constabulary	No objection	Crime and incident data for the past 2 years indicate this to be an area of low/medium risk to crime. A condition is recommended to ensure that security and crime prevention measures are considered at the earliest opportunity and inform any future reserved matters application.
Cambridgeshire Fire Service	No objection subject to a condition	The existing proposed access is considered to be sufficient for the purpose of attending an emergency incident. This is based off prior existing single access developments within the county. The design of the internal roads, to ensure adequate access for fire appliances can be considered at reserved matters stage. A planning condition will be required to secure the provision of fire hydrants to be installed, for the purposes of providing water for firefighting.
CCC Definitive Maps Team (Rights of Way)	No objection subject to further details being secured.	It is noted that the primary access route is proposed to cross of over Public Footpath No. 9 with full details of this to be addressed in a subsequent application. The footpath must remain open and unobstructed at all times.
CCC Local Highway Authority (LHA)	No objection subject to conditions	The access from Stoneman Way is acceptable. The Stage 1 Road Safety Audit (RSA) for

Development Management Team		the off-site works has been reviewed by the Highway Development Team's road safety specialist, the Transport Assessment Team, and the Traffic Signals Team. No formal road safety problems were identified.
CCC Local Highway Authority (LHA) Transport Assessment Team	No objection subject to conditions	Conditions are recommended to ensure: <ul style="list-style-type: none"> • the provision and implementation of a Travel Plan; • resurfacing of the section of PRow 190/9 to provide a connecting to Grenfell Road • Implementation of the proposed off-site pedestrian improvements • Implementation of the signalisation scheme of Biggin Lane/B1040 Bury Road junction
CCC Archaeology	No objection subject to a pre-commencement condition	A further programme of archaeological investigation can be secured by pre-commencement condition.
CCC Education, Libraries and Strategic Waste	Comments made	In light of the reduced quantum of development, CIL would apply. No financial contributions sought. <i>Officer note: Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site education capacity in this instance.</i>
Cambridgeshire and Peterborough Integrated Care Board	Contributions sought	Mitigation is sought in the form of a financial contribution towards the capital cost of delivering the additional primary care floorspace required to serve residents of the new development <i>Officer note: Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the</i>

		<i>reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site healthcare capacity in this instance.</i>
East of England Ambulance Service	Contributions sought	In order to meet the additional needs for ambulance services and defibrillators associated with the additional population growth at the development location mitigation is sought through financial S106 contributions. Physical and mental health should be supported through the provision of adequate access to outdoor space, sufficient room sizes and adequate cycle parking. Sustainable drainage systems are welcomed and roads should be designed to support emergency service access.
Lead Local Flood Authority (LLFA)	No objection in principle subject to conditions.	The LLFA initially objected to the application, requesting further information on the condition of an offsite culverted watercourse to the north (proposed to be utilised for the discharge of surface water) and additional sustainable drainage features. The documents provided during the course of the planning application satisfactorily responded to the LLFAs requests. The LLFA subsequently confirmed that they are satisfied that surface water from the proposed development can be adequately managed and maintained.
HDC Affordable Housing Officer	No objection	The proposal as submitted confirms an intention to conform to Local Plan policies in respect of affordable housing. 40% affordable housing should be provided with the mix and tenure to be secured by condition and S106. All the homes should conform to m4(2) and a proportion as m4(3) will be required in accordance with LP25.
HDC Conservation Officer	No comment.	No heritage assets appear to be affected by this proposal.
HDC Environmental Health Officer (EHO)	No objection subject to conditions	Noise levels are considered to be acceptable with no mitigation necessary. Air quality impacts and land contamination risks are considered to be acceptable subject to conditions securing further investigation and a Construction Environment Management Plan.

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HDC Landscape Officer	No objection	The proposal does not amount to significant landscape or visual harm and is therefore acceptable from a landscape and visual perspective
HDC Play and Inspection Officer	No objection	The site should be looking to provide one LEAP and two LAPs. The principle of the proposed play provision is appropriate but at reserved matters stage, further consideration should be given to the location, enclosure and range of play experiences to ensure the spaces provide engaging and stimulating opportunities for children of different ages and abilities.
HDC Strategic Sports Development Officer	Contributions sought	An off-site S106 contribution towards formal outdoor sports provision in Ramsey is sought.
HDC Tree Officer	No objection subject to conditions	The impact of the development is likely to be low due to the agricultural nature of the site and the retention of the young belt of trees planted on the northwest corner of the site. Tree protection can be secured by condition and planting of large canopied, long lived, native trees should be encouraged.
HDC Urban Design Officer	No objection subject to conditions	The amendments received during the course of the application have addressed the previous concerns raised. The application is supported in design terms (including the reduced maximum quantum of development) subject to a condition requiring that future reserved matters applications are in accordance with the principles set out in the submitted parameter plans.
Place Services Ecology	No objection subject to conditions	The information provided is sufficient for determination of this outline planning application.
Middle Level Commissioners Internal Drainage Board	Objection.	The Middle Level Commissioners object to any major development with the potential to increase flooding within the Bury Brook catchment. Future developments within the Bury Brook sub-catchment must be considered in the decision-making process on a holistic basis. Ideally a hydraulic model, study and Drainage Strategy of the Bury Brook sub-catchment is required. In addition, a detailed study, hydraulic model and Drainage Strategy for The Slade sub-

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		<p>catchment is required to advise on any impacts and suitable mitigation on water level management, flood risk and the aquatic environment. The Water Framework Directive (WFD) Assessment should be considered.</p> <p><i>Officer note: Paragraphs 57.1-66.1 of this report address this objection. The information submitted in support of the application satisfies the tests of the development plan and national planning policy and guidance in relation to flood risks. The LLFA and HDC Officers are satisfied that the proposal will be safe for its lifetime and will not increase flood risk elsewhere.</i></p>
National Highways	No objection	<p>This proposed development is remote from the Strategic Road Network (SRN). Therefore it is considered unlikely that the development would have a negative impact upon the SRN.</p>

Officer note: no response was received from the following consultees: National Grid Plant.

RESPONSE TO PUBLICITY

- 6.1 At the time of preparing this report, 230 neighbour representations have been received from 146 unique addresses (228no. objections, 1no. neutral representation, 1no. supporting representation), raising the following summarised points. Officer notes are *italicised* for explanation where necessary.

Infrastructure capacity

- Local schools (primary and secondary) are already at or near capacity; no plans for expansion or new provision.
- Nursery places have long waiting lists; childcare facilities are insufficient.
- GP surgeries and NHS dentists are overstretched; reports of long waits and lack of NHS dental provision.
- No additional healthcare, education, or community facilities proposed alongside the development.
- Lack of local employment opportunities; most residents commute by car due to poor public transport.
- Existing leisure facilities and community amenities are inadequate; concerns about no new shops or services being included.
- Previous promises of infrastructure improvements on other new development sites (e.g. parks, employment sites) have not materialised.
- There is no local police station and the police are already overstretched. Additional residents will make this worse.

Highways and Access

- Single proposed access via Stoneman Way and Biggin Lane is considered unsafe and inadequate.
- Stoneman Way is narrow, with blind bends and on-street parking restricting emergency vehicle access. Not suitable for construction vehicles and refuse collection trucks.
- Biggin Lane and surrounding roads are in poor condition, damaged by previous construction traffic. This makes access for refuse vehicles and emergency vehicles difficult.
- Junction at Biggin Lane/B1040 is already congested and dangerous; proposed traffic lights or signals may make congestion worse in peak times. Risk of increased use of “rat runs” through residential streets.
- Increased traffic will worsen congestion in Ramsey town centre and surrounding routes.
- Lack of safe pedestrian and cycle infrastructure; poor public transport means car dependency will rise.
- Calls for a second access point (e.g. via Longland Crescent or RAF Upwood).
- Residents expressed concerns about prolonged noise, dust, and disruption during building works.

Flood Risk and Drainage

- Site and surrounding areas have experienced flooding after heavy rainfall, including front and rear gardens of existing properties in the area.
- Concerns that replacing permeable farmland with housing will increase surface water runoff.
- Residents note that Anglian Water states existing sewerage and drainage systems cannot cope with additional load.
- Low water pressure and previous drainage failures reported in nearby estates.
Officer note: Anglian Water have not raised any concerns regarding water pressure as part of their comments on this application. Officers have no evidence to suggest that the proposal would have an impact upon the water pressure of existing dwellings in the area.
- Risk of overwhelming existing flood defences and attenuation ponds during heavy rainfall.
- The site is on a floodplain/heavy clay which is not self draining.
Officer note: Environment Agency mapping confirms there is no land classified as ‘functional floodplain’ within the application site.

Environmental and Character Impact

- Loss of high-grade agricultural land used for crops.
- Loss of green space used for walking and recreation.
Officer note: whilst a PRow runs along the northern edge of the site, the remainder of the application site is in private ownership and is not subject to any open access or permissive access arrangements.

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- Threat to wildlife habitats (bats, hedgehogs, protected newts, birds), biodiversity and mature hedgerows/trees.
- Development would erode the rural character of Ramsey and Bury, creating urban sprawl.
- Visual impact on countryside and settlement break between Ramsey and Bury, contrary to local and national policy.
- Loss of community identity of Ramsey as a rural market town.
- Increased noise, dust, and air pollution during construction and from additional traffic.
- No bat surveys completed.
- Impacts on conservation area.
Officer note: the application is not located within a conservation area. Ramsey conservation area is located circa 0.2km from the site.
- 2 and a half storey development will be out of character with surrounding development.
- Does not meet statutory BNG requirements.

Social Impacts

- Fear of rising crime and antisocial behaviour linked to high proportion of social housing (40% proposed affordable housing).
Officer note: The provision of 40% affordable housing is compliant with Local Plan Policy LP25.
- Loss of privacy.
- Residents report previous developments have already caused stress, health issues, and property value concerns.
Officer note: property values are not a material planning consideration.

Planning Policy

- The proposal conflicts with:
 - Ramsey Communities Neighbourhood Plan
 - Bury Neighbourhood Plan – protects settlement break between Ramsey and Bury. Concerns with amalgamation with development at RAF Upwood
Officer note: The site is immediately adjacent to but entirely outside of the administrative boundary of Bury Parish Council. The policies of Bury Village Neighbourhood Plan cannot apply directly to this application as part of the Development Plan.
 - Huntingdonshire Local Plan – particularly in relation to infrastructure delivery (LP4), waste water management (LP 6), Spatial Planning Areas (LP7), agricultural land (LP10), sustainable travel (LP17), and protection of countryside (LP10). Enough housing has been delivered in Ramsey to meet needs already.
 - National Planning Policy Framework (NPPF) – mandates sustainable development, safe access, flood risk mitigation, biodiversity protection, and up-to-date evidence base.
- Huntingdonshire District Council's Land Availability Assessment previously deemed the site "not appropriate for development."

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Officer note: the Land Availability Assessment forms part of the evidence base for the emerging Local Plan. It does not represent planning policy. The results of the Land Availability Assessment may be afforded limited weight as a material consideration.

- The proposal doesn't contain employment uses or shops as encouraged by Huntingdonshire District Council's "A vision for Ramsey" June 2023.

Officer note: this vision document has not been subject to public consultation and has not been adopted as part of the development plan. Very limited weight can be afforded to it as a material consideration.

- 6.2 Full copies of all comments received can be viewed on [Public Access](#).

6 APPRAISAL

- 6.1 When determining planning applications, it is necessary to establish what weight should be given to development plan policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 6.2 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 provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within Paragraph 3 of the NPPF (2026). 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".

- 6.3 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)
- Made Neighbourhood Plans

Officer note: As set out above there are no policies within the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) which are of relevance to this application. As previously discussed, the Bury Neighbourhood Plan does not form part of the development plan for this planning application.

- 6.4 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.
- 6.5 Whilst accepting that the NPPF (2026) does not change the statutory status of the Development Plan, paragraphs 1 and 3 of the NPPF confirms that the national decision-making policies (NDMPs) within the NPPF are a material consideration of critical importance and should be read alongside the policies in

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the development plan. Paragraph 2, Annex A of the NPPF confirms that where development plan policies (or parts of those policies) are materially inconsistent with the NDMPs, they should be given “very limited weight”, unless they have been examined and adopted or made against the NPPF 2026.

6.6 The main issues to consider in the determination of this application are:

- Principle of Development
- Landscape character and settlement coalescence
- Design considerations
- Access, highway and transport Impacts
- Drainage and Flood Risk
- Ecology and Biodiversity
- Trees
- Heritage Impacts
- Residential amenity
- Contamination and ground pollution risks
- Housing needs (including affordable)
- Other Matters
- Financial considerations and contributions
- Planning balance

Principle of Development

Development Plan Policies:

Local Plan Policies LP2 and LP7 (Spatial Planning Areas) and Ramsey Communities Neighbourhood Plan Policies 1 and 2

6.7 The application site is located on the edge of Ramsey. Policy LP2 of the Huntingdonshire Local Plan to 2036 sets out the overarching development strategy for Huntingdonshire through the plan period. Ramsey including Bury is identified as one of four ‘Spatial Planning Areas’, which represent the most sustainable centres for development. Approximately three quarters of the objectively assessed need for housing identified by the Local Plan to 2036 is directed to the four spatial planning areas.

6.8 Ramsey therefore represents one of the more sustainable locations for residential development within Huntingdonshire, albeit the application site is not allocated for development by the Local Plan to 2036 or the Ramsey Communities Neighbourhood Plan (Submission draft April 2026)

Officer note: The Ramsey Communities Neighbourhood Plan does not contain any allocations for development.

6.9 Local Plan Policy LP7 supports development proposals for housing development on unallocated sites within a Spatial Planning Area where it is appropriately located within a built-up-area. The built-up area is defined as a distinct group of 30 or more homes. Land which relates more to the group of

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buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

- 6.10 Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026) defines a settlement boundary of Ramsey (town), which reflects the built-up area. The application is located adjacent to the defined settlement boundary (as illustrated on Map 4a of the Neighbourhood Plan, April 2026).
- 6.11 Based on the settlement boundary defined by the Ramsey Communities Neighbourhood Plan, the application site is therefore undeveloped land adjacent to but outside the built-up area of Ramsey. For the purposes of the Huntingdonshire Local Plan to 2036 and the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026) the application site is located within the open countryside.
- 6.12 Local Plan Policy LP7 is silent on development proposed outside of the built-up area. Local Plan Policies LP10 and LP28 (considered below) apply to land within the countryside.
- 6.13 Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026), as recommended for modification by the Examiner, states that “Development of land outside the settlement boundary or not well related to the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies”.
- 6.14 There are no other Neighbourhood Plan policies which go to the heart of the principle of development. Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Draft April 2026), identifies the application site as a ‘Protected Settlement Break’. This Policy does not prohibit development of the application site in principle, subject to proposals for built development retaining spatial, physical and visual separation between Ramsey and Bury (a matter considered in detail below under Landscape impacts). As identified above, Local Plan policies LP10 and LP28 apply to land within the countryside and are assessed below.
- 6.15 The principle of development is not therefore supported by Local Plan policies LP2 or LP7 or Neighbourhood Plan Policy 1, however these policies pre-date the NPPF 2026 / were not examined against the Framework. Whilst the overall aim of these development policies does not conflict with the NPPF 2026 and they do not themselves impose restrictions on development outside of a settlement, they do not reflect the NPPF 2026’s presumption in favour of sustainable development.
- 6.16 NDMP S3 of the NPPF 2026 is clear that decisions on development proposals should apply a presumption in favour of sustainable development, which for proposals located outside a settlement means that NDMP S5 should be applied. NDMP S3 and S5 are a material consideration of critical importance which must be taken in account in decision making. An assessment against NDMP S5 is undertaken below.

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Local Plan Policies LP28 (Rural Exceptions) and LP10 (agricultural land quality)

- 6.17 Local Plan policy LP10 restricts opportunities for development in the countryside to those that are provided for in other policies within the Local Plan. This policy pre-dates the NPPF 2026 and therefore does not acknowledge the opportunities provided for by NDMP S3 and S5 (considered below).
- 6.18 The only Local Plan policy which supports a proposal for housing on a site outside of, but well related to, the built-up area is Policy LP28 (Rural Exceptions Housing). The current proposal includes 40% affordable housing and does not qualify as a rural exceptions housing site.
- 6.19 Local Plan Policy LP10 also states that all development in the countryside must seek to use land of lower agricultural value in preference to land of higher agricultural value, avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible and avoiding Grade 1 land unless there are exceptional circumstances.
- 6.20 The Natural England Agricultural Land Classification (ALC) defines the Best and Most Versatile (BMV) agricultural land as Grades 1, 2 and 3a with lower grade land included in Grades 3b, and 4, defined by wetness and gradient of the land.
- 6.21 NDMP N2 of the NPPF (2026) states that development proposals should “Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible”.
- 6.22 According to Natural England’s ‘Post 1988 agricultural Land Classification’ data, the application site is mainly Grade 3b agricultural land (approximately 6ha), with a small element of Grade 3a agricultural land (approximately 3ha). Notably, pre-1988 the land was classified as non-agricultural, due to its associated use with RAF Upwood
- 6.23 According to the Predictive Agricultural Land Classification Map for England (April 2026), the site is largely Grade 3a agricultural land.
- 6.24 Contrary to Local Plan Policy LP10, based on the latest available data (the Predictive Agricultural Land Classification Map for England), the proposed development will result in the irreversible loss of best and most versatile (BMV) agricultural land (approximately 9ha) having regard to the Predictive Agricultural Land Classification Map which would be the worst-case scenario of the data sets referenced above. However, Local Plan Policy LP10 is more restrictive than NDMP N2 and Annex A of the NPPF is clear that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.

- 6.25 NDMP N2 of the NPPF (2026) does not prohibit the use of BMV land, it simply requires decision makers to take agricultural land quality into account and direct significant development to poorer quality land where possible.
- 6.26 The loss of approximately 9ha of BMV agricultural land is not significant, having regard to the overall proportion of BMV land within the district, and would not materially impact UK food production/security.
- 6.27 On this basis, the principle of development is not considered to conflict with NDMP N2 and the conflict arising with Local Plan Policy LP10 can be afforded very limited weight. Nevertheless, the loss of BMV is in itself an arising harm which must still be weighed against the benefits of the proposal in the overall planning balance.

NDMP S5

- 6.28 As established above, the application site lies outside the settlement boundary for Ramsey, as defined by Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026).
- 6.29 NDMP S5 contains a list of certain forms of development which should be approved outside settlements, “unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”.
- 6.30 NDMP S5(1)(j) applies to development addressing an evidenced unmet need. For housing, the policy expressly recognises the absence of a five-year supply of deliverable housing sites as such evidence.
- 6.31 As noted above at paragraph 4.7, HDC cannot currently demonstrate a five-year supply of deliverable housing sites. The proposal for up to 199 dwellings would therefore address an evidenced unmet need for the purposes of NDMP S5(1)(j).
- 6.32 S5(1)(j)(i) also requires the development to be physically well related to an existing settlement and of a scale which can be accommodated, taking account of existing or proposed infrastructure. These are matters of planning judgment.
- 6.33 The application site is located adjacent to the built-up area of Ramsey. It is surrounded by existing development on three sides and benefits from an existing PRow which provides direct pedestrian links to the existing built-up area to the east and north, as well as links to the wider PRow network to the west.
- 6.34 Facilities and services within Ramsey can be accessed from the site by walking and cycling, including Bury C of E School (circa 11 minute walk) and Ramsey town centre (circa 25 minute walk). Ramsey also benefits from bus services to Peterborough, St Ives and Huntingdon and there are bus stops within walking distance of the site.

- 6.35 Local resident comments about the sustainability of the site, noting cuts to local bus services and inadequate cycling and pedestrian routes are noted. However, as recognised by the spatial strategy of the Local Plan to 2036, Ramsey represents one of the most sustainable locations for housing development in Huntingdonshire district.
- 6.36 The proposal includes adequate on-site green spaces, including children's play and financial contributions can be secured towards off-site provision of outdoor sports facilities and allotments.
- 6.37 The Integrated Care Board (ICB) and Local Education Authority have advised that existing healthcare and education capacity within the area are under pressure and the ICB have requested financial contributions towards additional provision. The ICB has advised that, in the absence of such mitigation, the development would conflict with local and national planning policy.
- 6.38 Officers have carefully considered these comments and the comments from the Town/Parish Council and local residents about a lack of local infrastructure capacity. However, the application proposes 199 dwellings and therefore falls below the threshold at which the Council's adopted Developer Contributions SPD provides for the securing of bespoke Section 106 contributions towards strategic infrastructure such as healthcare and education.
- 6.39 Whilst the consultees identify existing capacity constraints, no specific local education or healthcare project has been identified which would be funded through a planning obligation in this case, nor has evidence been provided to demonstrate that the impacts arising from the development would be so significant that the proposal could not be accommodated. The development will be liable for CIL payments in accordance with the Council's adopted Charging Schedule, and infrastructure providers are able to seek CIL funding for projects necessary to address growth-related demands.
- 6.40 In these circumstances, Officers consider that there is insufficient evidence to conclude that the proposal is of a scale that cannot be accommodated having regard to existing or proposed infrastructure. To conclude otherwise would effectively require S106 contributions from a development that falls below the threshold established by the Council's adopted Developer Contributions SPD and undermine the council's established strategy for developer contributions.
- 6.41 Taking all matters into account, Officers are satisfied that the proposal is physically well-related to the settlement and of a scale capable of being accommodated having regard to existing and planned infrastructure and therefore complies with NDMP S5(1)(j)(i) in this regard.
- 6.42 As the requirements of S5(1)(j)(i) are therefore considered to be satisfied, NDMP S5(1) directs that the proposal should be approved unless the benefits would be substantially outweighed by adverse effects, assessed against the national decision-making policies.

- 6.43 NDMP S5 (2) of the NPPF clarifies that the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 6.44 The remainder of this report assesses the proposals against the relevant development plan policies, national decision making policies and any other material considerations before coming to a conclusion about whether the benefits of the proposal would be substantially outweighed by any adverse effects.

Landscape Character and Settlement Coalescence

- 6.45 Local Plan Policy LP11 requires development proposals to respond positively to their context and draw inspiration from the key characteristics of their surroundings. In doing so, regard should be had to the guidance contained within the Huntingdonshire Landscape and Townscape Assessment SPD.
- 6.46 Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026) identifies the application site within a protected settlement break intended to prevent the coalescence of Ramsey and Bury. It states built development within the settlement break will not be supported unless it can be demonstrated that the purpose of preventing coalescence and retaining spatial, physical and visual separation between Ramsey and Bury is secured.
- 6.47 The Examiner's Report for the Ramsey Communities Neighbourhood Plan (25 August 2026) proposed no modifications to Policy 2 and confirmed that settlement breaks are distinct from Local Green Space designations, noting that settlement breaks seek to maintain the physical and visual separation of settlements and prevent coalescence, whereas Local Green Space designations protect land that is demonstrably special to the local community.
- 6.48 NDMP HC8 (Local Green Space) of the NPPF (2026) is therefore not relevant to the determination of this application. There is no specific national decision-making policy within the NPPF (2026) relating to settlement coalescence; however, NDMP DP3 requires development to respond positively to its context and contribute towards maintaining a strong sense of place.
- 6.49 The application is accompanied by a Landscape Baseline Report, Landscape and Visual Impact Assessment (LVIA) and Landscape and Visual Technical Note.
- 6.50 Settlement coalescence (the merging or narrowing of physical and visual gaps between distinct towns or villages) is a core consideration when making an overall assessment of the landscape and visual impacts of a proposed development. Settlement coalescence is therefore relevant to the assessment

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of compliance with Local Plan Policy LP11, the Huntingdonshire Landscape and Townscape SPD and Policy 2 of the Ramsey Communities Neighbourhood Plan.

Landscape and Settlement Character Baseline

- 6.51 The application site comprises agricultural land on the south-western edge of Ramsey, although it was previously used in association with RAF Upwood. Internal vegetation is limited, however recent shelterbelt planting in the north-west corner provides a defensible edge and some screening from the open countryside to the west.
- 6.52 The site lies within the Central Claylands Character Area as defined by the Huntingdonshire Landscape and Townscape SPD (2022). However, it occupies a transitional edge-of-settlement location immediately adjoining the Western Ramsey, Bury Owls End and RAF Upwood Character Areas. Consequently, the site's character is influenced as much by adjoining urban development and the former RAF Upwood land as by the wider rural landscape.
- 6.53 The site lies wholly within the administrative boundary of Ramsey Town Council, although its eastern and north-eastern boundaries adjoin Bury Parish Council.
- 6.54 The application site is not proposed for allocation in the Preferred Options Draft Huntingdonshire Local Plan to 2046 (October 2025). However, land immediately to the south and south-west is proposed for allocation as part of RAF Upwood Phases 3 and 4 for mixed-use development comprising residential, commercial and open-space uses.

Impacts on Landscape Character and Settlement Coalescence

- 6.55 As referred to, the site occupies a transitional location on the edge of Ramsey and is influenced by existing residential development to the north and east and the former RAF Upwood land to the south. Whilst the proposal would inevitably alter the character of the application site itself through the loss of agricultural land, the Council's Landscape Officer considers that the wider effects on landscape character would be limited and capable of effective mitigation through the proposed corridor of open space around the site perimeter, including retention of the shelter belt planting and enhanced green infrastructure alongside the existing public right of way and a new circular walking route.
- 6.56 The site lies immediately adjacent to Bury Parish to the east and land proposed for allocation as part of RAF Upwood Phases 3 and 4 lies immediately to the south, extending into Bury. Accordingly, the site occupies an area where concerns regarding coalescence between Ramsey and Bury have been identified through the Ramsey Communities Neighbourhood Plan, the Council's Housing Land Availability Assessment and representations from Ramsey Town Council, Bury Parish Council and neighbouring residents.

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- 6.57 The Council's Landscape Officer accepted the methodology and conclusions of the LVIA in relation to landscape character and visual impacts but considered that settlement coalescence had not been assessed in sufficient detail within the original application submission (settlement coalescence is a key consideration in terms of overall landscape impacts). In response, the applicant submitted a Landscape and Visual Technical Note which specifically considered the contribution made by the site towards the separation of Ramsey and Bury.
- 6.58 The Technical Note concludes that Ramsey and Bury are already experienced as a continuous urban area, particularly following the development of Cromwell Fields (Allison Homes) immediately east of the application site. It also concludes that the site has a stronger visual and functional relationship with surrounding residential development and RAF Upwood than with the wider open countryside and that the effects upon settlement character can be effectively mitigated through a landscape-led approach and structural planting.
- 6.59 The Council's Landscape Officer broadly agrees with those conclusions. Whilst in plan form the application site forms part of an undeveloped area between Ramsey and Bury, the built form is experienced as contiguous when travelling along Upwood Road/Bury Road (it is not possible to visually decipher where the built form of one settlement ends and the other begins). The contribution made by the site towards the perception of separation is therefore limited primarily to localised views from PRoW No. 9 and existing residential development immediately adjoining the application site.
- 6.60 The submitted Parameter Plan includes substantial undeveloped landscape corridors along both the eastern and southern boundaries of the site. The eastern corridor varies between approximately 28.8m and 42.4m in width whilst the southern corridor provides a minimum setback of approximately 12m, albeit is significantly wider in places. Furthermore, any future development of RAF Upwood to the south could reasonably be expected to incorporate complementary landscape buffers along its northern boundary consistent with the requirements of the emerging draft allocation policy. Alternatively, should the RAF Upwood land not come forward for development, it would continue to provide a substantial area of open land immediately south of the application site.
- 6.61 The Council's Landscape Officer advises that the proposed landscape buffers to the east and south are wide enough to accommodate structural landscaping sufficient to maintain a degree of physical, spatial and visual separation between built development associated with Ramsey and Bury. Overall, once mitigation planting has established the Council's Landscape Officer concludes that the level of landscape harm arising from the proposal, including settlement coalescence effects, would be low.
- 6.62 Officers have no reason to disagree with this conclusion and, subject to the proposed mitigation being secured through planning conditions and compliance with the approved Parameter Plan, consider the proposal would respond positively to its landscape context and would not result in unacceptable harm to the landscape character or visual amenity. On this basis the proposal is

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considered to comply with the objectives of Local Plan Policy LP11 and NDMP DP3.

- 6.63 It is recognised, however, that the Ramsey Communities Neighbourhood Plan Examiner reached a different conclusion when considering the effectiveness of landscaping in preventing coalescence. In the Examiner's view (paragraph 4.17 of the Examiners Report dated 25 August 2026): *"Although the landscape buffer envisaged by the District Council could go some way to achieve visual separation, it would do nothing to prevent coalescence and achieve separation from the western fringe of Bury in the vicinity of the Longland Crescent area. The overall objective of Policy 2 would not be met."* That conclusion is noted. However, the Examiner's role was to assess whether the Neighbourhood Plan met the Basic Conditions, rather than undertaking a detailed assessment of the planning merits of the current application.
- 6.64 Officers observe that the submitted Parameter Plan includes a substantial landscape corridor along the eastern boundary of the site which would provide physical separation from the existing development within Bury Parish. Given that the Neighbourhood Plan Examiner accepted that a landscape buffer along the southern boundary could contribute towards visual separation in that direction, it is not clear why a similar conclusion was not reached in relation to the eastern boundary where an equivalent, and in places wider, landscaped corridor is proposed. The Examiner's Report does not indicate the extent to which the submitted Parameter Plan informed that conclusion.
- 6.65 Notwithstanding the above, Officers accept that the proposal would result in the erosion of the undeveloped land designated as a settlement break by Policy 2 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026).
- 6.66 Accordingly, notwithstanding the proposed mitigation and the Landscape Officer's conclusion that the residual harm would be low, the proposal is considered to conflict with Policy 2 because built development is proposed within land designated as a protected settlement break.
- 6.67 It is therefore necessary to consider the weight to be afforded to that conflict.

Conflict with Ramsey Communities Neighbourhood Plan Policy 2

- 6.68 The Ramsey Communities Neighbourhood Plan was examined against the NPPF (2024) as opposed to the NPPF (2026) and its associated National Development Management Policies.
- 6.69 Annex A, paragraph 2 of the NPPF (2026) states that where development plan policies have not been examined and adopted against the current Framework, policies which are materially inconsistent with national decision-making policies should be afforded very limited weight.

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- 6.70 Officers have therefore considered whether Neighbourhood Plan Policy 2 is materially inconsistent with NDMP S5(1)(j) (an assessment of the proposal against NDMP S5(1)(j) was considered in preceding sections of this report).
- 6.71 NDMP S5 permits certain forms of development outside settlements, subject to the application of the presumption in favour of sustainable development. Neighbourhood Plan Policy 2 imposes an additional restriction by preventing development unless its objectives relating to coalescence and separation are secured. Policy 2 is silent in terms of the balancing exercise required by NDMP S5.
- 6.72 Whilst there are no decision-making policies within the NPPF which relate to settlement gaps or breaks, there is a plan making policy (S2) which allows for development plan policies to identify land which should be protected or enhanced for specific purposes. This includes:
- “Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply. Designations and associated policies to safeguard gaps between settlements should be used only where they are necessary to maintain the separate identities of the settlements and their physical separation, should be no larger than needed to achieve this aim, and should not apply to land in the Green Belt.”*
- 6.73 In principle, the allocation of a settlement gap is not therefore considered to be materially inconsistent with the NPPF. NDMP S5 and S2 can operate together. However, it is necessary to consider if the settlement gap is “necessary to maintain the separate identities of the settlements and their physical separation” and whether the gap is “no larger than needed to achieve this aim”. This is a matter of planning judgement and Officers have approached this as two separate questions.
- 6.74 Officers accept that, even though existing development has already eroded the degree of separation elsewhere, the undeveloped eastern edge of the application site currently contributes to the perception that Bury and Ramsey remain distinct in this location (as viewed from adjacent development/the PRow). In many cases the purpose of a settlement gap policy is to prevent the final stages of coalescence. It is accepted that there is a credible planning basis for concluding that some form of settlement gap designation is justified and is consistent with National Plan Making Policy S2 of the NPPF (2026) (but noting that this is a plan-making policy and not a decision-making policy).
- 6.75 In coming to a judgement on whether the gap is “*no larger than needed to achieve this aim*”, it is necessary to consider what width of undeveloped land is required to maintain a meaningful visual, physical and spatial break. This was discussed with the Council’s Landscape Officer who verbally offered advice as follows:

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- the site's contribution to separation has already been diminished by surrounding development;
- there is no prescribed minimum width for a settlement break;
- the landscape belt proposed by the Parameter Plan to the east of the developable area would be capable of functioning as a settlement break;
- users of the public right of way and wider landscape would continue to perceive a substantial separation between built form in Bury and Ramsey; and
- the overall resulting landscape harm would be low.

6.76 On this basis there is a credible argument that the extent of the designated settlement break in the Neighbourhood Plan may exceed what is strictly necessary to maintain the separate identity and physical separation of the two settlements. However, as Policy S2 of the NPPF (2026) is a plan making (as opposed to decision making) policy, it is not considered that conflict with Policy S2 would trigger paragraph 2 of Annex A of the NPPF which explicitly refers solely to “*national decision-making policies*”.

6.77 Officer's view is that Neighbourhood Plan Policy 2 is not materially inconsistent with the NPPF 2026. However, it is not accepted that the entirety of the designated area is required to satisfy the overall aims of Neighbourhood Plan Policy 2. On the basis that the current proposal would retain a physical, visual and spatial separation between the two settlements, the degree of conflict arising with Neighbourhood Plan Policy 2 is limited.

6.78 Furthermore, Officers note that NDMP S6 of the NPPF applies enhanced weight to neighbourhood plan policies where they are less than 5 years old and the neighbourhood plan contains allocations to meet its identified housing requirement. The Ramsey Communities Neighbourhood Plan contains no housing allocations. In such circumstances, the NPPF is clear that adverse effects arising from conflict with a neighbourhood plan policy are unlikely to substantially outweigh the benefits of approving development. This would apply even in the event that the conflict with Policy 2 of the Neighbourhood Plan was afforded full weight.

6.79 For these reasons, Officers conclude that whilst the proposal conflicts with the overall objective of Policy 2 of the Ramsey Communities Neighbourhood Plan and gives rise to a low level of residual landscape and settlement character harm (including harm arising from settlement coalescence), the degree of weight which may be afforded to this policy conflict and associated harm are insufficient to justify refusal of planning permission on this basis alone. The identified conflict with the Neighbourhood Plan and the low level of landscape harm arising nevertheless remains an adverse effect and attracts weight against the proposal in the overall planning balance.

Design considerations

6.80 Policy LP11 of the Huntingdonshire Local Plan to 2036 requires new development to respond positively to its context. Policy LP12 requires new

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development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.

- 6.81 NDMP L3 of the NPPF requires that outside of settlements, development footprints should make the best use of a sites development potential, taking into account the policies in the Framework.
- 6.82 NDMP D3 sets out key design principles and advises that development proposals should be refused, if without clear justification they conflict with relevant aspects of the design principles. Substantial weight should be given to compliance with relevant development plan policies when assessing design quality.
- 6.83 As previously highlighted, this application is for outline consent with matters relating to appearance; landscaping; layout; and scale being reserved for future applications.
- 6.84 Nevertheless, the application is accompanied by an Illustrative Masterplan which demonstrates how 199 dwellings could be accommodated on the site and three Parameter Plans relating to: Land use and Movement; Landscape; and Urban Design.
- 6.85 The Council's Urban Design Officer was consulted on the application and provided comments which have been addressed by the applicant through amendments being made to the submitted Parameter Plans. This included increasing the depth of the open space proposed within the south west corner of the site to create a softer landscape edge.
- 6.86 The indicative Illustrative Masterplan shows the proposed housing grouped into a series of small perimeter blocks formed by connected conventional streets and shared surface streets. This creates a series of loop roads and outward facing development fronting the northern, eastern, southern and western edges and avoids cul-de-sacs. This approach is very much supported in urban design terms as it improves access and permeability through the site.
- 6.87 The Parameter Plans, as amended, demonstrate:
- A net developable area of approximately 5.9ha. 199 dwellings would create a net density of approximately 33.6dph and a gross density of 21.9dph. This is consistent with the DWH Ramsey Park development to the north.
 - The alignment of the primary road. This follows an existing gas main. Notwithstanding the easements associated with the gas main, there is scope to provide a grass verge and planting either side of the primary street as shown on the Parameter Plans (and illustrated within the DAS Addendum).
 - Continuous open space is to be provided around the perimeter of the site, providing recreational opportunities, including a 1.1km circular leisure walk and opportunities for structural landscaping which will help to screen the proposed development.

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- Three different character areas within the developable area comprising a 'Rural Edge Character Area', Primary/Village Street Character Area' and 'Main Character Area'. The key characteristics of these Character Areas is expanded upon by the DAS Addendum.
- Dwelling heights of up to 2.5 storeys (up to 11m ridge line as per existing development to the north) across the developable area, however this will be limited to 2 storeys (up to 9m ridge line) within the Rural Edge Character Area (development facing westwards towards the wider countryside).
- Frontage development around the perimeter of the developable area, so as to create outward looking development which provides natural surveillance over the proposed open space and avoiding the need for cul-de-sacs;
- Two Public Realm Spaces within the developable area, including at least one play area.
- Locations for landmark buildings;
- Potential for a second point of vehicular access, and two pedestrian accesses, to the south in the event that the RAF Upwood site comes forward for development (and subject to agreement with the relevant landowners).
- Potential for a second point of pedestrian access to the east, into Longland Crescent (subject to agreement with the relevant landowners).

- 6.88 It is noted that the upper quantum of development was reduced during the consideration of this application from 220 dwelling to 199 dwellings. In terms of design and corresponding density, this reduction is considered modest and acceptable on the basis that It will assist in reinforcing the design principles established within the Urban Design Parameter Plan and Design and Access Statement, and will support a more successful integration of the development into its wider setting by further softening the site's southern and western edges. The reduced quantum of development also contributes positively to the creation of a 'soft edge' to this part of Ramsey.
- 6.89 On this basis, the proposal is considered to still make effective use of the land, in accordance with NDMP L3 of the NPPF.
- 6.90 Officers are satisfied that a scheme of up to 199 dwellings could be achieved on the site and the Parameter Plans provide a suitable framework within which more detailed design proposals can be generated at reserved matters stage to satisfy the design principle set out by NDMP DP3. A condition is recommended to ensure reserved matters applications follow the design principles set out in the Parameter Plans.
- 6.91 The Council's Urban Design Officer supports the proposals and subject to conditions, the proposal complies with Local Plan Policies LP11 and LP12. In accordance with NDMP SP3 of the NPPF, compliance with relevant development plan policies when assessing design quality is a matter to be afforded substantial weight in the overall planning balance.

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Access, highway and transport Impacts

- 6.92 Local Plan Policy LP16 seeks to promote sustainable travel by requiring development to maximise opportunities for walking, cycling and public transport, provide safe access, protect or enhance public rights of way, and ensure that transport impacts are appropriately assessed and mitigated without resulting in severe residual cumulative impacts. Policy LP17 requires development to provide safe access, adequate vehicle and cycle parking, and sufficient space for vehicle movements, having regard to accessibility, user needs, amenity and highway safety, whilst encouraging cycle parking and facilities for cyclists.
- 6.93 Policy 8 of the Ramsey Communities Neighbourhood Plan requires proposals to demonstrate how opportunities for the use of sustainable modes of transport are maximised and ensure accessibility to existing public transport and community transport provision. Policy 9 supports proposals where they would not adversely affect the local highway network and development should incorporate adequate provision for parking and storage and collection of refuse bins.
- 6.94 NDMP (NPPF, 2026) TR3, TR4 and TR6 seek to ensure development is located in sustainable locations, designed to prioritise active and sustainable travel, and supported by appropriate transport evidence demonstrating that it would not result in severe transport or highway safety impacts.
- 6.95 The application was supported by a Transport Assessment and several Transport Technical Notes prepared in response to comments provided by the Highway Authority.

Point of access from Stoneman Way

- 6.96 A single point of vehicular access is proposed into the northern boundary of the application site, via Stoneman Way.
- 6.97 The Highway Authority initially objected to the proposal being accessed solely from Stoneman Way which already serves 70 dwellings. However, following receipt of comments from Cambridgeshire Fire and Rescue Service which advised that the proposed access would be sufficient for attending an emergency incident, the Highway Authority removed their objection and their request for a secondary point of access.
- 6.98 The Highway Authority confirmed that the access dimensions meet their requirements for the total number of dwellings.
- 6.99 The Parameter Plans indicate pedestrian connections to Longland Crescent and RAF Upwood and a potential vehicular access to RAF Upwood. These connections to RAF Upwood would need to be assessed further if the adjacent landowners are in agreement and the site comes forward for development in the future.

- 6.100 The Highway Authority advised that they will not adopt SUDS features or trees in a linear length of verge, as indicated on the illustrative Masterplan. However, these are matters for review as part of a subsequent reserved matters application.
- 6.101 The access arrangements from Stoneman Way, which are to be approved at outline stage, are considered to be acceptable against the aims of relevant development plan policies and the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Highway Impacts and Active Travel

- 6.102 NDMP TR6(4) of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.
- 6.103 As a result of detailed discussions with the Highway Authority during the course of this application, a scheme for the signalisation of the junction of Biggin Lane and Bury Road has been agreed between the applicant and the Highway Authority. As the land required to deliver the signalisation scheme is all within highway land, these are proposed as off-site works to be secured by condition and a separate S278 agreement.
- 6.104 Whilst local residents concerns about the safety of the proposed signalisation are noted (including the assumptions made within the underpinning technical assessments), the scheme has been subject to a Stage 1 Road Safety Audit (RSA) which has been reviewed by the Highway Authority (including the Highway Development Team's road safety specialist, the Transport Assessment Team, and the Traffic Signals Team). No road safety problems were identified and the introduction of traffic signal control at this location is considered likely to provide a more controlled junction arrangement than the existing priority junction.
- 6.105 Whilst the Highway Authority consider that delivery of the signal scheme at the Biggin Lane junction could be challenging due to the utilities equipment which appears to be in the verge, the developer has advised that they are satisfied the signal scheme is deliverable. The applicant is agreeable to a pre-commencement condition requiring the signalisation scheme of the Biggin Lane/ Bury Road (BI 040) to be built out and be operational before the development can commence and the Highway Authority offers no objection on this basis.
- 6.106 As a result of the additional work undertaken by the applicant, and discussions directly between the applicant and the Highway Authority during the course of the planning application, the Transport Assessment team of the Highway Authority are satisfied that the development, subject to conditions, would not cause a detrimental impact to the highway network. The Highway Authority have

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confirmed that there is no sound reason to justify refusal of the application on the basis of highway impacts or safety.

6.107 Beyond securing the agreed signalisation scheme, the conditions recommended by the Highway Authority include securing measures which will support sustainable travel between the application site and the surrounding area. These include:

- the provision and implementation of a Travel Plan;
- securing the resurfacing of the existing PRow which runs along the northern edge of the site (190/9) to provide a sustainable connection to Grenfell Road;
- implementation of pedestrian improvements, consisting of a pram crossing and a footway across The Malting where it meets Biggin Lane (this will be provided across an existing grass verge which is within highway land).

6.108 Active Travel England (ATE) were consulted on the application but did not provide detailed comments, rather directed HDC to the ATE standing advice. An Active Travel England Assessment, including completion of the ATE Planning Application Assessment Toolkit, was submitted in support of the planning application by the applicant.

6.109 The assessment considers the accessibility local services/facilities, including:

- Bus stops on Upwood Road (which provide services to Peterborough, Huntingdon and St Ives) – circa 450m from the site;
- Shell petrol filling station with convenience store – circa 700m from the site;
- Bury C of E Primary School - circa 900m from the site;
- Abbey College – circa 2.9km from the site;
- Ramsey town centre – circa 1.2km from the site;
- Ramsey Health Centre – circa 1.9km from the site
- Ramsey Leisure Centre – circa 3.5km from the site.

6.110 The ATE Assessment includes a route audit and concludes that the proposed development performs positively against all 10 ATE assessment criteria, with every category achieving a "Pass" rating. The assessment finds that, taking account of the proposed highway improvements, the site is suitably and safely connected to local services, schools, public transport and the wider walking and cycling network.

6.111 Taking account of the sites location and based on the comments provided by the Highway Authority, Officers have no reason to dispute the conclusions of the applicant's ATE Assessment. Subject to the conditions recommended by the Highway Authority, the scheme satisfactorily incorporates measures that encourage walking, cycling and public transport use and complies with the aims of Local Plan Policies LP16 and LP17, Neighbourhood Plan Policies 8 and 9 and NDMP TR3, TR4 and TR6 in terms of being sustainably located, maximising opportunities for sustainable travel and having an acceptable impact

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upon the highway network. This is a matter to be afforded neutral weight in the overall planning balance.

Public right of way

- 6.112 Local Plan Policy LP3 supports proposals which maintain and where appropriate enhance the rights of way network.
- 6.113 Ramsey Communities Neighbourhood Plan Policy 10 supports proposals to support, improve and extend the network of public rights of way network, where this does not result in ecological or landscape harm.
- 6.114 NDMP TR8 of the NPPF (2026) requires development proposals to protect and enhance rights of way and take opportunities to extend or improve the quality of existing routes where this would provide improved countryside access and new circular routes.
- 6.115 A Public Right of Way (PRoW) (ref: 190/9 / No. 9 Ramsey) runs through the application site, along its northern edge. This footpath provides a link to Longland Crescent and Grenfell Road to the east and provides access to the wider PRoW network within open countryside to the west.
- 6.116 In the north eastern half of the site the Parameter Plans and Illustrative Masterplan show the proposed dwellings fronting onto the green corridor within which the PRoW will be located (separated from it by an access road serving the proposed dwellings). In the north western half of the site the existing young tree belt is retained alongside the PRoW, with the drainage pond proposed to be located beyond it.
- 6.117 The alignment of the PRoW within the application site will be unaffected by the proposed development. The Parameter Plans and Illustrative Masterplan show the PRoW being retained within a green corridor which runs the length of the northern site boundary. The Highway Authority recommended a condition securing the resurfacing of the section of Public Right of Way 190/9 on the north frontage of the site so as to provide a connection to the existing surfaced section of Public Right Of Way 190/9 to the east of the development and provide a surfaced connection to Grenfell Road. This will improve accessibility and facilitate pedestrian movement between the development and the surrounding area.
- 6.118 Cambridgeshire County Council Definitive Map Officer raised no objection to the proposal subject to the change of surface being fully addressed and the footpath remaining open and unobstructed at all times.
- 6.119 A Construction Environmental Management Plan can be conditioned and will be required to ensure that the PRoW remains open during construction, with arrangements made to ensure the safety of PRoW users where construction traffic may interact with it.

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- 6.120 As part of the development, a circular 1.1km loop footpath is proposed around the perimeter of the development site which links into the existing PRow and will provide future residents with direct access to the countryside as well as the existing urban area.
- 6.121 The proposal complies with the aims of Local Plan Policy LP3, Neighbourhood Plan Policy TR8 and NDMP TR8. The benefits associated with the provision of an additional circular walking route / extension to the right of way network is a matter to be afforded positive weight in the overall planning balance.

Parking and waste collection arrangements

- 6.122 As the application is submitted in outline, with all matters except access reserved for future determination, the detailed layout and design of streets, including parking provision and waste collection arrangements, are matters for future consideration.
- 6.123 Based on the submitted Parameter Plans, Officers are satisfied that these are matters which can be adequately addressed at reserved matters stage, to ensure compliance with HDC Local Plan Policy LP17, Neighbourhood Plan Policy 9 and NDMP TR4. This is a matter to be afforded neutral weight in the overall planning balance.

Drainage and Flood Risk

- 6.124 The application is accompanied by a Flood Risk Assessment and Drainage Strategy (which includes sustainable drainage systems), illustrative Drainage Strategy Layout and CCTV Condition Report of existing drainage infrastructure. The LLFA, Middle Level Commissioners and Anglian Water were consulted on this planning application (as discussed below).
- 6.125 Local Plan Policy LP5 requires that proposals pass the sequential and exception tests as relevant and all reasonable opportunities to reduce flood risk are taken. The policy also requires that development proposals on a site of 1ha or more be accompanied by a site specific flood risk assessment which includes consideration of the impact of climate change and complies with the requirements of relevant bodies, including the LLFA, Middle Level Commissioners or internal drainage boards, as may be applicable.
- 6.126 Local Plan Policy LP15 supports proposals where sustainable drainage systems are proposed and where discharge is proposed to systems controlled by the Middle Level Commissioners, their standing advice is taken into account and details of the discharge agreed with them.
- 6.127 NDMP F4 of the NPPF requires site specific flood risk assessment to be appropriate to the scale, nature and location of development, and where

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relevant support an assessment of whether the proposal satisfies the exception and sequential tests as set out in NDMP F5 and F6.

- 6.128 NDMP F7 of the NPPF seeks to ensure that development is safe from flooding for its lifetime and NDMP F8 requires the use of sustainable drainage systems to control flow rates and reduce volumes of runoff.

Location of development in relation to flood risk

- 6.129 Environment Agency mapping shows that the application site is located within Flood Zone 1 (lowest probability of flooding), with the exception of a small area of the site, within the north western corner which is located within Flood Zone 2 (medium probability of flooding). No built development is proposed within the area of Flood Zone 2.
- 6.130 Risk of flooding from all sources (including surface water, ground water and reservoir flooding) is assessed in the submitted Flood risk Assessment which confirms that a sequential approach has been followed with regards to the site layout, with dwellings located in areas at the lowest risk of fluvial and surface water flooding. The north-west corner of the site, where the area of Flood Zone 2 and medium and high surface water flood risk is identified, is to remain open as public open space. This is confirmed on the submitted Parameters Plans which can be subject to approval as part of the current outline planning application.
- 6.131 Having regard to available data, including Environment Agency mapping and Huntingdonshire District Council's Level 1 and 2 Strategic Flood Risk Assessment (SFRA), all development proposed is located in areas deemed to be at low risk of flooding. This complies with approach promoted by NDMP F7 of the NPPF and in accordance with NDMP F5(2)b(i) does not trigger a requirement for a sequential test.
- 6.132 As discussed in further detail below, the LLFA have no objection to the proposed drainage strategy, which has been designed to accommodate the 1 in 100 year storm event plus 40% allowance for climate change and limit surface water flows entering the Bury Brook catchment from the development to a level below that associated with the existing undeveloped site. On this basis the submitted Flood Risk Assessment concludes that the proposed development will be safe for its lifetime and will not increase flood risk elsewhere, as required by NDMP F7 of the NPPF.
- 6.133 The location of the proposal accords with the aims of the sequential approach of Local Plan Policy LP5 and NDMP's F5 and F7.

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Surface Water Drainage

Proposed drainage strategy

- 6.134 Topographical data shows that the highest point of the site is within the centre of the southern boundary (at approximately 20.7m) and the lowest point of the site is in the northwest corner (at approximately 17.6m).
- 6.135 The submitted Flood Risk Assessment includes a detailed drainage strategy which is supported by hydraulic modelling undertaken using industry-standard software. The hydraulic calculations, which assess all critical storm events up to and including the 1 in 100-year + 40% climate change event, are included within the submitted Flood Risk Assessment.
- 6.136 The proposed drainage strategy comprises a piped network with on-site attenuation provided in a detention basin located in the northwest corner (the lowest part of the site). Tanked permeable paving is also proposed to be provided below all private driveway areas. Controlled outlet structures ensure regulated discharge of treated surface water from the detention basin to the receiving watercourse to the north - the Bury Brook catchment which is controlled by the Middle Level Commissioners.
- 6.137 The on-site detention basin is designed to accommodate all surface water flows up to and including the 1 in 100 year storm event plus 40% climate change allowance, plus an additional 10% for urban creep. It has been designed to restrict all surface water discharges from the development to the existing greenfield runoff rate. The applicant advises that this represents a significant reduction in peak flows entering the downstream system during events above the 1-year baseline and therefore results in lower peak flows to the downstream system post-development than under the existing greenfield conditions.
- 6.138 The drainage strategy complies with NDMP F7 and F8 of the NPPF (2026).

Lead Local Flood Authority (LLFA)

- 6.139 NDMP F8 of the NPPF requires that for major development proposals, decision makers take account of advice from the Lead Local Flood Authority.
- 6.140 Cambridgeshire County Council is the relevant Lead Local Flood Authority (LLFA) responsible for managing local flood risks from surface water, groundwater and ordinary watercourses.
- 6.141 In response to an initial objection from the LLFA, during the course of the planning application, the applicant provided:
- A CCTV Condition Report for the existing culverted watercourse to the north (into which surface water is proposed to ultimately be discharged) which confirms that repairs required to the existing culvert are situated wholly

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within land which is controlled by the applicant. No third-party consent is therefore required to undertake the required repairs;

- Confirmation that the proposed detention basin has been designed to deliver three distinct treatment stages. Accordingly, surface water runoff entering the drainage system from roads will receive more than one level of treatment prior to discharge.

6.142 Subject to conditions securing further details, the LLFA is now satisfied that surface water from the proposed development can be adequately managed by the proposed drainage strategy. In addition, the LLFA is satisfied with the outline maintenance and management strategy proposed for the surface water drainage system.

6.143 Whilst comments from the Council's Landscape Officer are noted regarding the provision of a more organic form of attenuation pond (which would be shallower and larger to benefit biodiversity), the LLFA is satisfied that the proposed attenuation pond is acceptable and the Council's Ecological Advisor is satisfied that biodiversity requirements can be adequately met. On this basis, Officers do not consider that there are reasonable grounds to justify an alternative attenuation pond design be tested as part of this outline planning application. Notwithstanding this, the final design of the attenuation pond would be secured by a surface water drainage condition (as recommended by the LLFA).

Middle Level Commissioners

6.144 The Middle Level Commissioners are an Internal Drainage Board (IDB) under the Land Drainage Act (1991) and have responsibility for flood defence and water level management along with some conservation duties in much of the northeast of the district, including the Bury Brook catchment. Where a proposed drainage system directly or indirectly discharges to a watercourse or system managed by the Middle Level Commissioners, agreement must be reached regarding the approach to design mitigation or discharge rates (this agreement is secured via a consenting regime which is entirely separate to the Town and County planning system).

6.145 An objection from the Middle Level Commissioners to any development within the Bury Brook catchment was received in September 2025, including this planning application. This objection highlighted that the area has been designated as an Acute Drainage Area and the Commissioners will not issue any consents unless its requirements are met.

6.146 The Middle Level Commissioners suggested they were not satisfied that the proposed drainage strategy for this application would meet the Commissioners design standards to ensure that the development would be safe for its lifetime and not increase flood risk elsewhere. Despite numerous attempts, Officers were unable to substantiate the grounds for this objection with direct reference to the proposed design of the drainage scheme for this application.

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- 6.147 The Middle Level Commissioners were asked to provide further information to justify their objection, including the extent to which the proposed development would increase flows within the Commissioners network and whether any amendments or additional information could be secured to address the concerns raised by the Commissioners. A response was received from the Commissioners on 8th January 2026 which suggests that a hydraulic model, study and Drainage Strategy of the wider Bury Brook sub-catchment is required to advise on the impacts of current and future development around Alconbury Weald, Sapley, Broughton, Bury and Ramsey, in addition to a detailed study, hydraulic model and Drainage Strategy for The Slade sub-catchment.
- 6.148 Whilst Officers do not doubt the advice provided by the Middle Level Commissioners, no evidence has been provided to allow the council to quantify the extent of the problem or any level of harm arising as a direct result of the proposed development.
- 6.149 The applicant was asked to respond directly to the Middle Level Commissioners Objection. A letter was received from the applicant on 17th December 2025 which responds to each point raised in the Commissioners Objection. In summary, the applicant confirmed that the proposed drainage strategy for the site has been informed by hydraulic modelling and is self-contained – it ensures that the proposed development is safe for its lifetime and ensures that it does not increase flood risk elsewhere (in fact it should result in a betterment from the current situation as the runoff rate for the proposed development is less than that associated with the currently undeveloped site). Officers have no evidence to dispute the applicant’s drainage strategy which accords with the requirements of the NPPF.
- 6.150 Local Plan Policy LP5 supports development proposals where: all forms of flood risk have been addressed as detailed in the National Planning Practice Guidance (NPPG) and the Cambridge Flood and Water SPD; and a site-specific flood risk assessment has been produced which complies with the requirements set out by relevant bodies, including the MLC. LP15 supports sustainable drainage systems subject to relevant agreement with the MCL.
- 6.151 Whilst there is a national plan making policy in the NPPF which requires plan makers to take account of advice from any relevant flood risk management authorities including internal drainage boards, there is no equivalent NDMP. NDMP F8 solely requires decision makers to take account of the advice of the LLFA for major development proposals.
- 6.152 In this case the only conflict with HDC Local Plan Policies LP5 and LP15 is that the requirements of the MLC have not been addressed, however, as set out above the requirements of the MLC are enforced by a consenting regime which is entirely separate to the Town and County planning system. NDMP DM7 of the NPPF is clear that *“Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use*

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implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.... Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed”.

- 6.153 On the basis that LP5 and LP15 set a higher threshold (in terms of MLC agreement) and the MLC design requirements are enforced under a separate consenting regime, the limited degree of conflict with Local Plan Policies LP5 and LP15 can be afforded very limited weight, in accordance with NPPF Annex A, paragraph 2.

Conclusion on flood risk and surface water drainage

- 6.154 For the reasons set out above, the location of the proposed development complies with the requirements of the relevant development plan policies and NDMPs (its location is deemed to be at low risk of flooding having regard to available evidence). The submitted flood risk assessment satisfies the requirements of the NPPF, the Cambridge Flood and Water SPD and the LLFA by demonstrating that the proposed development can be made safe from flooding for its lifetime and will not increase flood risk elsewhere.
- 6.155 HDC does not have sufficient information to substantiate the claims made by the Middle Level Commissioners objection and consequently it has no evidence to dispute the information provided by the applicant.
- 6.156 Officers have no evidence to suggest that any harm will arise from the proposed development in terms of flood risk. Therefore, this is a matter to be afforded neutral weight in the overall planning balance.
- 6.157 The proposal is compliant with NDMP F4, F5, F7 and F8 of the NPPF. The proposal broadly complies with Local Plan Policies LP5 and LP15; the only point of conflict arising relates to the objection from the MLC, however for the reasons set out above this can be afforded very limited weight in the overall planning balance.

Foul water drainage and water quality

- 6.158 Local Plan Policy LP6 (Waste Water Management) supports proposals where: a sustainable foul water strategy has been agreed with Anglian Water; where the Environment Agency and Natural England have not raised concerns that the requirements of the Water Framework Directive and the Habitats Directive could be compromised; and the Middle Level Commissioners or other internal drainage board do not object on the basis of flood risk in the system they manage. To achieve these requirements for proposals constrained by existing capacity, interim treatment measures are likely to be required until an acceptable permanent solution is put in place. Where temporary measures are

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not available or would be insufficient it may be necessary for development to be phased.

- 6.159 NDMP P3(2)(f) of the NPPF states that development proposals should assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies. In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in NDMP DM7. The requirements of Local Plan Policy LP6 therefore set a higher threshold than the NPPF.
- 6.160 Foul water is proposed to discharge to the existing Anglian Water foul water sewer network in Biggin Lane via a pumped foul water outfall.
- 6.161 Whilst Anglian Water initially objected to the proposal, they confirmed in July 2026 that Ramsey WRC and Ramsey Terminal Pumping Station has sufficient capacity to accommodate the additional flows associated with this development without creating a risk to the environment or to existing customers. On this basis the proposal satisfies Policy 7 of the Ramsey Communities Neighbourhood Plan (as amended by the Examiner), in so far as it supports development that “can demonstrate that there is capacity in the local surface water drainage system, the water supply network and the sewerage network...having regard to the advice of Anglian Water”.
- 6.162 In accordance with HDC Local Plan Policy LP6 neither the Environment Agency or Natural England has objected to the proposal with reference to the Water Framework Directive or Habitats Regulations. Whilst the Middle Level Commissioners have suggested a need for a Water Framework Directive Assessment, HDC are not a relevant body for the Water Framework Directive, which is enforced by the Environment Agency in England.
- 6.163 The Middle Level Commissioners confirmed during the course of this application that comments received from Anglian Water relate to the disposal of treated effluent and therefore do not alter their position. MLC comments in relation to flood risk from surface water have been addressed in detail above.
- 6.164 Bury Parish Council comments about the existing issue at Bury Parish Sport Field is noted - during heavy rainfall the foul drainage outlet empties onto the Sports Field - however the sports field is located on the eastern edge of Bury and is understood to be upstream of the Ramsey Terminal Pumping Station. It is not therefore reasonable to expect this planning application to solve an existing capacity issue associated with the existing combined sewage system further upstream and off site. It is necessary to demonstrate that this application will not exacerbate the existing problems; Anglian Water have confirmed they are satisfied that the proposal can be accommodated without harm.
- 6.165 The proposal satisfies NDMP P3(2)(f) and Local Plan Policy LP6, with the exception of an objection from the MLC. For the reasons already set out above

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in relation to surface water drainage, the MLC objection and the arising conflict with LP6 can be afforded very limited weight in the overall planning balance.

Ecology and Biodiversity

- 6.166 Local Planning Authorities have a Statutory Duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). Local Plan Policies LP30 and LP31 also require all potential adverse impacts on biodiversity and geodiversity to be investigated and where possible avoided, or where unavoidable, mitigated.
- 6.167 NDMP N2 of the NPPF requires proposals to contribute positively to the natural environment and avoid, mitigate or then compensate for significant harm to biodiversity. NDMP N6 protects designated sites and irreplaceable habitats.
- 6.168 The application is supported by an Ecological Appraisal, surveys for bats, reptiles and breeding birds, a Shadow Habitats Regulations Assessment, Green Infrastructure Strategy Plan and Biodiversity Net Gain report. These documents have all been reviewed by an Ecologist from Place Services on behalf of HDC. In addition, Natural England were consulted and have commented on the application.

Designated sites

Statutory designated sites

- 6.169 There are no internationally or nationally designated sites of ecological importance on the site itself.
- 6.170 There are 5 internationally designated sites of ecological importance within 15km of the application site, the closest being Woodwalton Fen nature reserve (designated as a Ramsar, part of Fenland Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI)) located around 4km to the west. Portholme SAC, Orton Pit SAC, Nene Washes SAC and Ouse Washes SAC are all located circa 14-15km from the site.
- 6.171 Woodwalton Fen (Ramsar, SAC and SSSI) is now one of only four remaining fragments of the ancient fens and supports many rare and vulnerable species. Whilst there are no hydrological linkages between the application site and Woodwalton Fen, a public bridleway links the application site to the Woodwalton Fen, which is also accessible by car (Woodwalton Fen has existing recreational facilities for visitors including a public car park).
- 6.172 There are no nationally designated sites of ecological importance within 2km of the application site, however the application site is within the Impact Risk Zones for Warboys and Wistow Wood SSSI which is 2.35km south east of the Site,

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and Upwood Meadows SSSI, 2.55km to the southwest of the Site. The application site is not directly connected to either of the SSSI sites, however both are accessible by car with on-site public car parks.

- 6.173 In accordance with NDMP6, Natural England guidance and the Habitat Regulations, it has been necessary to consider whether the increase in local population associated with the proposed development would result in increased recreational pressure upon the closest internationally and nationally designated sites.
- 6.174 The applicant's submission includes an assessment of off-site recreational impacts which has been reviewed by Natural England and Place Services Ecology, on behalf of HDC. As the Competent Authority, HDC has also completed a Recreational pressure Habitats Regulations Assessment.
- 6.175 In order to provide attractive on-site recreational opportunities (and thus limit the number of residents visiting the off-site designated ecological sites), particularly for day to day dog walks, the applicant proposes to provide perimeter greenspace which can be used as a circular walk and informal leisure space. The perimeter greenspace, as illustrated on the Parameter Plans, measures circa 3.4 hectares (equivalent to circa 36.5% of the developable area) and includes a circular leisure route which measures 1.1km in length.
- 6.176 The existing PRoW which runs along the northern boundary of the site, and is to be retained, provides a link into the wider PRoW network in the area. There are circa 3km of PRoW within a 1km radius of the site, with a further 4km of PRoW within a 1-2km radius of the site.
- 6.177 Natural England and HDC are satisfied that subject to securing the proposed-on site open space (as shown on the Landscape Parameter Plan) and the 1.1km circular walk (as shown on the Land Use and Movement Parameter Plan), the proposed development will not result in unacceptable impacts (alone or in combination) upon the integrity of any of the closest internationally and nationally designated ecological sites.
- 6.178 Subject to conditions, the proposal complies with Local Plan Policy LP30 and NDMP N4 and N6 of the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Non-statutory sites

- 6.179 There is 1 non-statutory designated site (County Wildlife Sites) within 2km of the Site boundary – Bury Pond Nature Reserve. As it is hydrologically isolated from the application site and has no public access, no adverse impacts upon this site are expected as a result of the proposals. This is a matter to be afforded neutral weight in the overall planning balance.

Protected species and priority habitats

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- 6.180 There are no rare or protected habitats on site. The site is in arable use, with the field margins marked by mixed and bramble scrub, grassland, immature woodland (confined to the north western boundaries), and individual trees.
- 6.181 The immature woodland in the north western corner of the site represents the most interesting habitat within the site and this is to be largely retained and enhanced as part of the on site open space (as illustrated by the Parameter Plans and the Tree Protection Plan contained in the submitted Arboricultural Impact Assessment report).
- 6.182 There are no existing buildings on site and there is limited commuting and foraging value currently on the application site to support bats. A limited number of trees are proposed to be removed to facilitate the proposed development, however, surveys have confirmed that these trees do not hold any potential for bat roosts. The submitted Bat Survey Report recommends mitigation for bats to include bat hop-overs and wildlife sensitive lighting with bat boxes and habitat creation as enhancements (these can be secured by condition).
- 6.183 Whilst the site contains habitats with some suitability for reptiles, presence/absence surveys undertaken across 7 different occasions found no presence of reptiles on the application site.
- 6.184 The bird survey undertaken recorded no ground nesting birds, however, the field was utilised by foraging rook and starling, which were recorded in small numbers. Avoidance measures are proposed to limit disturbance to nesting birds, in addition to enhancements, including scrub creation and nest boxes.
- 6.185 Subject to the mitigation measures identified in the Ecological Appraisal (FPCR, March 2025) and Technical Note - Breeding Bird Survey (FPCR, Nov 2025) being secured (by condition), the Council's ecological advisor has no objection to the proposal.
- 6.186 Beyond mandatory biodiversity net gains (discussed below) it is considered that reasonable biodiversity enhancement measures can be delivered as part of a future proposal, to benefit protected, priority and threatened species. Finalised details of these enhancement measures can be secured by conditioning the submission and approval of a Biodiversity Enhancement Strategy.
- 6.187 Subject to conditions, the proposal therefore complies with the aims of Local Plan Policy LP30 and NDMP N2 and N6 of the NPPF (2026) in terms protected species and priority habitats. This is a matter to be afforded neutral weight in the overall planning balance.

Biodiversity net gain

- 6.188 Biodiversity net gain (BNG) is a statutory requirement set out under Schedule 7A (Biodiversity Gain. in England) of the Town and Country Planning Act 1990 All planning applications are required to deliver a mandatory 10% measurable BNG, unless exempt under paragraph 17 of Schedule 7A of the Town and

Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

- 6.189 The application is accompanied by a Biodiversity Net Gain Report and a completed BNG metric, based on the Illustrative Masterplan. This indicates that as a result of the proposals, there would be a 10.24% increase in habitat units on the site. There will be no net loss of hedgerow or watercourse units. As such, the scheme can meet the minimum 10% net gain in habitat units and satisfy habitat trading rules.
- 6.190 The Council's ecological advisor is satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to determination. Further information on BNG will be required prior to commencement of development, including a Habitat Management and Monitoring Plan, however this can be secured by condition. A monitoring fee for BNG is to be secured by S106.
- 6.191 On this basis the proposal is therefore considered to comply with the aims of the Development Plan and the NPPF with regards to adequately avoiding and mitigating any impacts on ecology and biodiversity. This is a matter to be afforded neutral weight in the overall planning balance.

Trees

- 6.192 Local Plan Policy LP31 supports proposal which seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 6.193 NDMP N3 of the NPPF requires that new streets are tree-lined and that species selection and their placement is carefully considered.
- 6.194 The application is accompanied by an Arboricultural Impact Assessment, Tree Schedule and Tree Constraint Plan. This confirms that there is limited tree cover within influence of the application site.
- 6.195 The application site is not located within a Conservation Area and there are no Tree Preservation Orders on or adjacent to the site.
- 6.196 Existing trees are largely limited to two linear arrangements of shelterbelt plantings adjacent to the northern and western site boundaries, however, they contain only young trees which are yet to fully establish. Other existing trees are largely confined to self-seeded trees within areas of field boundary scrub, with the exception of one tree of note located on the southern boundary which comprises a Category B English Oak.
- 6.197 Whilst the clearance of 2no low quality trees and the partial clearance of 3no. groups of trees/scrubs are noted, the proposals will not result in any unacceptable tree losses (all trees to be removed are Category C, low quality). The development proposals accommodate an outward facing design which

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ensures that all retained trees are buffered by single sided access roads and areas of public open space. Accordingly, there are no instances where it will be necessary to undertake construction works within proximity to retained trees.

- 6.198 The Council's Arboricultural Officer agrees that there are few arboricultural constraints to the proposed development and the new landscaping proposed as part of the development could adequately mitigate the limited number of low-quality losses required.
- 6.199 It is noted that local residents and Ramsey Town Council raised concern that existing hedgerow had already been removed from the site without consent. Officers understand that there was previously a hedgerow on site, however this was left to grow out, becoming mixed bramble and scrub (it no longer meets the conditions required to be classified as a hedgerow). Approval from the Local Planning Authority is not required for the removal of vegetation (albeit in some cases written notices may be required for the removal of important hedgerows).
- 6.200 New trees within streets and areas of open space, to accord with NDMP N3, can be secured at Reserved Matters stage.
- 6.201 Subject to a condition securing the protection of retained trees in accordance with the Tree Protection Plan and details of proposed new planting (including replacement as required) to be submitted at RM stage, the proposal is considered to be acceptable against the aims of Local Plan Policy LP31 and NDMP N3 of the NPPF (2026). This is a matter to be afforded neutral weight in the overall planning balance.

Heritage Impacts

- 6.202 The decision on this application has to be made in accordance with section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 General duty as respects listed buildings and Conservation Areas in exercise of planning functions. Section 66(1) state, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Section 72(1) imposes a duty on local planning authorities "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."
- 6.203 HDC Local Plan Policy LP34 and NDMP HE4, HE5, HE6 and HE7 of the NPPF seek to secure the conservation of heritage assets, including non-designated assets.
- 6.204 The application was accompanied by a Heritage Statement.

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Built heritage

- 6.205 There are no designated built heritage assets within the application boundary. The nearest designated assets to the application site are to the east within Ramsey and Bury:
- Listed buildings located to the east include 10 and 19 Owls End, Bury (both Grade II), The Thatched Cottage, High Street, Bury (Grade II), and Home Close, High Street, Bury (Grade II);
 - Ramsey conservation area, which is located circa 0.2km from the site.
- 6.206 There are no historic associations between any designated historic building and the application site. Furthermore, there is a lack of intervisibility between any built heritage assets and the application site.
- 6.207 The Council's Conservation Officer is satisfied that the proposed development does not result in any harm to built heritage assets, including their setting or significance. This is a matter which attracts neutral weight within the overall planning balance.

Archaeology

- 6.208 There are no designated assets of archaeological interest on the application site.
- 6.209 The submitted Heritage Statement included a desk-based assessment of archaeological potential, including a review of the results of a geophysical survey undertaken at the site.
- 6.210 The geophysical survey undertaken at the site recorded anomalies associated with Medieval ridge and furrow as well as modern activities which would have been undertaken in association with the site's former use as part of RAF Upwood. Evidence of features associated with the former airfield are not assessed as having archaeological interest.
- 6.211 Based on the evidence available, there are no features of clear archaeological interest on the site, although it is possible that elements of Iron Age/Roman field system ditches and enclosures recorded in close proximity to the site extend into it. The site is therefore considered to have a low/negligible potential for significant remains dating from all other periods. Any extant remains on the site, most likely features of an agricultural nature, would be significant for their evidential value and potential to contribute to local and regional research agendas (as opposed to being of national significance).
- 6.212 The County Archaeologist is satisfied that further evaluation of the site's archaeological potential can be secured by a pre-commencement condition. This condition will safeguard any archaeological assets from impacts associated with groundworks and ensure the preservation and/or investigation, recording, reporting, archiving and presentation of any archaeological assets discovered.

- 6.213 Subject to the recommended condition, the proposal will not directly harm any non-designated heritage assets of archaeological significance and complies with the aims of Local Plan Policy LP34 and NDMP HE8 of the NPPF (2026). This is a matter which attracts neutral weight within the overall planning balance.

Residential amenity

- 6.214 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.
- 6.215 NDMP P3 of the NPPF (2026) requires development to be located and designed so that it does not cause, exacerbate, or expose people, property or the environment to unacceptable pollution impacts (including cumulative impacts)
- 6.216 NDMP P3 of the NPPF (2026) requires development to provide a safe and secure environment for occupiers by appropriately addressing potential risks from crime, public safety and physical hazards through the design and layout of the scheme.
- 6.217 As the application has been submitted in outline with all matters reserved except access, the detailed layout and design of the proposed dwellings and public open space would be subject to future reserved matters applications. The requirements of Local Plan Policy LP14 and NDMPs P3 and P4 would be assessed in detail at that stage.
- 6.218 Nevertheless, at this stage, based on the Illustrative Masterplan, it is considered that the proposed quantum of development could be achieved in a way that would provide an adequate level of residential amenity for future residents, including adequate separation distances between properties (to ensure no unacceptable impacts on light and noise pollution) and access to adequate private amenity space, as well as on site public open space.
- 6.219 The nearest existing properties to the proposal are located on Stoneman Way, Kenny Drive, Malthouse Lane, Hopbine Court and Taverners Drive to the north, and Longland Crescent to the east. Whilst many of these dwellings will have views over the application site, particularly from first floor windows, a change in outlook (from agricultural land to residential development) does not automatically equate to harm in terms of residential amenity.
- 6.220 It is noted that Ramsey Town Council and local residents have raised concerns about the impact of noise, both during construction (in addition to vibration and air pollution) and operation upon the residential amenity of existing residents to the north, particularly elderly residents living on Malthouse Lane.
- 6.221 Having regard to the Parameter Plans, it is considered that sufficient separation distances can be achieved between all existing and proposed dwellings, to

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ensure that there is no adverse impact in terms of overlooking or overshadowing. The Parameter Plans, which are to be subject to approval show the proposed development being outward facing along its edges, in addition to a corridor of open space along the sites northern boundary (measuring between circa 9.8m and 15.5m in width) and a larger area of open space along the sites eastern boundary (measuring between circa 28.8m and 42.4m in width).

- 6.222 Officers are satisfied, based on the submitted Parameter Plans and Illustrative Layout that the quantum of development proposed can be accommodated on the application site without causing undue harm to the residential amenity of existing dwellings to the north and east in terms of overlooking, overshadowing and general disturbance (including noise) following occupation of the proposed dwellings.
- 6.223 Whilst there will be noise and highway disturbance for some residents during the construction phase (particularly residents on Kenny Drive and Stoneman Way), this would be for a limited period and a detailed Construction Environmental Management Plan (CEMP), including appropriate working / delivery times can be secured by condition and would help to mitigate this impact. A Dust Management Plan (DMP), can also be conditioned as part of the CEMP, outlining specific instructions on managing dust and air pollutant emissions. As such, any impact associated with the construction phase would not be so great as justify withholding permission. No objections have been received from the Council's Environmental Health Officer.
- 6.224 Subject to the imposition of conditions to secure details at reserved matters stage the proposal is therefore acceptable with regards to residential amenity and accords with the aims of Local Plan Policy LP14 and NDMP P3 and P5. This is a matter which attracts neutral weight in the overall planning balance.

Contamination and ground pollution risks

- 6.225 NDMP P2 (NPPF, 2026) and Local Plan Policy LP37 require development proposals to demonstrate, through appropriate investigation, risk assessment and where necessary remediation, that land contamination, ground stability and groundwater pollution risks can be effectively mitigated so that the site is suitable for its intended use and does not harm human health, controlled waters or the wider environment.
- 6.226 The application site is greenfield land however it is was previously used in association with RAF Upwood.
- 6.227 The application is accompanied by a Phase I Site Appraisal which seeks to identify potential ground engineering and contamination issues. Potential contaminants of concern are identified as Hydrocarbons, PFAS and VOCs associated with airfield use as fuel, fire-fighting agents and de-icing agents, in addition to pesticides associated with agricultural use. A Phase II ground investigation is recommended to determine more accurately the effect of the identified hazards on the development.

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- 6.228 The application has been reviewed by both HDC's Environmental Health Officer and the Environment Agency (EA) in terms of possible land contamination.
- 6.229 The EA advise that the proposed development is acceptable subject to a planning condition requiring the submission and validation of a detailed land contamination strategy for unsuspected contamination. Likewise, the Council's Environmental Health Officer has no objection subject to a condition securing further investigation of land contamination.
- 6.230 Subject to an appropriate pre-commencement condition which secures further investigation of possible land contamination and, where required, a remediation scheme, the proposal is acceptable against the aims of Local Plan Policy LP37 and NDMP P2. This is a matter which attracts neutral weight in the overall planning balance.

Housing needs (including Affordable Housing)

- 6.231 As evidenced by the council's current housing land supply position there is currently a shortage of housing delivery within the district, relative to the identified needs, including affordable housing.
- 6.232 The proposal will deliver up to 199 homes, including 40% affordable homes, as required by Local Plan Policy LP24 and NDMP HO8. The delivery of affordable housing, including the split of social versus affordable rented units and suitable clustering of units, can be secured by a S106 agreement.
- 6.233 Whilst this application has been submitted in outline form, with all matters reserved except for access, the applicant is an established house builder. To demonstrate their commitment to bringing this development forward the applicant has confirmed that they are agreeable to a planning condition which requires submission of the reserved matters within 12 months of outline planning permission being granted (the standard condition allows 3 years for the submission of reserved matters after grant of an outline planning permission). This is consistent with NDMP HO13 of the NPPF (2026).
- 6.234 Policy LP 25 of the Local Plan to 2036 requires a major development to provide mix of sizes, types and tenures, which help, achieve sustainable, inclusive, and mixed communities. The policy outlines that a proposal should set out how it responds to evidence and guidance including the Cambridge sub-region Strategic Housing Market Assessment and local assessments of housing need and demand. The Huntingdonshire Local Housing Needs Assessment (2025) guidance on the mix of housing required for Huntingdonshire up to 2046. This gives broad ranges reflecting the variety of properties within each bedroom category.
- 6.235 In terms of the mix of market dwellings, this is a matter which would be assessed and agreed at reserved matters; however, should planning permission be granted, a condition would be imposed to secure compliance with the Local Plan

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Policy LP25 and ensure an appropriate mix of market dwelling sizes is delivered, whilst also taking account of NDMP HO8(3). NDMP HO8(3) requires a flexible approach should be taken to the application of any development plan requirements relating to the number of bedrooms provided in market homes, where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures.

- 6.236 In accordance with NDMP HO7 of the NPPF (2026), substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community in the overall planning balance.

Other Matters

Climate Change

- 6.237 Policy LP12 of the Local Plan states that new dwellings must comply with the optional Building Regulation standard for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above standards in accordance with Policy LP12 of the Local Plan.
- 6.238 NDMP CC2 and CC3 require development to support the transition to net zero and be designed to adapt to climate change through sustainable, low-carbon and climate-resilient design measures.
- 6.239 Whilst the detailed design and layout of the proposed development would be assessed at Reserved Matters stage, for the reasons set out above, the site is considered to be sustainably located to support sustainable patterns of movement (upgrades to the PRoW are to be secured by condition), is not located in area which is at risk of flooding and incorporates sustainable drainage systems.
- 6.240 The proposal complies with NDMP CC2 and CC3 as far as it can at this stage. Detailed design will be considered at reserved matters stage and will need to demonstrate wider compliance with NDMP CC2 and CC3 at that point. This is a matter to be afforded neutral weight in the overall planning balance.

Community engagement

- 6.241 Policy 4 of the Ramsey Communities Neighbourhood Plan (as amended by the Examiners Proposed Modifications) requires developers to demonstrate that they have undertaken early discussion with the Town Council to discuss how pre-application community engagement can be undertaken. Proposals accompanied by a statement of community involvement that details how pre-application community engagement has been addressed in a positive way will be supported.

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- 6.242 NDMP DM1 of the NPPF (2026) states that proposals for major development should be informed by early engagement with relevant stakeholders and bodies, including the LPA and local community, and be accompanied by a concise Planning Statement which sets out (amongst other things) the outcome of pre-application engagement.
- 6.243 Prior to submission of the planning application, the applicant submitted a pre-application enquiry to HDC.
- 6.244 The application is accompanied by a Planning Statement which includes a section on 'Pre-Application Discussions'. Whilst this does not detail discussions which took place with the local community, during the course of this planning application the applicant confirmed to Officers (supported by email trails) that they had met with Ramsey Town Council in March 2025 and Bury Parish Council in September 2025 to present the proposals to them.
- 6.245 On this basis Officers are satisfied that proportionate pre-application engagement has been undertaken to avoid a material conflict with the aims of NDMP DM1 and Policy 4 of the Ramsey Communities Neighbourhood Plan. This is a matter to be afforded neutral weight in the overall planning balance.

Accessible and Adaptable Homes

- 6.246 The requirements within Policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings and accord with NDMP HO5. LP25 states that all dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and that for all affordable housing an appropriate proportion should meet Building Regulation requirement M4(3) 'wheelchair 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 and those with some disabilities, and also families with young children.
- 6.247 This is an outline planning application with layout, scale and appearance reserved for future determination. Therefore, a condition will be attached to any approval securing compliance with Policy LP25 and M4(2) standards. Subject to this condition, the proposal is considered to be in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036. This is a matter to be afforded neutral weight in the overall planning balance.

Health Impact Assessment

- 6.248 Local Plan Policy LP29 (Health Impact Assessment) requires large scale developments to be informed by the conclusions of a Rapid Health Impact Assessment (HIA). A Health Impact Assessment has been submitted with this application, that builds upon the London Healthy Urban Development Unit (HUDU) appraisal criteria, tailored to local policy and health priorities. The results of the HIA indicate the development will either have positive or neutral impacts on the themes set out. Therefore, the requirements of Policy LP29 have

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been satisfied. This is a matter to be afforded neutral weight in the overall planning balance.

Fire hydrants

- 6.249 In accordance with the comments of Cambridgeshire Fire Service, a fire hydrant condition is recommended to be imposed given the size and scale of development.

Crime and anti social behaviour

- 6.250 It is noted that Parish Council and neighbour comments have expressed concern that the proposal will increase crime and anti social behaviour.
- 6.251 Cambridgeshire Constabulary were consulted and raised no objection to the proposal. Based on crime and incident data for the past 2 years Cambridge Constabulary indicated that this is an area at low/medium risk to crime. There is no evidence to suggest this location would be any more or less subject to crime than any other residential development in the district.
- 6.252 The layout and detailed design of the proposed development is reserved for future determination. This will include the design and layout of the proposed streets and open spaces which will need to ensure that they respond to the requirements of NDMP TR4 and P5, to create places that are safe, inclusive and attractive for all users.
- 6.253 Having regard to neighbour comments, HDC Local Plan policies ensure tenure blindness and discourages large clusters of social/affordable housing. Notably, there is no evidence of a direct causal link between social/affordable housing stock and crime/anti social behaviour. In addition, there are policies and procedures outside of the planning system which govern the management of affordable housing and allow registered providers to deter and address any anti-social behaviour arising in neighbourhoods where they provide social housing.
- 6.254 A condition is recommended to ensure that security and crime prevention measures are considered at the earliest opportunity in design and inform any future reserved matters application. This is a matter to be afforded neutral weight in the overall planning balance.

Economic benefits

- 6.255 The applicant submitted an 'Economic Benefits and Social Value Assessment' in support of the planning application. This makes the case for a number of economic benefits which could be delivered by the proposal, including construction jobs and investment in the local economy by future residents of the proposed development.
- 6.256 These economic benefits are not unique to the proposed development. Nevertheless, consistent with the economic objectives of the NPPF, limited

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positive weight may be attributed to the economic contribution that the construction and occupation of the proposed development would make to the local economy in the overall planning balance.

Public Sector Equalities Duties

- 6.257 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.258 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.259 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised.

Human Rights

- 6.260 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS AND CONTRIBUTIONS

- 7.1 Local Plan Policy LP4 and Policy 7 (Infrastructure Provision) of the Ramsey Communities Neighbourhood Plan (April 2026) relate to planning obligations. Policy 7 seeks community infrastructure improvements are secured for residential development, as appropriate. The supporting text to Policy 7 recognises that in accordance with Developer Contributions SPD (2011), for most developments, CIL charges are designed to cater for the required infrastructure provision. For large scale major development (200+ dwellings) S106 contributions will still be used as appropriate.

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- 7.2 NDMP DM6 of the NPPF (2026) states that planning obligations should only be used where it is not possible to address potential unacceptable impacts through a planning condition.
- 7.3 NDMP HC3 of the NPPF (2026) specifically states that developments generating significant numbers of people should provide or contribute towards community facilities and public service infrastructure necessary to make the development acceptable in planning terms, whether by direct provision or a contribution to off-site improvements (which may be through Community Infrastructure Levy payments, where applicable).
- 7.4 Section 106 Obligations may be sought only where they meet the tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). Such obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 7.5 As recognised by the Ramsey Communities Neighbourhood Plan, for most developments CIL charges are designed to cater for the required infrastructure provision. This application is for a small-scale major development (under 200 dwellings) and therefore CIL payments will contribute to off-site infrastructure, which may include education, footpaths and access, health, community facilities, libraries and lifelong learning. In accordance with the Developer Contributions SPD (2011), and as recognised by the Local Plan to 2036 and the Ramsey Communities Neighbourhood Plan, contributions beyond CIL may only be justified through S106 obligations towards outdoor sports, off-site allotment provision and wheeled bin provision.
- 7.6 In order to calculate the required obligations, the Developer Contributions SPD requires that dwelling numbers are translated into population. Currently, average household numbers are calculated at 2.16 persons per household. This development, at 199 dwellings, would therefore equate to a population of 430 people.
- 7.7 In summary, the following contributions have been identified as being required by the adopted Developer Contributions SPD, or requested by consultees and are considered to meet the tests in 122 of the CIL Regulations and would accord with policy LP4 of the Local Plan and Policy 7 of the Ramsey Communities Neighbourhood Plan;
- That 40% (up to 80 units) of the dwellings are provided affordable, as defined within the NPPF (with an expected provision of 70% to be provided as social or affordable rented properties and 30% shared ownership properties).
 - A financial contribution of £120,355.20 towards off site outdoor sports provision. A specific project can be identified in due course, however, Ramsey is supported by a range of outdoor formal sports facilities which could benefit from this contribution such as Ramsey Tennis Club, Ramsey Golf and Bowls Club and Ramsey Cricket Club which also supports football provision for Ramsey United.

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- A financial contribution of £33,282.86 towards off site allotment provision. HDC does not provide or maintain any allotments in the area, however it is noted that Ramsey Town Council and Bury Parish Council manage allotments. This can be secured within the S106, to be offered to Ramsey Town Council in the first instance to expand/enhance their allotment provision, followed by an offer to Bury Parish council (given proximity) in the event that the Town Council are not able to accept this contribution. If neither the Town Council or Parish Council are able to accept the contribution, it will not be payable through a cascade mechanism.
- A financial contribution of £114 per dwelling for wheeled bins and £669 per communal bin.

- 7.8 It is noted that neighbour comments have raised concern about a lack of school places, GPs and dental care within Ramsey and the NHS Cambridgeshire and Peterborough Integrated Care Board (ICB) requested a financial contribution towards the extension/refurbishment of primary care facilities.
- 7.9 As noted elsewhere within this report, Officers have carefully considered whether the LPA could reasonably seek S106 contributions, including a consideration of the relationship between the application site and the existing development to the north. For the reasons set out in this report, Officers judgement is that the LPA could not reasonably secure S106 contributions towards off-site education or health capacity in this instance. Ultimately, as this application is a small-scale major development for less than 200 dwellings, S106 contributions for off-site education and health infrastructure cannot be justified as these should be funded through the Community Infrastructure Levy.
- 7.10 The County Council as Education Authority acknowledges that education provision for developments of this scale (less than the 200 dwellings) would be from the Community Infrastructure Levy. The financial contribution requested by the ICB have been carefully considered but cannot be justified as meeting the relevant legal tests.
- 7.11 Once projects are identified to increase capacity in local schools and primary health care facilities these could be funded through CIL. Refusal of the application on the basis of a lack of S106 contributions towards education and health infrastructure could not therefore be substantiated.
- 7.12 Notably, the East of England Ambulance Service NHS Trust (EEAST) requested a financial contribution towards the relocation and expansion of the existing Huntingdon Ambulance Hub to meet the increased local demand for ambulances arising from the proposed development. A direct link between the proposed development and the requirement for increased ambulance services has not been demonstrated to justify the requested contribution towards the relocation and expansion of the existing Huntingdon Ambulance Hub as meeting the legal tests. Any infrastructure requirement for the Ambulance Service could be considered under the appropriate governance arrangements for CIL via a CIL application for funding.

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- 7.13 Subject to the necessary obligations being secured by a S106 Agreement, and CIL payments being secured, the proposal complies with the aims of Local Plan Policy LP4, Policy 7 of the Ramsey Communities Neighbourhood Plan (April 2026) and the developer Contributions SPD (2011). This is a matter afforded neutral weight in the overall planning balance.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The preceding sections identify both benefits and harms arising from the proposal. The final planning judgement requires these competing considerations to be weighed together.
- 8.2 The proposal is for residential development on the edge of, but outside the settlement boundary for Ramsey, as defined by Policy 1 of the Ramsey Communities Neighbourhood Plan (Submission Version, April 2026). The NPPF (2026) dictates that the proposal must be assessed against NDMP S5.
- 8.3 HDC cannot currently demonstrate a five-year supply of deliverable housing sites. The proposal for up to 199 dwellings would therefore address an evidenced unmet need for the purposes of NDMP S5(1)(j).
- 8.4 As established by this report, the proposal satisfies the tests of NDMP S5(1)(j)(i).
- 8.5 On this basis, NDMP S5(1) directs that the proposal should be approved unless the benefits would be substantially outweighed by adverse effects, assessed against the national decision-making policies.
- 8.6 NDMP S5 (2) of the NPPF clarifies that the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 8.7 There are 15 NDMPs which state that proposals should be refused in specific circumstances. These include the following NDMPs which are applicable to the current proposal and have been assessed within this report:
- S6 (Conflict with a Neighbourhood Plan);
 - L3 (Achieving appropriate densities);
 - DP3 (Key principles for well-designed places);
 - TR6 (Assessing Transport Impacts);
 - F6 (Development in areas at risk of flooding from rivers or the sea);
 - F7 (Ensuring development is safe from flooding);
 - N2 (Improving the natural environment);
 - N6 (Areas of particular importance for biodiversity and geodiversity).
- 8.8 As established by the assessment undertaken in this report, the proposal does not fail to comply with any of these NDMP's.

- 8.9 Of note, NDMP S6 of the NPPF is clear that adverse effects arising from conflict with a neighbourhood plan policy are unlikely to substantially outweigh the benefits of approving development unless the Neighbourhood Plan is less than five years old and contains allocations to meet its identified housing requirement. The Ramsey Communities Neighbourhood Plan contains no housing allocations, therefore, even in the event that the conflict arising with Policy 2 of the Neighbourhood Plan was afforded full weight, this would still be “unlikely to substantially outweigh the benefits of approving development” when considered in isolation (it remains a matter to be weighed in the overall balance, alongside other considerations).
- 8.10 It is therefore necessary to consider whether there are there any other material considerations which mean that the benefits of approving the proposals are likely to be substantially outweighed by the adverse effects (the planning balance).
- 8.11 The assessment undertaken by this report has identified harm and benefits arising from the development proposal and the weight which should be applied to these within the overall planning balance. These can be summarised as follows:

Harm:

- Localised harm to the landscape character (including settlement coalescence and settlement identity) and visual amenity which is capable of being mitigated, particularly in the longer term, by sensitive design and structural planting (which can be secured by condition). After mitigation, the overall level of harm arising to landscape character and visual amenity is considered to be low and should be afforded commensurate negative weight in the planning balance.
- Conflict with Neighbourhood Plan Policy 2 which designates the whole of the application site as a settlement gap. Having regard to the NPPF (2026), it is considered that the weight which may be applied to this conflict is limited by the fact that the objectives of Policy 2 could continue to be achieved through a narrower area of separation than that identified by the policy.
- The permanent loss of approximately 9ha of BMV agricultural land, contrary to the aims of Local Plan Policy LP10(a)(i). Having regard to NPPF Annex A, the conflict arising with LP10 can be afforded very limited weight. The loss of 9ha of agricultural land is not considered to be a significant loss of BMV land and would not materially impact UK food production/security. On this basis, Officers attribute a low level of weight to the harm arising.
- The objection from the Middle Level Commissioners on the grounds of flood risk results in a limited degree of conflict with Local Plan Policies LP5, LP6 and LP15. For the reasons set out in this report, the proposal satisfies all other requirements of local and national planning policy in terms of flood risk (and is supported by other relevant consultees). The parts of policy LP5, LP6 and LP15 which require agreement from the Middle Level

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Commissioners are considered to be materially inconsistent to the NPPF (2026) and therefore can be afforded very limited weight.

Benefits:

- The application site represents a sustainable location and would represent effective use of land which is well related to the existing settlement. This attracts positive weight in the planning balance.
- Compliance has been demonstrated with Local Plan Policies LP11 and LP12 in terms of design. This attracts substantial positive weight as stipulated by NDMP SP3 of the NPPF.
- The proposal contributes to meeting an identified housing need, including Affordable Housing. This attracts substantial weight as stipulated by NDMP HO7 of the NPPF.
- The proposal includes improvements and extension to the existing PRow network. Having regard to the localised nature of these improvements this may be afforded some (less than substantial) positive weight in the planning balance.
- The economic contribution that the construction and occupation of the proposed development would make to the local economy may be afforded limited positive weight in the planning balance.

8.12 A total of 4 harms are identified – all of which are judged to be low in magnitude and/or attract limited weight in the planning balance. A total of 5 benefits are identified, two of which are to be afforded significant weight in the planning balance.

8.13 On this basis, subject to the imposition of conditions and securing obligations, it is concluded that the benefits of permitting the proposed development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework

9 RECOMMENDATION AND CONDITIONS/REASONS

9.1 GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY AND SUBJECT TO A S106 LEGAL AGREEMENT

OR

SUBJECT TO CONSULTATION WITH THE SECRETARY OF STATE*, REFUSE PERMISSION IN THE EVENT THE S106 AGREEMENT HAS NOT BEEN COMPLETED AND THE APPLICANT IS UNWILLING TO AGREE AN EXTENDED PERIOD FOR DETERMINATION, OR THAT THE APPLICANT IS UNWILLING TO COMPLETE THE OBLIGATION NECESSARY TO MAKE THE DEVELOPMENT ACCEPTABLE.

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*In accordance with The Town and Country Planning (Consultation) (England) Direction 2026, where a local planning authority proposes to refuse an application for planning permission for development which includes the provision of 150 or more dwellings, the authority must consult the Secretary of State before determining the application.

Conditions (to include the following points, full drafting of the suggested conditions will be provided as part of the Late Representations)

- Time limit
- Reserved matters
- Time limit for reserved matters
- Approved plans
- Scale Parameters (Maximum 220 dwellings. Minimum 37% green infrastructure. Minimum 1.1km circular footpath)
- Parameter plans compliance
- Levels (to be provided with reserved matters)
- Fire hydrants
- PRow scheme
- Travel Plan
- Off site works to pedestrian infrastructure on The Malting
- Off site works to signalise the Biggin Lane/B1040 Bury Road junction
- Details of future management of proposed streets
- Condition surveys of public highway
- Roads, footways and cycleways to be constructed to at least binder course surfacing level prior to occupation
- Foul drainage strategy
- Crime prevention measures
- Archaeology
- Surface water drainage details, including maintenance
- Managing surface water run off during construction
- Ecological mitigation measures
- Time limit on species surveys
- Construction Environmental Management Plan (Biodiversity)
- Biodiversity enhancement
- On site measures to enhance recreational opportunities
- Lighting design strategy for biodiversity
- Habitat Management and Monitoring
- Tree protection
- Hard and soft landscaping
- Land contamination
- Construction Environmental Management Plan (construction) including noise and dust management and construction traffic management
- Waste management and minimisation
- Housing mix
- M4(2) and M4(3)
- Bin collection points

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- Cycle parking
- Water efficiency

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Bury Parish Council
www.buryparishcouncil.co.uk

4th September 2025

Sent by email:
developmentcontrol@huntingdonshire.gov.uk

Dear Sir/Madam.

[25/01382/OUT | Outline application with all matters reserved save for access for erection of up to 220 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane | Land South Of The Malting Ramsey](#)

Bury Parish Council understands this proposed development is within the Ramsey parish boundary but it sits at one of the furthest points of Ramsey in to Bury and is cupped on 2 sides by Bury village . The Council have been consulted on this application as statutory consultee neighbour.

Bury has already experienced very significant housing growth in the last decade, far exceeding what the village can reasonably accommodate without fundamental impacts on its identity, infrastructure, and services.

The Parish Council holds verified growth data provided directly by Huntingdonshire District Council via the Strategic Community Infrastructure Levy (CIL) application process. This confirms that:

Between 2011 and 2022 we saw 248 net completions, representing a 35% increase in dwelling stock from 2011 levels. In the next five years alone, a further 212 dwellings are expected, with 537 homes already committed on site by 2036. This represents 121% growth for our village, more than doubling it's size in a single plan period and placing unprecedented pressure on local infrastructure and services.

Neighbouring town of Ramsey has also seen significant growth, with 558 net completions between 2011–2022, a 15% increase in its housing stock. The combined effect of growth in both parishes is placing unsustainable pressure on shared road networks, schools, health services, and drainage systems.

Despite the rapid and disproportionate growth in Bury, the Huntingdonshire District Council Infrastructure Delivery Plan (IDP) fails to recognise Bury as an area requiring additional infrastructure. The IDP is intended to identify needs for schools, health services, transport, drainage, and importantly, community facilities. By omitting Bury, the plan has left this parish without district-level recognition or investment in the very facilities needed to sustain its fast-growing population.



This omission is a direct conflict with the Local Plan's requirement that development be supported by the timely provision of infrastructure.

Because HDC's Infrastructure Plan overlooked Bury, our community has been left without the support or funding needed for essential facilities. That is why the Parish Council is now having to lead and fund the Guardroom Community Project—to provide the community space and meeting facilities that should have been recognised and planned for at district level.

This demonstrates the consequences of the IDP's failure to account for Bury's growth: the village is doubling in size, but residents are being left without the basic community buildings that should come alongside it.

This level of cumulative growth is a severe and disproportionate impact directly on our village, undermining the Neighbourhood Plan, settlement identity, and the ability of infrastructure and services to cope.

An Extraordinary Parish Council Meeting was held on Tuesday 2nd September 2025 which was well attended by Bury residents who provided detailed evidence and lived experience of life in Bury.

Summary of Resident Concerns

Residents expressed strong and consistent objections to the proposed development.

Traffic and Highways:

Residents highlighted that the B1040 already records upwards of 7,500 vehicles daily, (data logger recordings), and this proposed scheme would add around 440 more cars, creating over 1,200 additional movements each day. The narrow pinch points in Bury already cause conflicts between HGVs and buses, with reports of property damage and danger to pedestrians. There was strong concern that no proper traffic surveys at peak times have been carried out.

Flooding and Drainage:

Flooding is a major concern, with repeated incidents in the village linked to lack of attenuation on recent housing developments. Residents reported that attenuation ponds at other sites have not functioned as intended, with drains and soakaways already overwhelmed. The Longland Crescent development was cited as an example, where surface water regularly runs onto Upwood Road (B1040), Grenfell Road and the High Street (B1040) rather than being attenuated.

Infrastructure and Services:

The village is already struggling with infrastructure capacity. Schools are full, with a nursery waiting list of 100 children, while residents find it difficult to access GP appointments or dentist services. Policing levels are also minimal. Residents stressed that existing services cannot support further large-scale housing growth.

Village Character and Quality of Life:

Many residents expressed that Bury is "being taken over" by new housing, with its rural character and village identity being eroded. The cumulative effect of successive developments is altering the nature of the settlement and undermining the quality of life for those who live there.

Housing Mix and Contributions:

Concerns were also raised about the levels of affordable housing. Affordable housing is zero rated for Community Infrastructure Levy. Residents felt this undermines the ability of the local community to secure funding for mitigation or improved facilities to address the pressures new housing brings.



These concerns represent lived experiences from residents who see and feel the effects of overdevelopment daily. Reinforcing the objection, demonstrating that the proposal would worsen traffic, flooding, and infrastructure pressures, while undermining village identity.

Bury Parish Council reasons for objection to the proposed development:

1. Conflict with the Bury Neighbourhood Plan & Local Plan

- The site lies within the designated Protected Settlement Break between Bury and Ramsey. Bury Neighbourhood Plan policy explicitly states: “Proposals for built development within the protected settlement break will not be supported unless the purpose of preventing coalescence and retaining separation is secured.”
- The proposal would urbanise the Ramsey–Bury edge, erode the last open gap, and result in coalescence.
- Huntingdonshire Local Plan 2036 Policy LP11, LP12, and LP19 all require development to respect settlement character and avoid harmful coalescence. This scheme is clearly contrary.
- HDC’s own Land Availability Assessment deemed the site unsuitable for development due to countryside encroachment and integration challenges.

2. Highways & Transport

- Parish Council data (traffic data logger) shows 7,584 daily vehicle movements on the B1040 through Bury. This scheme adds 440 cars, meaning an average of 1,200 trips a day on the one road in and out of the site.
- Residents already report HGV and bus conflicts, property damage and congestion, at the pinch point narrowed section of Bury’s High Street.
- Cambridgeshire County Council Highways has raised concerns; no credible mitigation has been proposed.
- The development is therefore contrary to the Local Plan 2036 Policy LP16 (Sustainable Transport) and NPPF para 110–112.

3. Flood Risk & Drainage (Surface Water)

- We experience regular flooding incidents at times of heavy rainfall.
- The Middle Level Commissioners confirm the system is effectively “at capacity” Oct–Apr and future increases in system capacity cannot be guaranteed.
- The scheme proposes discharges to an already overstretched network, without proof of capacity or long-term performance.
- This conflicts with Local Plan Policy LP5 (Flood Risk), LP6 (Water Resources), and NPPF paras 159–169.

4. Foul Drainage

- Anglian Water’s objection is decisive: “No sustainable foul connection is available.” The applicant’s outline foul strategy is based on assumptions and unverified surveys.
- Granting permission would risk sewer flooding and environmental harm, contrary to NPPF paras 7, 8 and 180, and Local Plan Policy LP6.
- Without a deliverable foul solution, the scheme is not viable and cannot contribute to the 5-year housing land supply.



5. Education & Infrastructure

- Abbey College, the only secondary school serving Ramsey and Bury, is already under severe strain. The current Year 7 intake had to be increased from 210 to 240 places (with 237 already filled), while Years 8–11 are already oversubscribed, with 19 applications competing for just 11 available places.
- Any additional pupils from new development will place unsustainable pressure on teaching staff, classroom space, and pastoral care.
- Without significant long-term investment, the risk of overcrowding is high.
- Increased pupil numbers will add to traffic and drop-off congestion on Hollow Lane, raising further safety concerns.
- No realistic mitigation has been proposed; contributions under S106/CIL will not be sufficient to resolve these deficits.
- Therefore, the scheme is contrary to Local Plan Policy LP4 (Infrastructure Provision).

6. Housing Mix & Contributions

- Higher percentage affordable housing mix reduces levy receipts, undermining delivery of community facilities.
- Bury Parish Council has live projects (MUGA, Allotments, Guardroom Community Hub, community gardens and open spaces with play equipment) that require developer contributions.
- This proposal fails to make adequate provision for local needs, contrary to Bury Neighbourhood Plan objectives.

7. Resident Evidence

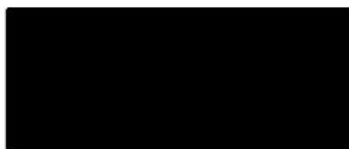
- Residents presented lived experiences of flooding, foul sewer failure, traffic congestion, and loss of community identity.
- These concerns are material and must be given weight under NPPF para 55.

Conclusion

This application is contrary to the HDC Local Plan, Bury Neighbourhood Plan, undermines settlement identity, coalesces Bury and Ramsey, and provides no realistic solution to foul drainage, surface water, traffic, or infrastructure. It cannot contribute to 5-year housing land supply because it is undeliverable.

Therefore, Bury Parish Council strongly urges this application be refused.

Yours faithfully



Bury Parish Council



Bury Parish Council, Cambs



21st September 2026

Sent via email to: developmentcontrol@huntingdonshire.gov.uk

Bury Parish Council – Consultation Response
Planning Application: 25/01382/OUT – Land South of The Malting, Ramsey Further
Consultation – September 2026

Bury Parish Council submits this response to the latest re-consultation on application 25/01382/OUT.

Since the last round, a further large volume of documents has been uploaded to the portal. The Council will continue to review these in good faith, but the scale of late material and a 14-day consultation period places a significant burden on a small parish authority.

1. Status of Previous Objections

The Council's previous objections remain in place. No statutory consultee has withdrawn an objection affecting Bury.

Foul Drainage – Anglian Water (AW)

Anglian Water's formal objection remains active. Anglian Water maintains a formal, live objection, the follow-up response substantiates and explains the objection, it does not dilute or replace it.

There is no evidence in the portal documents that the developer has provided any mitigation capable of resolving this objection. No strategic foul capacity solution, no confirmed point of connection, and no developer-funded upgrade has been identified. Later AW correspondence relating to 199 dwellings does not supersede or withdraw the objection for the scheme.

Surface Water & Catchment Flooding – Middle Level Commissioners (MLC)

The Middle Level Commissioners' position is unchanged. They continue to identify the area as an Acute Drainage Area, noting:

"MLC will not issue consents until robust hydraulic modelling demonstrates no downstream harm."

There is no evidence in the portal documents of any mitigation measures from the developer that satisfy MLC's requirements. No catchment-wide hydraulic model, no Slade Dyke modelling, and no Bury Brook modelling has been provided. The objection therefore remains fully intact.

Highways

The Highway Authority has not issued a final "no objection". Their latest response confirms that the proposed signalised junction is only agreed in principle, subject to resolution of multiple technical concerns and a Stage 1 Road Safety Audit.



2. Settlement Break & Neighbourhood Plans

Both the Bury Neighbourhood Plan (Made) and the Ramsey Communities Neighbourhood Plan (Examiner's Report) protect the settlement break between Bury and Ramsey.

The Ramsey examiner states:

"The examiner supports Policy 2 in principle to maintain separation between Ramsey and Bury."

The Bury NP First Review reiterates that development within this break will not be supported where it undermines physical or visual separation. The proposed development sits directly adjacent to this protected gap and would materially erode the distinction between the two communities.

3. Traffic Light Junction – Outstanding Concerns

The proposed signalisation of the Biggin Lane / B1040 junction remains unproven and unresolved. The latest submissions do not demonstrate that the design is safe, deliverable, or compliant with standards.

4. Education – Significant Capacity Deficits

Cambridgeshire County Council's Education S106 Supporting Statement identifies substantial deficits in early years, primary and secondary capacity across the Ramsey area.

The development is forecast to generate 88 primary pupils. Bury primary is the closest school within a short walk of the proposed site, meaning Bury will experience direct pressure on school places, walking routes, parking, and daily traffic movements.

5. Healthcare Provision

The Cambridgeshire & Peterborough Integrated Care System has confirmed that local GP provision is already operating with a health infrastructure deficit and does not have the capacity to absorb additional residents. The ICS identifies a requirement for additional primary care floorspace and a contribution of £218,303. There is no evidence in the portal documents of any subsequent ICS response, nor any indication that the applicant has addressed or mitigated this objection. The ICS position therefore remains live and unresolved.

6. Functional Relationship with Bury

Although the site lies within Ramsey parish administratively, it is bounded by Bury on two sides and will rely heavily on Bury:

- Road network
- Drainage catchment
- Primary school
- Local services and facilities

Residents will rely on Bury roads, drainage, and services.

Any approval must therefore recognise Bury as a directly affected community.

7. Community Concerns

Residents continue to raise concerns about:

- Flooding and drainage failures
- Cumulative development at the former RAF site in Bury (not Upwood)
- Highway safety at the B1040 and Upwood Road
- Pressure on Bury's primary school and wider catchment schools
- Loss of the settlement break and creeping coalescence

These concerns are consistent, long-standing, and supported by both neighbourhood plans.



8. Local and Neighbourhood Plan Policies

The proposal conflicts with multiple policies across the Huntingdonshire Local Plan 2036, the Draft Local Plan 2046, the Bury Neighbourhood Plan (Made), the Bury Neighbourhood Plan First Review (Reg.14 Draft), and the Ramsey Communities Neighbourhood Plan. These conflicts relate to settlement separation, unresolved statutory drainage objections, education and health infrastructure deficits, highway safety concerns, and direct impacts on Bury's community facilities and movement network.

In addition, the former RAF site in Bury provides a more suitable and deliverable location for housing growth than this proposed site. Phase 1 of the site has already delivered 160 new homes and installed the core infrastructure needed to support future phases. Phase 2 is pending permission, but the site is already primed for development of up to 317 new homes, with surface water infrastructure to an attenuation basin, new rising main, electricity supplies, public open space and road connections already provided or planned to link into the next phase. As this site is identified in the Local Plan and benefits from existing strategic infrastructure, it is better aligned with planned growth and is more appropriate for development than an unallocated proposal that would place additional pressure on Bury's roads, drainage, services and settlement separation.

9. If the LPA Is Minded to Approve

Without listing requirements or suggesting solutions, Bury Parish Council notes that any approval would need to address the direct impacts on Bury, including:

- The effect on Bury's road network and safe walking routes
- The impact on Bury's drainage catchment and downstream flood risk
- The pressure on Bury's primary school
- The erosion of the settlement break
- The wider community infrastructure impacts arising from a development that will rely heavily on Bury

These matters must be considered within Bury, not solely within Ramsey.

Conclusion

Bury Parish Council maintains its objection to this application.

Key statutory objections from Anglian Water and the Middle Level Commissioners remain unresolved, the proposed signalised junction has not been demonstrated to be safe or deliverable, and the Education Authority identifies significant capacity deficits that will directly affect Bury.

The development would erode the protected settlement break between Bury and Ramsey and place additional pressure on Bury's roads, drainage catchment, primary school and community infrastructure.

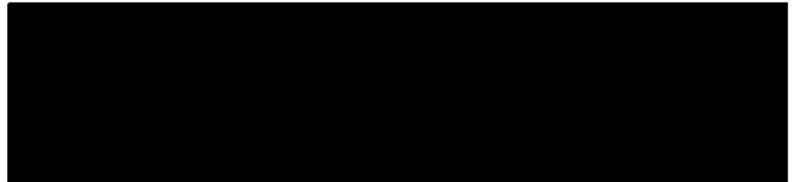
The Parish Council asks the Local Planning Authority to give full weight to these matters, to the evidence contained in both neighbourhood plans, and to the concerns consistently raised by Bury residents.

Yours sincerely

Bury Parish Council



Bury Parish Council, Cambs
www.buryparishcouncil.gov.uk



20 January 2026

Sent by email: developmentcontrol@huntingdonshire.gov.uk

Dear Sir/Madam,

**Re: 25/01382/OUT – Land South of The Malting, Ramsey
Outline application for up to 220 dwellings (access only)**

Thank you for allowing an extension of time for Council to consider this latest application.

Having reviewed the additional submissions and consultee correspondence, the Parish Council continues to object to the proposal.

The proposal conflicts with the made Neighbourhood Plan, as the application site lies within the designated Protected Settlement Break intended to prevent coalescence between Bury and Ramsey and safeguard the separate identity and setting of each settlement.

A development of up to 220 dwellings would, by its nature, reduce that separation and risks undermining the purpose of the designation. While the applicant may seek to rely on the tilted balance, the Parish Council considers it remains important that conflict with the Development Plan and identified harms are clearly set out and properly weighed against the benefits claimed.

In addition, the Council notes that the District Council's previous sustainability/land availability assessment work (e.g. Draft Local Plan / Call for Sites) concluded that this site was not suitable for housing development. In those circumstances, the Parish Council would welcome clear and robust evidence explaining what has materially changed and how the constraints previously identified have been satisfactorily addressed. In the absence of that justification, the Council considers the proposal would represent an unexplained departure from the Development Plan.

Although the application site lies administratively within Ramsey parish, it is located at the western edge of Ramsey and is bounded on two sides by Bury village. In practical terms, this development sits on Bury's boundary and will function as an extension towards Bury rather than towards Ramsey town centre.

Residents of the proposed development are likely to rely on:

The primary school
Road network (Upwood Road and Warboys Road);
Local services and infrastructure, which are closer and more accessible than Ramsey town centre.

The assessment and any mitigation should therefore reflect this functional relationship and where impacts will be experienced.



The Parish Council has identified a material factual error in the applicant's Recent Housing and Coalescence Plan. The plan incorrectly labels Dehavilland Gardens (the former Clinic Site) as RAF Upwood Phase 1.

For clarity:

Dehavilland Gardens is the development on the former RAF Clinic site (60 new homes built).

RAF Upwood Phase 1 lies adjacent to Dehavilland Gardens and comprises 160 dwellings (currently under construction);

RAF Upwood Phase 2 lies behind Phase 1 and comprises a potential further 317 dwellings (planning application 21/00572/FUL);

Phases 3 (170 homes) and 4 (light industrial), identified in the emerging Local Plan, would further reduce any meaningful settlement break.

This mislabelling understates cumulative development, misrepresents urbanisation, and affects the accuracy of the baseline used to assess settlement separation. The Parish Council considers it important that decisions are made on a correct and transparent evidence base.

The Parish Council further notes that RAF Upwood lies primarily within Bury parish, despite its name. Treating RAF Upwood as "Ramsey development" risks misrepresenting where cumulative impacts are experienced. The Council therefore asks that the baseline mapping/evidence is corrected and that settlement separation is reassessed using accurate cumulative development data.

The Parish Council represents residents living with the consequences of infrastructure and drainage constraints.

In December 2020, homes locally flooded following heavy rainfall and upstream development impacts. On that occasion:

- Slade Dyke overtopped;
- floodwaters were unable to reach attenuation ponds or storm drains; and
- the system failed under real-world conditions.

This was not a modelling scenario; it was a lived event with lasting consequences.

During heavy rainfall, significant surface water runoff is regularly observed from the new housing land; Longland Crescent, Dehavilland Gardens, and RAF Upwood Phase 1 (Aviator Park) onto Upwood Road, despite attenuation ponds and the County Council owned ditch network, neither of which appear to capture this runoff effectively.

Residents of Brookfield Way, along with properties between Bury Brook and these higher upland areas of new development, frequently report rising water levels within homes and flooded gardens, evidenced by gurgling toilets and sinks. In addition, the foul drainage outlet on the village sports field is compromised during such events and empties onto the village playing field.

The Parish Council remains concerned that the submitted drainage information does not yet demonstrate a catchment-wide understanding of the interconnected systems including Bury Brook, Slade Dyke, and the wider Middle Level network. The Council asks that flood risk and drainage are assessed cumulatively and in combination across consented and emerging sites, rather than treating this proposal in isolation.



The Parish Council places significant weight on the formal objection submitted by the Middle Level Commissioners (MLC), a Defra-recognised Risk Management Authority and the approving body for surface water, groundwater and foul water consents in this area.

The MLC have:

- objected to major development within the Bury Brook catchment where flood risk may increase, including this application;
- designated the area an Acute Drainage Area, requiring higher standards of evidence and mitigation;
- confirmed they will not issue consents until robust hydraulic modelling demonstrates no downstream harm;
- rejected the notion that “greenfield runoff rates” alone prevent flood risk;
- referenced unresolved flooding issues (including December 2020) and wider maintenance/governance concerns; and
- expressed concern about piecemeal development and cumulative attenuation schemes.

Further to the MLC formal objection, their correspondence (8 January 2026) makes clear that restricting surface water discharge to greenfield run-off rates, while important, would not in itself address flooding issues experienced locally. They advise that flood risk must be assessed holistically, including the volume of water transferred, response times, the capacity and condition of receiving watercourses, downstream water levels across the Middle Level network, and wider “Fenland” conditions influencing system performance.

They emphasise that impacts from this site, the Dispersal Way site, and future development within the Bury Brook sub-catchment should be considered together.

The Commissioners consider a catchment-wide hydraulic model and Drainage Strategy for the Bury Brook sub-catchment is required if further growth is to proceed without worsening water level management, flood risk and environmental harm, and they propose a Multi-Agency Group to oversee and peer-review this work.

They also advise that a detailed study, hydraulic model and Drainage Strategy for The Slade sub-catchment should be prepared by an appropriately experienced independent consultant funded by the developers, and that a Water Framework Directive assessment would be appropriate.

In light of this, the Parish Council considers it would be prudent not to grant permission unless and until the modelling and strategy work recommended by the MLC is completed, independently reviewed, and demonstrates no downstream harm with consents realistically capable of being issued.

The LPA has acknowledged that Policy LP5 applies and requires compliance with MLC requirements; at present, the Council’s understanding is that those requirements have not yet been met.



Anglian Water has issued a formal objection in respect of foul sewerage capacity.

Anglian Water has confirmed that:

- the development would create an unacceptable risk of flooding to existing customers and the environment
- no sustainable point of connection is currently available
- no strategic investment scheme is currently planned to resolve the constraint and
- inclusion in AMP9 (2030–2035) is a possibility, not a commitment.

Anglian Water's further response reinforces that objection:

The Ramsey WRC is operating under a DWF permit; the proposal would add c. 83.16m³/day; additional flow risks spill events/permit exceedance; and cumulative flows from other consented developments are not accounted for.

The Parish Council has identified an issue in the submitted Highway Safety Audit. The Personal Injury Accident Plot excludes Upwood Road (B1040), despite:

- the indication of a site access being located in Bury parish via the RAF Upwood development
- Upwood Road being one of only two routes in and out of Bury and
- existing congestion, conflict points, and safety issues.

The Council considers this omission understates risk and asks that the evidence base is corrected and the impacts (including cumulative traffic from consented/emerging schemes) are reassessed before determination.

Flooding, sewer surcharge and highway impacts are foreseeable risks, evidenced by historic events and statutory consultee objections. Once permission is granted, the planning system can have limited ability to remedy impacts experienced by residents.

The County Council's S106 Education Supporting Statement confirms the scheme would generate additional demand (66 early years, 88 primary, 55 secondary pupils) and that, alongside other growth, the area is forecast to be in deficit by 2029/30 (primary -222; secondary -381).

Although CCC seeks substantial S106 mitigation with payment triggers largely before occupation and by 50% occupation, it also states that for early years and primary a "specific project is not committed" at this stage and relies on generic cost assumptions rather than a defined, deliverable expansion scheme.

The Parish Council therefore asks that there is clarity on a specific, deliverable education mitigation package that can be delivered in step with occupation to avoid pressure on local provision.



Any approval should be accompanied by fair and enforceable mitigation, with developer contributions directed to Bury as well as Ramsey, reflecting where impacts will actually be experienced.

The Parish Council remains concerned that, while developer contributions for education and other infrastructure may have been secured through earlier consents, there is not a clear, publicly available delivery programme showing how capacity expansion will keep pace with cumulative development.

In Conclusion

The Parish Council respectfully asks the Local Planning Authority to give significant weight to:

1. The conflict with the made Neighbourhood Plan settlement separation designation
2. The lived experience of our residents and pressures on our infrastructure
3. The outstanding formal objections from statutory consultees (Anglian Water and Middle Level Commissioners)
4. The need for a corrected baseline for highways and settlement separation, and for cumulative assessment.

For these reasons, Bury Parish Council maintains its objection and asks that planning permission be refused.

Yours faithfully



Executive Officer
BURY PARISH COUNCIL

From: DevelopmentControl
Sent: 14 May 2026 13:42
To: DevelopmentControl
Subject: Comments for Planning Application 25/01382/OUT

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/05/2026 1:42 PM from Bury Parish Council.

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	Bury Parish Council
Email:	executive.officer@buryparishcouncil.gov.uk
Address:	9 Battle Road Upwood Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>Bury Parish Council notes the further consultation on this application, including the reduction in the proposed number of dwellings from 220 to 199.</p> <p>While the reduction from 220 to 199 dwellings may be a material change, it does not overcome the previous objections raised in relation to drainage, foul water capacity, highways, health provision, education, infrastructure, settlement coalescence, local character, or the cumulative impact of development in Ramsey and Bury.</p> <p>The latest consultation responses from the Middle Level Commissioners, Anglian Water, Cambridgeshire County Council Highways and the Integrated Care Board continue to demonstrate that the impacts of the development have not been satisfactorily resolved. The responses from residents and consultees do not alter or overcome the concerns previously raised.</p>

Bury Parish Council also notes the continuing strength of local concern regarding this proposal. Community responses show that residents remain very concerned about the scale, location and impact of the development.

The Bury Neighbourhood Plan designates this site as a settlement gap and the Ramsey Communities Neighbourhood Plan seeks to prevent further coalescence between settlements and to protect the separate identity and character of their communities.

The proposal raises serious and continuing concerns regarding:

- pressure on healthcare provision
- education capacity
- foul water capacity
- surface water drainage and flood risk
- pedestrian and cycle safety
- highway safety
- traffic generation
- community infrastructure
- local character
- settlement pattern
- coalescence between settlements
- the cumulative impact of recent and proposed development in Ramsey and Bury.

Bury Parish Council considers that the revised proposal remains contrary to the aims and policies of the Bury Neighbourhood Plan, the Ramsey Communities Neighbourhood Plan, Huntingdonshire District Council's adopted planning policies, and the principles of sustainable development.

The development would not be adequately supported by existing infrastructure and would cause harm to neighbouring communities. The reduction in housing numbers does not alter the Parish Council's view that the application remains unacceptable in planning terms.

For these reasons, Bury Parish Council remains unanimously opposed to the application.

Kind regards

From: DevelopmentControl
Sent: 29 August 2025 13:06
To: DevelopmentControl
Subject: Comments for Planning Application 25/01382/OUT

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/08/2025 1:05 PM from Mrs Lisa Renfree.

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of up to 220 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	
Email:	ramseytc@ramseytowncouncil.gov.uk
Address:	Ramsey Town Council Great Whyte Ramsey Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>. Proposed by Cllr V Fendley and Seconded by Cllr J Clarke Council voted UNANIMOUSLY for the District Council to REFUSE the application. The reasons cited were:</p> <ul style="list-style-type: none">- Highways Safety - only having one access point for vehicles causing risk for highways safety, the potential 1210 vehicular movements per day through one access route and onto one road system that is already overwhelmed from other new developments. Council was concerned that traffic surveys would be undertaken on non-peak times giving distorted figures. The follow-on movement onto Bury Road junction or Park Road to Field Road would bring further risk to highway safety and quantity of vehicles having an impact on pedestrians in particular children walking to schools from the community. Council noted that Cambridgeshire County Council had objected to the development on highway safety saying it requires multiple access points for the size of the development.- Huntingdonshire District Council in a previous North-east Land Availability Assessment (Ramsey area 4- Ramsey 2 described as Land west of Longland Crescent) stated: In combination the outcomes of the LAA and SA indicate that the site: is considered not to be

potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefore adversely impacting landscape and townscape character. It also stated Capacity calculation not undertaken as site is inappropriate for development. Council agreed the site was unsuitable for development.

- Bury Parish Council's Neighbourhood Plan section 36 which states - Ramsey and Bury have already coalesced in part over past decades, this means that the remaining physical and visual breaks that remain are even more important to protect and in the plans goals section it also states- Maintain the character and vitality of the village: Integrate new housing into Bury such that the character, appearance and distinct village identity is maintained; ensuring that further coalescence with Ramsey does not take place. Council agreed with this statement and felt the development of this site would go against Bury Parish Council's Neighbourhood Plan.

- Drainage- Council were hugely concerned on the surface water level run off and the provision being allocated would not be sufficient, previous site developed by this developer had not put in adequate provision and Council felt the surface water run-off from the development would be limited to a rate equivalent to 9.3 litres per second was a gross understatement. Slade Dyke where the run-off would head to is currently under pressure putting further risk for flooding to Field Road, and Slade Close. They also noted that Anglian Water had objected to the application on the removal of foul waste with risk of contamination and they had no future plans to increase the provision in that area, this went against what was stated in the developers plans of using the existing links to foul waste on Biggin Lane.

- Neighbouring Objections - Council had twenty-four objections from residents at their planning meeting and noted the objections from residents already posted on Huntingdonshire District Council's Planning Portal. Council represents the views of their residents and object to this development on the resident's behalf.

- Emerging New Plans- Ramsey is developing a Neighbourhood Plan and whilst it has not reached referendum the consultation survey identifies the concerns of over-development and lack of infrastructure were top priorities for residents.

- Overlooking and loss of privacy- Council were concerned of the proximity of the social housing provision (40%) would be located next to an existing street (Malthouse Lane) where more senior residents reside and the loss of the green corridor would expose those residents to neighbourhood noise, and potential anti-social behaviour which often comes with social housing provision.

- Noise or disturbance- Council are concerned with the noise levels, the size of the construction vehicles, and traffic generation if the development was to go ahead. Previous experience with this developer who had not adhered to the hours of operation causing distress to the residents. The noise of construction work, the dust levels over a prolonged period and the traffic entering and exiting from one access point whilst negotiating the traffic from the 70 homes already developed and the traffic from existing residents on Biggin Lane. The junction of Bury Road with Biggin Lane is not fit for this level of construction vehicles and as stated in the Cambridgeshire Highways report the provision of traffic signals would not suffice as the vision is obscured causing further risk to highway safety.

- Deficiencies in social facilities- Council are hugely concerned with the lack of social facilities that would face the residents who would live in these homes - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already oversubscribed. There was no NHS dentist provision available and the Doctor surgeries cannot meet residents expectations on being seen within an appropriate amount of time. The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of traffic at peak times.

- Contaminated Land- Council were concerned with the Environment Agencies concerns on the land being contaminate due to its previous uses.

- Loss or effect on trees- Council were concerned with the loss of the green corridor along the site which brings the loss of wildlife which has already been adversely affected due to other development in the area.

- Economic Benefit Summary- Council were concerned that the EBS stating the work placement, apprenticeships and unemployment reduction historically does not have a benefit on local residents but brings in work opportunities for people living out of the area.

Kind regards

Proposed by Cllr P Rose and Seconded by Cllr A Austin Council voted **UNANIMOUSLY** for the District Council to **REFUSE** the application. The reasons cited were: -

Highlighted in bold are additions to our last submission.

Highways Safety –

The OUTLINE plan now shows a red arrow indicating a second access route but does not show where that access would lead to. Council is concerned it either leads to another development not yet in place or through to Longlands which leads to Upwood Road.

only having one access point for vehicles causing risk for highways safety, the potential 1210 vehicular movements per day through one access route and onto one road system that is already overwhelmed from other new developments. Council was concerned that traffic surveys would be undertaken on non-peak times giving distorted figures. The follow-on movement onto Bury Road junction or Park Road to Field Road would bring further risk to highway safety and quantity of vehicles having an impact on pedestrians in particular children walking to schools from the community.

Council noted that Cambridgeshire County Council had objected to the development on highway safety saying it requires multiple access points for the size of the development.- Huntingdonshire District Council in a previous North-east Land Availability Assessment (Ramsey area 4- Ramsey 2 described as Land west of Longland Crescent) stated: In combination the outcomes of the LAA and SA indicate that the site: is considered not to be potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefore adversely impacting landscape and townscape character. It also stated Capacity calculation not undertaken as site is inappropriate for development.

Council agreed the site was unsuitable for development.- Bury Parish Council's Neighbourhood Plan section 36 which states - Ramsey and Bury have already coalesced in part over past decades, this means that the remaining physical and visual breaks that remain are even more important to protect and in the plans goals section it also states- Maintain the character and vitality of the village: Integrate new housing into Bury such that the character, appearance and distinct village identity is maintained; ensuring that further coalescence with Ramsey does not take place. Council agreed with this statement and felt the development of this site would go against Bury Parish Council's Neighbourhood Plan.

Drainage- Council were hugely concerned on the surface water level run off and the provision being allocated would not be sufficient, previous site developed by this developer had not put in adequate provision and Council felt the surface water run-off from the development would be limited to a rate equivalent to 9.3 litres per second was a gross understatement. Slade Dyke where the run-off would head to is currently under pressure putting further risk for flooding to Field Road, and Slade Close. **Since the last application further flooding of neighbouring gardens from new developments have occurred and there is more concern where the water will go once this site is built over.** They also noted that Anglian Water had objected to the application on the removal of foul waste with risk of contamination and they had no future plans to increase the provision in that area, this went against what was stated in the developers plans of using the existing links to foul waste on Biggin Lane.

Neighbouring Objections - Council had twenty-four objections from residents at their planning meeting and noted the objections from residents already posted on Huntingdonshire District Council's Planning Portal. Council represents the views of their residents and object to this development on the resident's behalf. **There are currently 132 objections on the planning portal which shows the level of objection from the residents we serve.**

Emerging New Plans **Ramsey Town Council have a draft Communities Neighbourhood Plan which goes to public consultation on 19th January, it states the following: - 20.8 Retaining a physical and visual separation in this area would be important to retain the distinct separate identity of Ramsey and**

Bury. The principle of preventing further coalescence between the two settlements has been established in the made Bury Neighbourhood Plan. As such it has been found to be an appropriate strategy by the Independent Examiner who undertook the examination of the Bury Neighbourhood Plan. It is important that adjoining Neighbourhood Areas have regard to cross boundary issues in the interest of consistency and so as not to undermine other parts of the Development Plan.

20.9 Consequently, it is considered to be necessary and appropriate in the Ramsey Neighbourhood Plan to set out a suitable policy approach to prevent further coalescence between Ramsey and Bury. As such a protected settlement break between Ramsey and the planned urban edge of Upwood Airfield is therefore included in the Neighbourhood Plan. This is important to protect distinct identities of Ramsey and Bury as separate settlements. Ramsey is developing a Neighbourhood Plan and whilst it has not reached referendum the consultation survey identifies the concerns of over-development and lack of infrastructure were top priorities for residents.

Overlooking and loss of privacy.

Council were concerned of the proximity of the social housing provision (40%) would be located next to an existing street (Malthouse Lane) where more senior residents reside and the loss of the green corridor would expose those residents to neighbourhood noise, and potential anti-social behaviour which often comes with social housing provision.- Noise or disturbance- Council are concerned with the noise levels, the size of the construction vehicles, and traffic generation if the development was to go ahead. Previous experience with this developer who had not adhered to the hours of operation causing distress to the residents. The noise of construction work, the dust levels over a prolonged period and the traffic entering and exiting from one access point whilst negotiating the traffic from the 70 homes already developed and the traffic from existing residents on Biggin Lane. **Residents are concerned that hedgerow has been removed prior to planning consent.**

The junction of Bury Road with Biggin Lane is not fit for this level of construction vehicles and as stated in the Cambridgeshire Highways report the provision of traffic signals would not suffice as the vision is obscured causing further risk to highway safety.- Deficiencies in social facilities- Council are hugely concerned with the lack of social facilities that would face the residents who would live in these homes - currently there is a lack of nursery provision with waiting lists in the local nurseries, school places at the Junior school at capacity and further funding would be required to increase the quantity of classes required and the Senior School extra provision places for the current school year is already oversubscribed. There was no NHS dentist provision available, and the Doctor surgeries cannot meet residents' expectations on being seen within an appropriate amount of time.

The poor public transport system makes the ability of residents commuting to work difficult so own transport would be needed to commute putting further pressure on the movement of

traffic at peak times. - Contaminated Land- Council were concerned with the Environment Agencies concerns on the land being contaminate due to its previous uses. - Loss or effect on trees- Council were concerned with the loss of the green corridor along the site which brings the loss of wildlife which has already been adversely affected due to other development in the area.- Economic Benefit Summary- Council were concerned that the EBS stating the work placement, apprenticeships and unemployment reduction historically does not have a benefit on local residents but brings in work opportunities for people living out of the area.

Bat Survey – A bat survey has been undertaken but at a time of year when bats are hibernating, this concerns council as well as having bat boxes located on the development as bats do not like light.

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 25/01382/OUT
Date: 24 April 2026 09:18:00

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/04/2026 9:17 AM from [REDACTED].

Application Summary

Address:	Land South Of The Malting Ramsey
Proposal:	Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane
Case Officer:	Hollie Renney

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	ramseytc@ramseytowncouncil.gov.uk
Address:	Ramsey Town Council Great Whyte Ramsey Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Ramsey Town Council voted UNANIMOUSLY for the District Council to REFUSE the outline plan. Members commented that all their previous comments must be taken into consideration, listen to the extra residents' comments and note that this space is in Ramsey Communities Neighbourhoods Plan which specifies no further coalesce with Bury.

Kind regards

[REDACTED]

Sent: 30 September 2026 13:08

[REDACTED]

Subject: RE: 25/01382/OUT Land South Of The Malting, Ramsey

[REDACTED]

Apologies, I did try to send but the portal kept rejecting it.

The following is the comment from Ramsey Town Council Minutes.

1.1 25/01382/OUT Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections and the construction of a new access off Stoneman Way and Biggin Lane – further information received. Proposed by Cllr S Fice and seconded by Cllr P Rose Ramsey Town Council members voted **UNANIMOUSLY** for the District Council to **REFUSE** the application. The traffic assessment had not been actioned on the correct miles per hour- it stated 30mph when it is 20mph road. It is in Bury Parish Council's adopted Local Plan and in the Draft Local Plan for Ramsey that the land needs to remain undeveloped to stop further coalescence between Bury Village and Ramsey Town. Drainage remains a concern for members for the area of land not having enough drainage in place and water would then be flowing into Slade Dyke. Kind regards

[REDACTED]

[REDACTED]

Ramsey Town Council Clerk/RFO

[REDACTED]

Administrator

Days of working Monday, Tuesday, Wednesday



**RAMSEY
TOWN COUNCIL**

[REDACTED]

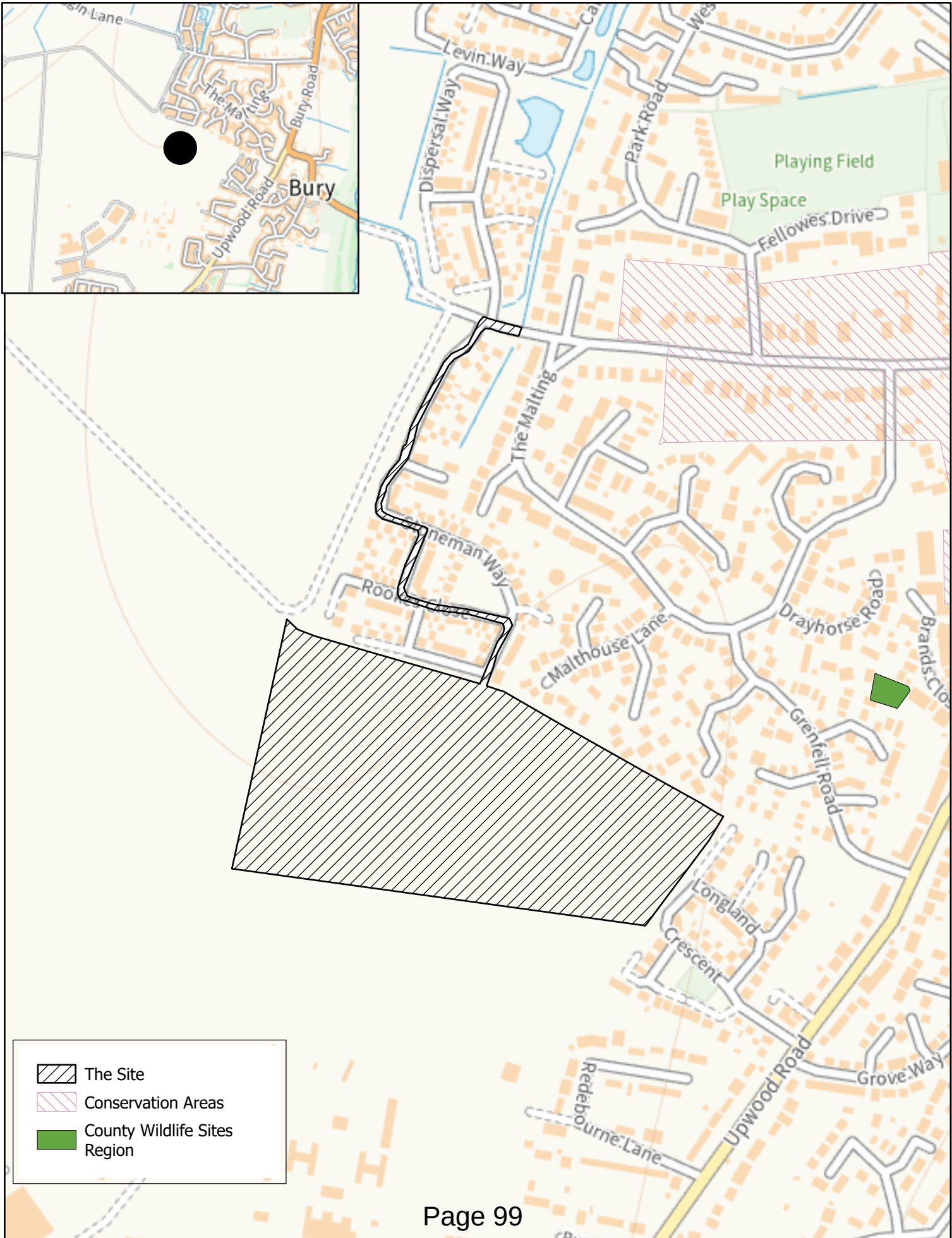
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Site boundary

**LAND SOUTH OF
RAMSEY PARK**

on behalf of
David Wilson Homes

**00
Site Location Plan**

Drawn by
LG

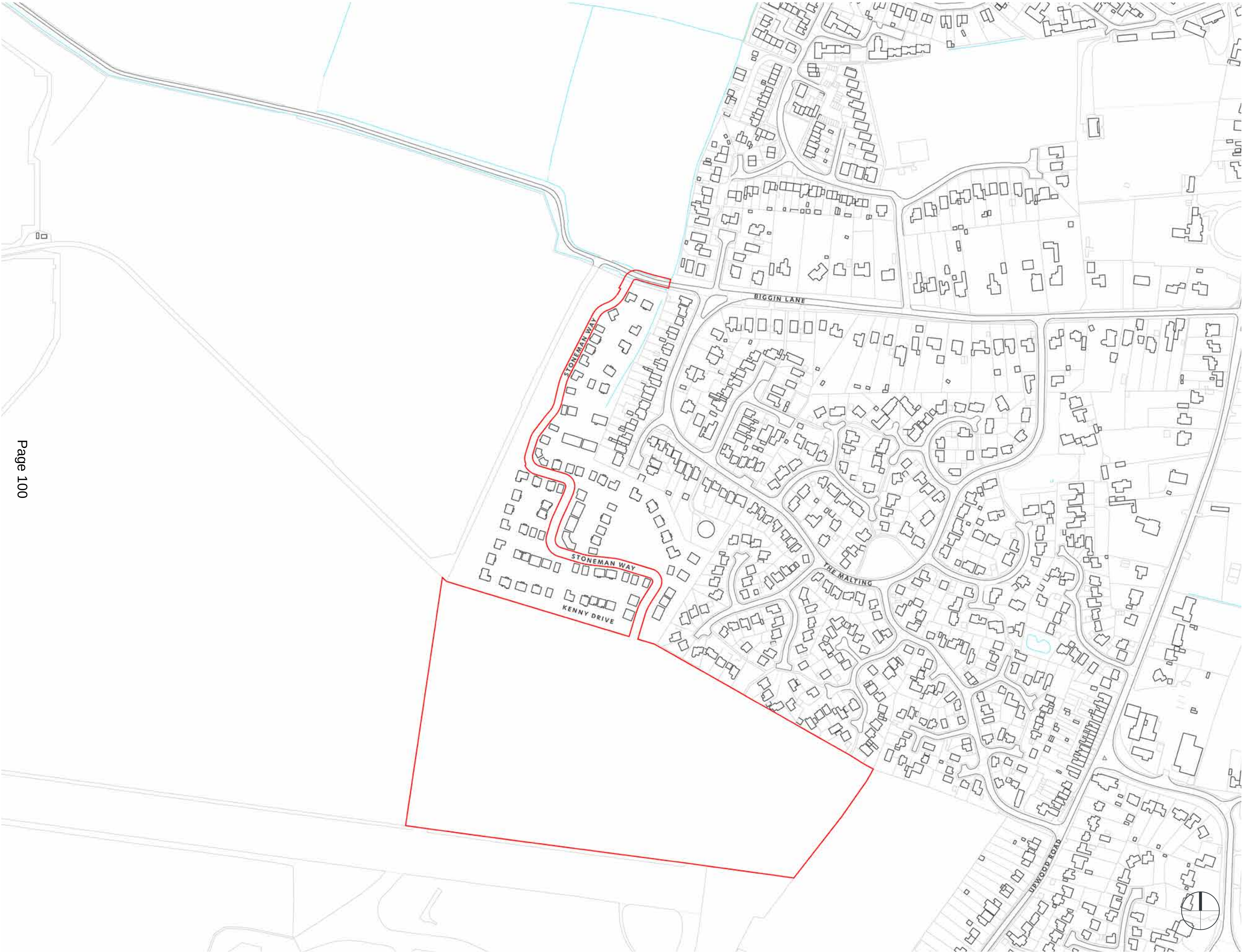
Checked by
CM

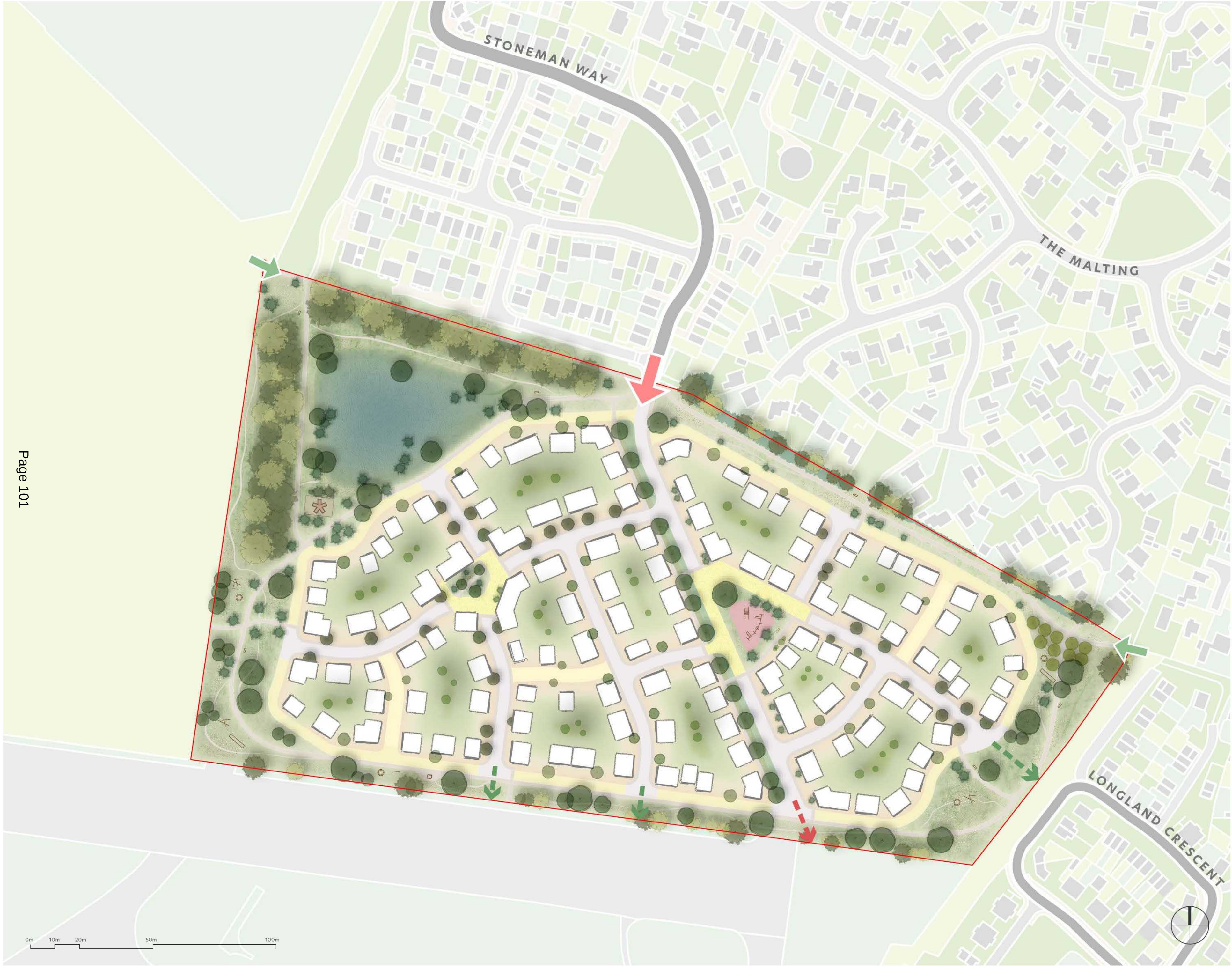
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Drawn on
23.05.25

Revision
-

Job
636838



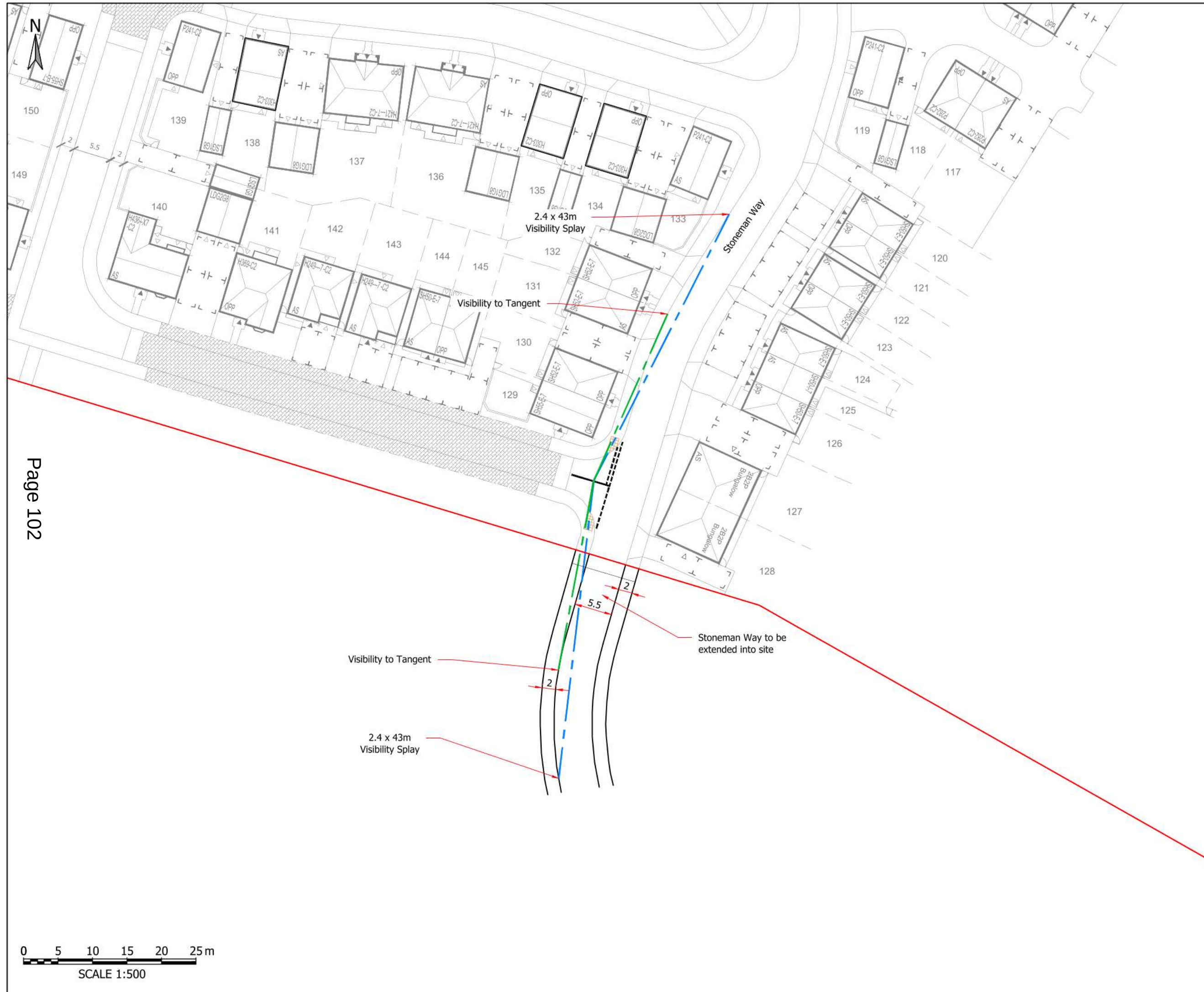


- Site Boundary
- Primary Access
- Pedestrian Access
- Potential Pedestrian Access
- Potential Vehicular Access to former RAF Upwood
- Housing
- Public Square
- Primary Road
- Shared Surface
- Mews
- Play Area
- Drainage Pond
- Gardens
- Public Open Space
- Existing Trees
- Proposed Trees
- Orchard Style Planting
- Footpaths
- Pumping Station

**LAND SOUTH OF
RAMSEY PARK**
on behalf of
David Wilson Homes

**SK04
Illustrative Masterplan**

Drawn by VN/LG	Checked by CM	Scale 1:1250 @A2
Drawn on 21.01.26	Revision B	Job 636838



Notes:

General

1. Do not scale from drawing.
2. All dimensions are in metres, unless stated otherwise.
3. This drawing is to be read & printed in colour.
4. This drawing is for illustrative purposes only.

Disclaimer

1. The information contained in this drawing is based on a combination of OS and data provided by others and Tetra Tech shall not be liable for any inaccuracies or deficiencies.

Key

 Planning Red Line Boundary

P03	KEY ADDED	05.08.2025	BSL	GS	NW
P02	UPDATED BASED ON CLIENT COMMENTS	05.08.2025	BSL	GS	NW
P01	FIRST ISSUE	05.08.2025	BSL	GS	NW

Rev	Description	Date	Rev / Chg / App
-----	-------------	------	-----------------

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Client
BDW

Project Name
Biggin Lane, Ramsey

Sheet Title
Access Plan

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A3	Subsidiary
784-B068886	BSL	Aug 25	GS	Aug 25	NW	Aug 25	1:500	S0

Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Rate	Number	Revision
B068886	- TTE	- 00	- 00	- DR - O	- 00003	P03	

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- Site Boundary
- Residential up to 2 storeys (up to 9m to ridge line)
- Residential up to 2.5 storeys (up to 11m to ridge line)
- Open Space
- Primary Access
- Pedestrian Access
- Primary Road (+ / - 10m deviation)
- 1 KM Circular Leisure Route (alignment to be confirmed)
- Connection to Eastern Edge (location to be defined)
- Potential Pedestrian Connections
- Potential Vehicular Connection
- Public Right of Way
- Green Verge along Primary Street



**LAND SOUTH OF
RAMSEY PARK**

on behalf of
David Wilson Homes

PP01
Land Use and Movement
Parameter Plan

Drawn by MS/LG	Checked by CM	Scale 1:1250 @A2
Drawn on 20.01.26	Revision C	Job 636838



- Site Boundary
- Open Space (3.4 HA / 36% including woodland)
- Developable Area
- Existing Woodland
- Drainage Pond, Pumping Station and Foul Water Storage Area
- Play Area
- Public Realm Spaces (0.2 HA location to be defined)
- Public Right of Way



**LAND SOUTH OF
RAMSEY PARK**

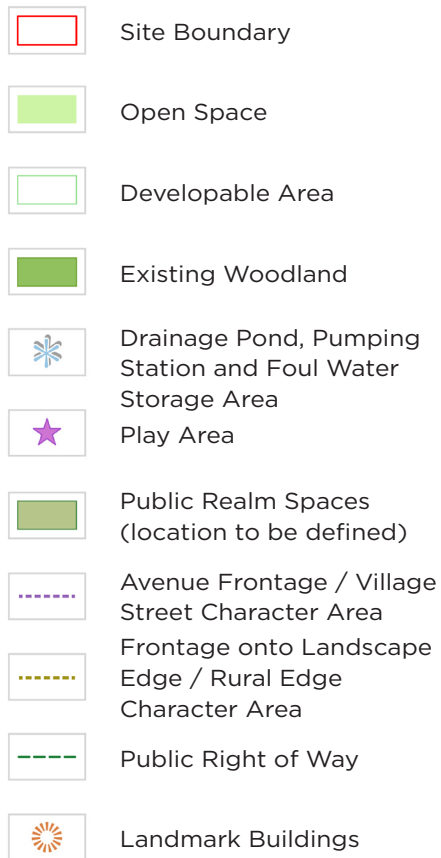
on behalf of
David Wilson Homes

**PP02
Landscape Parameter Plan**

Drawn by MS/LG Checked by CM Scale 1:1250 @A2

Drawn on 20.01.26 Revision C Job 636838





LAND SOUTH OF RAMSEY PARK

on behalf of
David Wilson Homes

PP03

Urban Design Parameter Plan

Drawn by Checked by Scale
MS/LG CM 1:1250 @A2

Drawn on	Revision	Job
20.01.26	B	636838



**URBAN
DESIGN
STUDIO**

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Development Management Committee – 19th October 2026

Application Number:	26/00344/FUL
Proposal:	Erection of 8 dwellings
Location:	Land North Of 20 To 26 Heath Road And North Of Heath Farm, Heath Road, Warboys
<hr/>	
Applicant:	Mr and Mrs Robinson
Agent:	David Mead
Case Officer:	Charlotte Dew
<hr/>	
Parish:	Warboys
<hr/>	
Reason for Referral:	Parish Objection
Committee Date:	19th October 2026
<hr/>	

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by adjoining detached garages. A singular vehicular access point to serve the development would be taken from Heath Road.

The application site extends approximately 0.49 hectares and includes a small area of highway verge adjacent to Nos. 16 and 18 Heath Road, where a new pedestrian footway is proposed to facilitate connectivity between the development and the existing village footway network.

The site already benefits from Permission in Principle (PIP) consent for the erection of between four and nine dwellings, granted in July 2025 under application reference 25/00900/PIP.

Consultations

The following consultees have raised an **objection** to the application:

- Warboys Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers and Archaeological Officers

There have been no letters of support and five letters of objection received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The principle of development
- Impact on Character of the Area
- Residential amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a 0.49 hectare, broadly rectangular parcel of land situated to the east of Warboys, and is currently used for arable farming. Mature trees and hedgerows form the western and southern boundaries of the site, providing natural screening. The northern and eastern boundaries are open to the countryside and are not bound by natural vegetation. The site is situated to the northeast of the built-up area of Warboys. The application site lies on the northern side of Heath Road and benefits from an existing vehicular access arrangement from the public highway.

- 1.2 The application site also includes the highway verge south of Heath Road and adjacent to Nos. 16 and 18 Heath Road, where a new pedestrian footway is proposed.
- 1.3 According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. The site is not susceptible to groundwater flooding. In terms of surface water flooding, a section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA however, the latest Environment Agency mapping indicates that neither the site nor the proposed access is at risk of surface water flooding. There are no statutory ecological or historical designations within or in proximity to the application site.
- 1.4 This 0.49-hectare site has permission in principle for the erection of between four and nine dwellings approved in July 2025, under application ref 25/00900/PIP, and this consent is still extant.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by adjoining detached garages. A singular vehicular access point to serve the development would be taken from Heath Road.
- 2.2 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
 - 25/00900/PIP- Permission in principle for 4 to 9 dwellings- Permitted 31.07.2025

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 National Planning Policy Framework
The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: 'Decisions on development proposals should apply a presumption in favour of sustainable development '

The NPPF 2026 sets out the Government's planning policies for (amongst other things):

- * delivering a sufficient supply of homes;
- * building a strong, effective economy;
- * achieving well-designed places;
- * managing flood risk and coastal change;
- * conserving and enhancing the natural and historic environment.

The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.

The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.

The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.

The following NDMPs are considered to be of particular relevance to the current proposals:

- o S3: Presumption in favour of sustainable development
- o S5: Principle of development outside settlements
- o CC2: Mitigation of climate change
- o CC3: Adaptation to climate change
- o DP3: Key principles for well-designed places
- o DP4: The design process
- o HO7: Meeting the need for homes
- o H011: Isolated homes in the countryside
- o TR3: Locating development in sustainable locations
- o TR6: Assessing transport impacts
- o P3: Living conditions and pollution
- o F4: Assessing flood risk for decision-making
- o F6: Development in areas at risk of flooding from rivers or the sea
- o F7: Ensuring development is safe from flooding
- o F8: Sustainable drainage systems and watercourses
- o N2: Improving the natural environment
- o N3: Trees in new development

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

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Wastewater Management
- LP8: Key Service Centres
- LP11: Design Context

LP12: Design Implementation
 LP14: Amenity
 LP15: Surface Water
 LP16: Sustainable Travel
 LP17: Parking Provision and vehicle movement
 LP22: Local Services and Community Facilities
 LP30: Biodiversity and Geodiversity
 LP31: Trees, Woodland, Hedges and Hedgerows

- 4.4 Supplementary Planning Documents (SPD) and Guidance:
- oHuntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
 - oDeveloper Contributions SPD (2011)
 - oDeveloper Contributions: Updates Costs 2019/2020
 - oHuntingdonshire Landscape and Townscape Assessment (2022)
 - oCambridgeshire Flood and Water SPD 2017
 - oStrategic Flood Risk Assessment 2024
 - oAnnual Monitoring Review regarding housing land supply 2024

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

- 4.5 There is no made neighbourhood plan in Warboys however, Warboys Parish Councils application for the designation of a neighbourhood plan area relating to the whole of the parish was approved on 13 February 2026.

5 RESPONSE TO CONSULTATION

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	Objection	The Parish Council objects to the proposal on the grounds that the site is located in close proximity to a former sheep dip, raising concerns regarding potential land contamination and associated risks to human health and the environment. In addition, concerns are raised regarding highway safety, as the proposed access is located close to the junction with the A141, a heavily trafficked route, which is considered likely to result in a substandard and potentially hazardous access arrangement.
Cambridgeshire County Council Highways (The Local Highways Authority LHA)	No objection.	It is noted that the site plan 25/1017/202/C includes a footway connection to the existing footway on Heath Road toward the village centre. Tracking and turning for refuse vehicles has been demonstrated on drawing 3578-03. Based on the information submitted, from the perspective of the Local Highway

		<p>Authority the proposed development is acceptable.</p> <p>If members are minded to approve the application, the LHA recommends the imposition of several conditions.</p>
Environmental Health Officer	No objection.	<p>The Environmental Health Officer raises no objection to the proposal. The submitted Noise Impact Assessment is considered acceptable and identifies mitigation measures, including acoustic glazing and alternative ventilation, to address noise from the A141. The Officer recommends a condition requiring the submission and implementation of a detailed noise mitigation scheme.</p> <p>In addition, the Environmental Health Officer has considered the presence of the former sheep dip and its potential as a source of land contamination. Whilst sheep dips are a recognised contamination risk, the Officer advises that, given the distance from the application site and the likely direction of any contaminant migration, it is unlikely that the sheep dip has significantly affected the site. Any historic contamination associated with sheep treatment activities is also considered likely to have dispersed and diluted over time. The Officer therefore concludes that the former sheep dip does not pose an unacceptable risk to the proposed development.</p>
Archaeological Officer	No objection.	<p>The proposed development is located in an area of archaeological potential, with archaeological investigations undertaken in the vicinity previously. Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of an archaeological condition.</p>
Anglian Water	No objection	<p>Anglian Water advises that the proposed development is located close to an existing pumping station and recommends that all dwellings remain at least 15 metres from its perimeter due to the potential for noise and odour impacts. The submitted layout complies with this requirement and Anglian Water raises no objection in</p>

		<p>this regard, subject to the approved layout being secured. Anglian Water also confirms that Oldhurst Water Recycling Centre has sufficient capacity to accommodate flows arising from the development. Anglian Water notes that the proposed method of surface water management does not relate to AW assets and therefore they are unable to comment on SW drainage matters however, remove their earlier objection on SW matters as details of the method SW management has been submitted.</p>
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6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 No letters of support have been received, however five letters of objection have been received raising the following concerns regarding the proposal as summarised:

- Concerns that the proposed access is too close to the Heath Road/A141 junction, creating potential highway safety risks due to high traffic speeds, poor visibility and existing collision history.
- Concerns regarding the lack of a continuous pedestrian route into the village, requiring future residents to cross Heath Road near the A141 junction.
- Concerns that the development's increased hardstanding could increase surface water runoff, particularly given the site's proximity to Heath Pond and nearby drainage features.
- Concerns that the development would result in the loss of agricultural land and open countryside, harming the rural character and setting of Warboys.
- Concerns regarding the impact on the setting of the historic Warboys Sheep Wash.
- Concerns that the site is physically separated from the main built form of the village and would not integrate well with the existing settlement pattern.
- Concerns that further housing growth would place additional pressure on local infrastructure, including the GP surgery, primary school and local road network.
- Concerns regarding potential headlight glare from vehicles using the proposed access and the impact this may have on neighbouring properties.

7 APPRAISAL

Planning history/Permission in Principle consent

7.1 As set out above, the application site, measuring approximately 0.49 hectares, benefits from an extant Permission in Principle (PIP) granted in July 2025 under application reference 25/00900/PIP for the erection of between four and nine dwellings.

- 7.2 The site lies within the open countryside where new residential development is generally resisted by Local Plan policies. Similarly, residential development in this location would not ordinarily be supported by National Decision-Making Policies (NDMPs) S3, S4 and S5 of the 2026 National Planning Policy Framework.
- 7.3 Notwithstanding this policy position, a material consideration in the determination of the current application is the extant Permission in Principle, which has established the acceptability of residential development comprising between four and nine dwellings on the site, therefore this is the fallback planning position.
- 7.4 In determining the PIP application, the Local Planning Authority concluded that the principle of residential development was acceptable, having regard to the proposed amount, location and land use. This conclusion was reached in the context of the Council's inability to demonstrate a five-year supply of deliverable housing sites. At that time, national policy limited the weight that could be attributed to countryside restraint policies (paragraph 11d), and the site was considered to be in a relatively sustainable location due to its proximity to the Key Service Centre of Warboys. The decision also recognised the benefits associated with delivering additional housing at a time of housing supply shortfall, whilst concluding that the resulting landscape and countryside impacts would be limited and would not significantly and demonstrably outweigh the benefits of the proposal.
- 7.5 It is acknowledged that third-party representations raise concerns relating to development in the countryside, encroachment beyond the settlement boundary and the loss of agricultural land. However, the principle of residential development on the site has already been established through the extant PIP consent. Furthermore, the Council remains unable to demonstrate a five-year housing land supply, which is now termed under the new NPPF as an unmet need. The approved PIP therefore represents a realistic fallback position and carries significant weight in the determination of the current application. Matters relating to the suitability of the site, the principle of residential development, the location of development and the approved quantum of up to eight dwellings are already considered to have been established.
- 7.6 The application has been submitted as a full planning application rather than a Technical Details Consent (application because the proposed red line boundary extends approximately 3 metres beyond the area approved under Planning in Principle reference 25/00900/PIP, encroaching into the countryside to the north. Had a TDC application been submitted pursuant to the PIP consent, the principle of development would already have been established and would not have been subject to further consideration.
- 7.7 Notwithstanding the above, a Technical Details Consent application pursuant to planning permission reference 25/00900/PIP could still be submitted until 31 July 2027. In determining such an application, consideration would be limited to matters of layout, design, landscaping and other technical details, with the principle of residential development comprising 4-9 dwellings remaining

established. As such, the extant PIP permission represents a realistic fallback position and is a material consideration in the determination of the current application.

Principle of Development

Housing Land Supply

- 7.8 This report should be read in the context of the revised National Planning Policy Framework (NPPF), which requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their identified housing requirement. A substantially revised methodology for calculating local housing need, together with the reinstatement of the standard method as the mandatory approach for establishing housing requirements, was introduced on 12 December 2024 and has been carried forward through the August 2026 update to the NPPF.
- 7.9 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. 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 Paragraph 11(d) of previous versions of the National Planning Policy Framework (NPPF), which set out the presumption in favour of sustainable development, has been removed following the August 2026 revision. However, the presumption remains through National Decision-Making Policy (NDMP) S3 and is now applied principally according to location. Where development accords with an up-to-date development plan and the relevant national decision-making policies, planning permission should be granted without delay. Where proposals do not accord with the development plan, the assessment is undertaken through NDMP S4 for development within settlements and NDMP S5 for development outside settlements. The balancing exercise under S4 and S5 is expressly framed by the national decision-making policies and should be considered alongside the development plan.

NPPF Update 2026

- 7.11 Since the grant of Permission in Principle (PIP) under reference 25/00900/PIP, a new material consideration has arisen through the introduction of the National Decision-Making Policies (NDMPs) within the NPPF (2026). It should also be noted that a Permission in Principle is a 2 stage application process and so does not carry the same status as a full planning permission until the second Technical Details Consent has been secured.
- 7.12 Notwithstanding the above, the proposal must be assessed against the recently introduced NDMPs. Officers acknowledge that the development gives rise to a degree of conflict with NDMP S5(j), which supports housing development in the countryside where there is an identified unmet housing need, provided the site

is physically well-related to an existing settlement and is of a scale that can be accommodated having regard to existing or planned infrastructure and services.

- 7.13 As concluded in the assessment of application 25/00900/PIP, officers remain satisfied that a development of nine dwellings could be accommodated without placing undue pressure on the services, facilities and infrastructure available within Warboys. It is acknowledged, however, that the site is separated from the main built form of the settlement by approximately 44 metres, with an intervening field and an Anglian Water pumping station located between the site and existing residential development. While the interpretation of the term "physically well-related" has not yet been clarified through appeal decisions or case law, the proposal incorporates a new pedestrian footpath linking the site to Warboys. In addition, residential development is located immediately opposite the site on the southern side of Heath Road. Accordingly, although the site does not directly adjoin the existing built-up area, the proposed footpath would provide a clear physical connection to the settlement, and its relationship with development on the opposite side of Heath Road weighs in favour of the site being reasonably well-related to the village.
- 7.14 Taking account of the extant Permission in Principle, the realistic prospect of Technical Details Consent still being secured, and the proposed pedestrian connection to the settlement, Officers conclude that the conflict with NDMP S5(j) attracts only moderate weight. Whilst the site is separated from the existing built form of Warboys, the degree of separation is limited and would be mitigated by the proposed footpath connection. On balance, officers are satisfied that the principle of residential development remains acceptable.
- 7.15 In addition to the above assessment, the application site extends marginally beyond the red-line boundary approved under Permission in Principle reference 25/00900/PIP, with an additional strip of land approximately 3 metres in depth along the northern boundary. This area is proposed solely to accommodate structural landscaping outside the residential curtilages, creating a landscaped buffer and assisting in screening the development from views across the open countryside to the north.
- 7.16 The proposed landscaping comprises native hedgerow and tree planting that reflects the character of the surrounding agricultural landscape. The planting would assist in integrating the development into its rural setting, soften views of the built form from the wider countryside and provide biodiversity enhancements in accordance with policy objectives.
- 7.17 Officers consider that the limited extension beyond the approved PIP boundary is justified by the clear landscaping and visual benefits it would deliver. The proposed planting would not result in an unacceptable encroachment into the countryside, nor would it adversely affect the character or openness of the surrounding area. On this basis, the proposal is considered to accord with the objectives of Policies LP10 (The Countryside) and LP30 (Biodiversity and Geodiversity) of the Huntingdonshire Local Plan to 2036.

- 7.18 Whilst the site is not directly continuous with the built form of Warboys and therefore gives rise to a degree of conflict with NDMP S5(j), officers consider this conflict to attract only moderate weight. The extent of separation from the settlement is limited and would be mitigated by the proposed pedestrian footpath connection. Furthermore, the extant Permission in Principle establishes a realistic fallback prospect that Technical Details Consent could still be secured for residential development on the site. On balance, having regard to the fall-back position, the proposed pedestrian connection to the settlement and the sites relationship with development on the opposite side of Heath Road, Officers are satisfied that the principle of residential development remains acceptable. The proposal would also contribute towards meeting an identified housing need at a time when the Council has an unmet need in relation to its five-year supply of deliverable housing sites.

Impact on Character of the Area

- 7.19 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states 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.
- 7.20 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part c sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 7.21 Heath Road is characterised by predominantly linear residential development form, comprising detached dwellings set back from the road frontage. Separation distances between neighbouring properties generally range from approximately 3 to 5 metres. With the exception of the cul-de-sac development at Pasture Close, development along this part of Heath Road follows a largely linear pattern. The prevailing character is defined by two-storey detached dwellings, with a varied architectural vernacular including traditional rectangular building forms, front-projecting gables and attached single-storey garages. Pitched gable roofs are the predominant roof form within the street scene, although a limited number of properties incorporate jerkinhead roof designs.
- 7.22 The application site is located on the northern side of Heath Road, between the Anglian Water Pumping Station and Heath Pond. The proposed development would continue the established pattern of linear development along Heath Road, creating a more balanced and continuous built frontage. In doing so, it would reinforce the existing settlement form and visually relate to the established residential development on the opposite side of the road.
- 7.23 This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by a shared detached garage. Vehicular access to the development would be taken from Heath Road.

- 7.24 A native hedgerow is also proposed along the northern boundary of the site. This would provide biodiversity enhancements, strengthen the site's landscaped edge, and assist in integrating the development into the surrounding rural landscape. The proposed planting would help to soften views of the development from the open countryside to the north and reduce its visual impact, thereby reinforcing the transition between the built form and the wider countryside.
- 7.25 Third-party concerns have been raised regarding the loss of agricultural land and open countryside, and the potential impact on the rural character and setting of Warboys. These matters were considered as part of the Permission in Principle application (ref. 25/00900/PIP), where it was acknowledged that development of the site would result in some limited harm to the character of the countryside and the loss of a small area of Grade 3 agricultural land. However, it was concluded that these harms were outweighed by the benefits of delivering between four and nine new dwellings.
- 7.26 In assessing the current proposal, Officers consider that the design and layout have been carefully developed to minimise visual impacts. A native hedgerow is proposed along the northern boundary to provide structural landscaping, strengthen the site's rural edge and help screen the development from views across the open countryside. In addition, Plots 7 and 8, located on the eastern edge of the site, have been designed as 1.5-storey dwellings, creating a more gradual transition between the built form and the surrounding countryside. Existing boundary vegetation, including landscaping along the southern boundary, is proposed to be retained, further assisting in integrating the development into its setting. Overall, Officers are satisfied that the proposal would not result in unacceptable landscape or visual harm.
- 7.27 The proposed dwellings are predominantly two-storeys in height, reflecting the scale and form of surrounding development along Heath Road. The scheme provides a mix of three- and four-bedroom detached dwellings, contributing to a varied housing offer. The dwellings incorporate traditional design features, including pitched gable roofs, wide frontages and chimneys, which are characteristic of the local vernacular. Plots 2 to 5 also include single-storey rear projections that remain subservient to the main dwellinghouses.
- 7.28 The scale, form and appearance of the proposed dwellings are considered to respond positively to the established character of Heath Road whilst also being appropriate for this transitional edge-of-settlement location. The development would provide a sympathetic interface between the existing built form of Warboys and the open countryside beyond.
- 7.29 The application is not accompanied with material details and therefore, it is recommended that conditions be attached to secure details of materials and architectural design including the location of chimneys, landscaping, cycle storage and finished floor levels.

- 7.30 Taking 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, or the character and beauty of the countryside, and would successfully integrate with adjoining buildings and surrounding landscape. The proposed development therefore accords with Policies LP10 part b, LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the Huntingdonshire Design Guide SPD and National Decision-Making Policy DP3 (Key principles for well-designed places) of the National Planning Policy Framework 2026 in this regard.

Residential Amenity

- 7.31 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.

Residential amenity impacts for the adjacent neighbours

- 7.32 The closest existing residential properties are located to the south, on the opposite side of Heath Road, and numbered 14-26 (even numbered dwellings only). Approximately 50m to the west of the site is the dwelling known as 21 Heath Road.
- 7.33 In respect of potential impacts on neighbouring residential amenity, including overlooking, overshadowing and overbearing effects on the occupants of No.14-26 (even numbered dwellings only), the proposed dwellings would be set back from Heath Road frontage by approximately 19.8 metres. These neighbouring properties are, at a minimum, a further 14 metres away, with intervening landscaping. Given these separation distances and screening, any impacts arising from the proposed development would be limited to negligible.
- 7.34 It is noted that concerns have been raised by neighbouring occupiers regarding potential headlight glare from vehicles using the proposed access off Heath Road and the associated impact on residential amenity. Whilst it is acknowledged that Nos. 20 and 22 Heath Road are positioned directly opposite the proposed site entrance and may experience some illumination from vehicle headlights during hours of darkness, this is not considered to result in an unacceptable impact.
- 7.35 In reaching this conclusion, regard has been had to the established residential character of the area, where occupants are already exposed to vehicle headlights associated with movements along Heath Road, together with existing street lighting. Furthermore, the nearest dwellings would be located approximately 19.8 metres from the proposed junction and benefit from intervening garages within their front curtilages, which would provide a degree of screening and help disperse any light spill.
- 7.36 Taking these factors into account, it is not considered that the level of illumination arising from vehicles entering and exiting the site would be so intrusive or harmful as to warrant refusal of the application on residential amenity grounds.

- 7.37 Having regard to the relationship between the proposed development and No. 21 Heath Road, including the degree of separation provided, it is concluded that the proposal would not result in unacceptable overlooking, loss of light, overshadowing, or an overbearing impact on the amenity of these neighbouring occupiers.

Residential amenity for future occupants

- 7.38 The proposed development has been designed to provide a high standard of residential amenity for future occupiers. Each dwelling benefits from an appropriate level of private external amenity space, relative to its size and type. The layout has been carefully arranged to ensure adequate separation distances between dwellings, preventing undue direct overlooking and safeguarding privacy.
- 7.39 The dwellings have been designed to meet the nationally described space standards, and all proposed habitable rooms of the properties would be served with windows which offer acceptable levels of daylight and sunlight.
- 7.40 The proposed dwellings are located in relatively close proximity to the Heath Road/A141 junction. The A141 is a principal route connecting Huntingdon and March and experiences relatively high traffic volumes, which has the potential to affect the living conditions of future occupants through traffic-related noise. In recognition of this, the application is accompanied by a Noise Impact Assessment which considers the likely effects of road traffic noise on the proposed development.
- 7.41 The submitted Noise Impact Assessment has been reviewed by the Council's Environmental Health Officer, who considers the assessment and its findings to be acceptable. The report identifies a number of mitigation measures, including the installation of acoustic glazing and alternative ventilation systems where necessary, to ensure that appropriate internal and external noise levels can be achieved for future occupiers. Subject to a condition requiring the submission and implementation of a detailed noise mitigation scheme, the Environmental Health Officer raises no objection to the proposal.
- 7.42 It is also noted that the Parish has raised concerns about the proposal in respect of contamination associated with the presence of the former sheep dip near to the site and its potential as a source of land contamination. The Environmental Health Officer has considered the proposal and its proximity to the sheep dips. Whilst sheep dips are a recognised contamination risk, the Officer advises that, given the distance from the application site and the likely direction of any contaminant migration, it is unlikely that the sheep dip has significantly affected the site. Any historic contamination associated with sheep treatment activities is also considered likely to have dispersed and diluted over time. The Officer therefore concludes that the former sheep dip does not pose an unacceptable risk to the proposed development.

- 7.43 Taking the above factors into consideration and subject to conditions, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and National Decision-Making Policy P3 (Living conditions and pollution) of the National Planning Policy Framework (2026) in this regard.

Highways and Vehicle Parking

- 7.44 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.
- 7.45 It is acknowledged that third parties and the parish council have raised concerns about pedestrian and highways safety due to the site's proximity to the Heath Road/A141 junction and the absence of a continuous pedestrian route into the village.
- 7.46 The proposal seeks to enhance the existing agricultural access off Heath Road with a shared private drive 5m in width. The submitted plans (dwg non 25/1017/202/C) indicate that 2.4m by 43m visibility splays can be achieved. In addition, tracking and turning for refuse vehicles has been demonstrated on dwg non 3578-03.
- 7.47 Concerns raised by third parties regarding pedestrian safety are acknowledged. In response to these concerns, the applicant has amended the scheme to include a pedestrian footway within the highway verge on the southern side of Heath Road, together with crossing points linking the development to the existing footway network. It is noted that the occupiers of No. 16 Heath Road have objected on the basis that they were not consulted on this amendment. However, amended plans were received on 3 July 2026 and neighbour re-consultation was subsequently undertaken on 8 July 2026.
- 7.48 The proposed footway would be located within the existing highway verge and is supported by the Local Highway Authority, which recommended its provision in the interests of pedestrian safety and improving connectivity between the site and the settlement of Warboys. Whilst concerns have been raised regarding the potential impact of the footway on visibility splays, the Local Highway Authority has raised no objection in this respect. Furthermore, any works within the public highway would be subject to a Section 278 Agreement, through which the detailed design and implementation of the off-site highway works would be secured. To ensure the delivery of the pedestrian infrastructure necessary to make the development acceptable in highway safety terms, a planning condition requiring the provision of the off-site highway works is recommended.
- 7.49 It is acknowledged that the application site is located in close proximity to the Heath Road/A141 junction. The A141 is a principal route connecting the settlements of Huntingdon and March and experiences relatively high traffic volumes. It is also noted that concerns have been raised by both third-party consultees and Warboys Parish Council regarding the potential impact of the

proposed development on highway safety. However, the Local Highways Authority (LHA) consulted on the application have raised no objection to the proposal in terms of highways safety and recommended the imposition of several conditions.

- 7.50 The key consideration in this instance is whether the proposed access arrangements would give rise to any highway safety concerns. In this regard, the LHA has confirmed that the proposed accesses would not be detrimental to highway safety.
- 7.51 In respect of vehicle parking provision, Plots 1, 4, 5, 7 and 8 would each be served by two on-plot parking spaces. Plots 2, 3 and 6 would each be served by a single parking space and an integral garage. The proposed garages accord with the Council's design guidance in terms of their dimensions and are therefore capable of accommodating a motor vehicle as well as secure cycle storage. Accordingly, these plots are also considered to provide two parking spaces each.
- 7.52 In respect of cycle parking provision, Units 2, 3 and 6 benefit from garages of sufficient size to provide secure and covered cycle storage. However, those dwellings not served by a garage do not currently demonstrate compliance with the cycle parking requirements of Local Plan Policy LP17. As such, it is recommended that a planning condition be imposed requiring details of secure and covered cycle storage facilities for these dwellings. The condition will ensure that adequate cycle parking is provided at a rate of one cycle space per bedroom, in accordance with the requirements of Local Plan Policy LP17.
- 7.53 Taking the above into consideration and subject to conditions, the proposal is considered to accord with Policy LP17 of the Huntingdonshire Local Plan to 2036 which seeks amongst other things to ensure that proposals provide appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. The proposal is also considered to comply with National Decision-Making Policy TR6 (Assessing transport impacts) of the National Planning Policy Framework 2026 in this regard.

Flood risk and drainage

- 7.54 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.
- 7.55 Whilst third party concerns in respect of drainage and flooding are acknowledged, information available to the LPA indicate the application site is entirely located within Flood Zone 1, as defined by the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024), and is therefore at a low risk of fluvial flooding. In addition, the site is not susceptible to groundwater flooding. It is noted that a small section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA however, more recent data from the EA indicates the site is not at risk from surface water flooding.

- 7.56 The submission of a Flood Risk Assessment and application of the Sequential Test are not considered necessary, as the site is at low risk of fluvial and groundwater flooding. Furthermore, the latest Environment Agency mapping indicates that neither the site nor the proposed access is at risk of surface water flooding. The proposal is therefore considered acceptable in flood risk terms.
- 7.57 The submitted application form confirms that foul water arising from the proposed development would be discharged to the mains sewer network. Anglian Water has been consulted on the application and has confirmed that Oldhurst Water Recycling Centre has sufficient capacity to accommodate the additional foul water flows generated by the development. Officers are therefore satisfied that an appropriate means of foul water disposal can be provided.
- 7.58 In respect of surface water drainage, concerns have been raised by third parties regarding the potential for increased hard surfacing to exacerbate surface water flood risk. As set out above, the site is not identified as being at risk of surface water flooding however, the application is accompanied by a Drainage Statement, which confirms that surface water will not be discharged to the foul sewer network. Anglian Water's latest consultation response, dated 29 July 2026, raises no objection to the proposed surface water drainage arrangements.
- 7.59 The submitted Drainage Statement proposes that surface water be managed through an on-site surface water drainage system incorporating flow control measures. Whilst detailed design information has not been provided at this stage, the submitted information demonstrates that an appropriate drainage solution is achievable. Accordingly, it is recommended that a condition be imposed requiring the submission and approval of a detailed surface water drainage strategy prior to the commencement of development. This will ensure that surface water arising from the development is appropriately managed and that the proposal does not increase flood risk on-site or elsewhere.
- 7.60 Subject to the recommended drainage conditions, the proposal is considered acceptable in terms of foul and surface water drainage and is therefore considered to comply with Policies LP6, LP12 and LP15 of the Huntingdonshire Local Plan to 2036 and National decision-making policy F4 (Assessing flood risk for decision-making), CC3 (Adaptation to climate change) paragraph 1c of the National Planning Policy Framework (2026) in this regard, subject to conditions.

Biodiversity

- 7.61 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 dovetails this and 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.
- 7.62 The application is supported by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment, both dated January 2025.

- 7.63 The PEA identifies the site as comprising predominantly a recently fallow arable field, together with a non-native ornamental hedgerow along the western boundary, a native hedgerow with trees of good quality along the southern boundary, small areas of bramble scrub, hardstanding and modified grassland of poor condition. An overgrown pond, with no visible standing water at the time of survey, is located immediately to the east of the site beyond the application boundary.
- 7.64 The PEA concludes that the site is of generally low ecological value and comprises common, widespread habitat types. The native hedgerow and associated trees on the southern boundary are identified as the most ecologically valuable feature on the site and are proposed to be retained as part of the development.
- 7.65 In relation to protected species, the PEA considers the potential for impacts on great crested newts and other amphibians. Although the site lies within 250 metres of Heath Pond, the survey found the pond to be heavily overgrown, dry at the time of inspection and likely to hold water only seasonally. No great crested newts or other amphibians were recorded during the survey. Records indicate that a nearby pond surveyed in 2019 recorded no great crested newts, whilst a further balancing pond is separated from the site by significant dispersal barriers, including roads and existing residential development. The report therefore concludes that the risk of significant impacts on great crested newts is negligible.
- 7.66 The PEA found no evidence of protected, priority or notable species within the application site and concludes that the site's potential to support such species is negligible. Accordingly, no further ecological surveys are considered necessary.
- 7.67 The PEA sets out a number of mitigation and enhancement measures, including the implementation of a bat-sensitive lighting strategy, vegetation clearance outside the bird nesting season, and precautionary measures during construction to minimise risks to amphibians, reptiles and hedgehogs. In addition, biodiversity enhancements are proposed, including the installation of bat and bird boxes, native species planting and the establishment of a wildflower meadow. These measures would provide ecological enhancements and contribute towards the biodiversity value of the site.
- 7.68 Subject to the imposition of a condition securing compliance with the recommendations set out within the submitted PEA, together with a condition requiring the submission and approval of a bat-sensitive lighting strategy and landscaping strategy, Officers are satisfied that the application has appropriately assessed potential impacts on biodiversity and geodiversity.
- 7.69 In addition to the above requirements to assess the developments impact on protected species, 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).

- 7.70 The application is accompanied by a BNG Metric and supporting Biodiversity Net Gain Report. The report identifies the site's baseline habitats as cropland, with smaller elements comprising modified grassland, bramble scrub and developed/sealed surfaces and with a baseline habitat value of 1.00. Native hedgerows and an ornamental hedgerow, totalling approximately 130 metres in length, are assessed as having a baseline value of 1.32 hedgerow units. Officers consider the submitted baseline to be reasonable and robust.
- 7.71 The submitted metric indicates that a BNG 10% net gain can be achieved on site post-development. A condition is recommended to secure the details of a Biodiversity Net Gain Plan which would detail how lost habitats units and 10% net gain would be achieved prior to commencement.
- 7.72 Overall, subject to the imposition of the recommended conditions, the proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the National Planning Policy Framework (2026) in this regard.

Trees

- 7.73 The application site is not located within a Conservation Area, nor are there any trees within or adjacent to the site that are protected by Tree Preservation Orders. Whilst the trees on and around the site do not benefit from statutory protection, Policy LP31 of the Huntingdonshire Local Plan to 2036 requires development proposals to demonstrate that the potential impacts on trees, woodlands, hedgerows and hedges have been appropriately assessed. The policy seeks to ensure that features of arboricultural value are conserved and enhanced wherever possible.
- 7.74 Accordingly, consideration must be given to the impact of the proposed development on existing trees and hedgerows and whether adequate measures have been incorporated to protect and retain those features that contribute positively to the character, appearance and biodiversity value of the site.
- 7.75 The application is supported by an Arboricultural Impact Assessment, which identifies the removal of a single Ash tree (T1) to facilitate the construction of the proposed pedestrian footway. Whilst T1 is individually categorised as a Category C1 tree, it forms part of a wider group of trees which, when considered collectively, could be regarded as having Category B2 value. Notwithstanding this, the assessment concludes that the loss of T1 would not undermine the collective amenity value of the group. Officers are satisfied that the removal of T1 is justified and arboriculturally acceptable in the context of the development proposal.
- 7.76 The assessment further concludes that the retained trees do not give rise to any significant conflict with the proposed development. There would be no notable

shading impacts, and tree canopies would not overhang proposed dwellings, parking areas or private garden spaces. The retained trees would continue to provide landscape, biodiversity and amenity benefits, including a degree of privacy screening. Furthermore, the development has been designed to avoid incursion into the Root Protection Areas (RPAs) of retained trees.

- 7.77 To ensure the long-term protection of retained trees during the construction phase, protective fencing should be installed around the RPAs prior to the commencement of development and retained throughout the construction period. It is therefore recommended that, should planning permission be granted by Members, conditions are imposed requiring the submission and approval of an Arboricultural Method Statement and Tree Protection Plan to safeguard retained trees throughout the construction process.

Other Matters

Developer Contributions

- 7.78 Part H of the Developer Contributions Supplementary Planning Document (SPD) (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. The proposal therefore accords with Policy LP4 of the Local Plan and the Developer Contributions SPD (2011).
- 7.79 It is acknowledged that third parties have raised concerns regarding the cumulative impact of residential development within Warboys, particularly in relation to pressures on GP services, education provision and local amenities, and the perceived lack of mitigation. However, it should be noted that if the development were to be permitted by Members it 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.
- 7.80 Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents: f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards). To ensure that the development can meet these standards a condition is recommended to be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.
- 7.81 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Warboys Sheep Wash

- 7.82 Third-party and Parish Council concerns have been raised regarding the impact of the proposal on the setting of the historic Warboys Sheep Wash.
- 7.83 Whilst the Warboys Sheep Wash is recognised as being of local historic interest, it is not a designated heritage asset. It is neither a Listed Building nor a Scheduled Monument and does not benefit from any statutory heritage designation. Consequently, whilst its significance and setting are material considerations in the assessment of the application, the level of weight afforded to any potential impact is less than that required under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for designated heritage assets.
- 7.84 The Warboys Sheep Wash, a non-designated heritage asset of local historic interest, is located approximately 65 metres to the east of the application site. The separation distance, together with the presence of Heath Pond and intervening open land between the site and the Sheep Wash, provides a clear degree of physical and visual separation.
- 7.85 Having regard to the scale, form and location of the proposed development, Officers do not consider that the proposal would result in any significant harm to the setting, appreciation or historic interest of the Warboys Sheep Wash. The development would not encroach upon the asset or undermine its ability to be understood and experienced within its surroundings. Accordingly, the proposal is considered acceptable in heritage terms.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Paragraph 11(d) of previous versions of the National Planning Policy Framework (NPPF), which set out the presumption in favour of sustainable development, has been removed following the August 2026 revision. However, the presumption remains through National Decision-Making Policy (NDMP) S3 and is now applied principally according to location. Where development accords with an up-to-date development plan and the relevant national decision-making policies, planning permission should be granted without delay. Where proposals do not accord with the development plan, the assessment is undertaken through NDMP S4 for development within settlements and NDMP S5 for development outside settlements. The balancing exercise under S4 and S5 is expressly framed by the national decision-making policies and is to be undertaken alongside the development plan.
- 8.3 As the Huntingdonshire Local Plan to 2036 is now more than five years old, the Council is required to demonstrate a five-year supply of deliverable housing sites against its housing requirement derived from the standard method. In accordance with paragraph 78 of the NPPF, a 5% buffer is also required. The Council's five-year housing requirement, including the buffer, is 5,907 dwellings. The current supply amounts to 4,345 dwellings, equivalent to 3.68 years' supply.

Accordingly, the Council is unable to demonstrate a five-year housing land supply.

- 8.4 As set out above, the application site lies within the open countryside where new residential development would generally be resisted under the development plan. Similarly, residential development in this location would not ordinarily be supported by NDMPs S3, S4 and S5 of the NPPF.
- 8.5 However, NDMP S5: Principle of Development Outside Settlements, paragraph (j), supports development in the countryside where it would address an evidenced unmet need, including circumstances where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, provided the development is physically well-related to an existing settlement and can be accommodated having regard to available infrastructure.
- 8.6 As detailed above, whilst the site is not directly adjacent to the built form of Warboys and therefore gives rise to a degree of conflict with NDMP S5(j), officers consider this conflict to attract only moderate weight. The extent of separation from the settlement is limited and would be mitigated by the proposed pedestrian footpath connection. Furthermore, the extant Permission in Principle establishes a realistic fallback prospect that Technical Details Consent could still be secured for residential development on the site. On balance, having regard to the fall-back position and the proposed physical connection to the settlement, officers are satisfied that the principle of residential development remains acceptable. The proposal would also contribute towards meeting an identified unmet housing need at a time when the Council is unable to demonstrate a five-year supply of deliverable housing sites.
- 8.7 In addition to the above new policy position, a significant material consideration in the determination of this application is the extant Permission in Principle (PIP) granted under reference 25/00900/PIP, which established the acceptability in principle of residential development comprising between four and nine dwellings on the site.
- 8.8 NDMP S5 further requires consideration of whether any adverse impacts would substantially outweigh the benefits of granting planning permission. Having regard to the assessment contained within this report, Officers are satisfied that there are no strong reasons to refuse the application and that the benefits of the proposal significantly outweigh any limited adverse impacts and moderate conflict with NDMP S5 paragraph (j).
- 8.9 The proposal would deliver eight additional dwellings, contributing towards the district's housing supply at a time when the Council cannot demonstrate a five-year housing land supply. This benefit is afforded significant weight.
- 8.10 In economic terms, the development would generate construction-related employment and associated expenditure during the build phase, whilst future occupiers would support local businesses, services and facilities within Warboys and the wider area. This benefit is afforded moderate weight.

- 8.11 In social and environmental terms, the proposal would provide additional housing, deliver biodiversity net gain and support the continued vitality and viability of local services and community facilities. These benefits are afforded moderate weight.
- 8.12 As set out elsewhere in this report, the proposal would result in only limited visual and countryside impacts, which would be further mitigated through the proposed landscaping strategy and planning conditions. Ecological impacts can also be appropriately mitigated and enhanced through the delivery of biodiversity net gain and the implementation of recommended ecological measures.
- 8.13 Having regard to the development plan, the provisions of the NPPF and the relevant National Decision-Making Policies, Officers conclude that the adverse impacts of the development would not substantially outweigh its benefits. On balance, the proposal represents sustainable development and is therefore recommended for approval, subject to the conditions set out below.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

3. Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Landscaping

4. Notwithstanding the details shown on dwg non 2215-P20-01 Rev V (Proposed Block Plan), no development above slab level for each dwelling shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - (a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - (b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
 - (c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Surface Water Drainage

5. No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.
Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Finished Floor Levels

6. No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance Policies LP5, LP 12 and LP14 of the Huntingdonshire Local Plan to 2036.

Bat Friendly Lighting

7. Prior to occupation, a 'lighting design strategy for biodiversity' for the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. The lighting scheme will follow guidelines from the Bat Conservation Trust and ILP (Institute of Lighting Professionals) – "Guidance Note 08/23: Bats and Artificial Lighting at Night": Section 4.29, Appropriate luminaire specifications. The scheme shall include but not be limited to the following:

- (i) Lighting position.
- (ii) Luminaire source type (e.g., LED, fluorescent etc.).
- (iii) Lighting colour (Kelvin).
- (iv) Lighting direction and height.
- (v) Baffles, hood and louvres if used.
- (vi) Timer length for security lights on motions sensors.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

To ensure the conservation and enhancement of on-site biodiversity and protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Compliance with the Preliminary Ecological Appraisal

8. The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures detailed in section 5 of the Preliminary Ecological Appraisal (by Skilled Ecology) received by the Local Planning Authority on 19/02/2026.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Cycle Storage

9. Notwithstanding the details shown on the plans hereby approved, prior to first occupation of any dwelling hereby permitted, details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure and, where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Water Efficiency

10. The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement

standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

Accessible and Adaptable Buildings

11. The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.
Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

Vehicular access at the public highway

12. The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the approved drawing number 25-1017-204 rev B and shall be retained as such.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Parking and turning laid out prior to occupation

13. No part of the development shall be occupied until the proposed space for on-site parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number 25/1017/202 Rev D and thereafter retained for that specific use.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Temporary facilities in the highway

14. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
Reason: In the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Visibility Splays

15. The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. 25/1017/202 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Access Drainage

16. The access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material for the first 8 metres to prevent debris spreading onto the public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Off-site Highways Improvements

17. Prior to the first occupation of the development hereby permitted the offsite highway improvement works (based on drawing number 25/1017/202/D) shall be completed to the written satisfaction of the Local Planning Authority based on the plans submitted.

Reason: To ensure that the highway network is adequate to cater for the development proposed and In the interests of highway safety in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

18. The development shall not commence (including site clearance, demolition, or ground works) until:

- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
- b) The planning authority has approved the plan.

Key requirements:

The biodiversity net gain plan should include but not be limited to the following:

- a) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- b) Pre and post development habitat plans
- c) Legal agreement(s) where on site biodiversity net gain is proposed
- d) Biodiversity Gain Site Register reference numbers (if using off-site units).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Noise Mitigation Scheme

19. Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until a Noise Mitigation Scheme is submitted to and approved by the LPA. The Noise Mitigation Scheme shall be produced

by a competent person, to demonstrate that the layout, design and mitigation measures will ensure that internal sound levels from road traffic noise shall not exceed 35dB LAeq 07:00-23:00 in any habitable room or 30dB LAeq 23:00-07:00 and 45dB LAmax 23:00-07:00 inside any bedroom and that sound levels from road traffic noise in any outdoor amenity area shall not exceed 50dB LAeq(1 hour) within the first 5 metres from the building façade to which the amenity area relates. The development shall be carried out in accordance with the Noise Mitigation Scheme and no dwelling shall be occupied until the mitigation measures associated with that dwelling, as identified in the Noise Mitigation Scheme, have been installed. The noise mitigation measures shall thereafter be retained in perpetuity.

Where it has not been possible to achieve the aforementioned indoor sound levels with windows open, prior to the commencement of development a detailed Ventilation Scheme shall be submitted to and approved by the LPA. The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for dwellings without undermining the performance of the Noise Mitigation Scheme. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room. The approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be retained in perpetuity.

Reason: To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Tree Protection Plan

20. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement

21. No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Archaeology - WSI

22. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:

- (a) The statement of significance and research objectives;
- (b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- (c) The timetable for the field investigation as part of the development programme;
- (d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material.

Reason: This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Architectural Details

23. Notwithstanding the details shown on the plans hereby approved,, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- (a) Window and door reveals, cills and headers, including tax windows / doors;
 - (b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
 - (c) Eaves and verge details;

(d) Size and design of gable / chimney motifs

(e) The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Warboys Community Centre
High Street
Warboys
PE28 2TA

Our Ref : 26/00344/FUL

18th March 2026

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/00344/FUL
Erection of 8 dwellings
Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 10th April 2026.

Cont.....

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at <http://publicaccess.huntingdonshire.gov.uk/online-applications/>. It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to **developmentcontrol@huntingdonshire.gov.uk**.

Yours faithfully
Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/00344/FUL Case Officer Charlotte Dew

Proposal: Erection of 8 dwellings

Location: Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys

Observations of Warboys Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)
details below

☐ No observations either in favour or against the proposal

☐ Clerk to Warboys Town/Parish Council. (For GDPR purposes please do not sign)

Date : 14/04/26

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

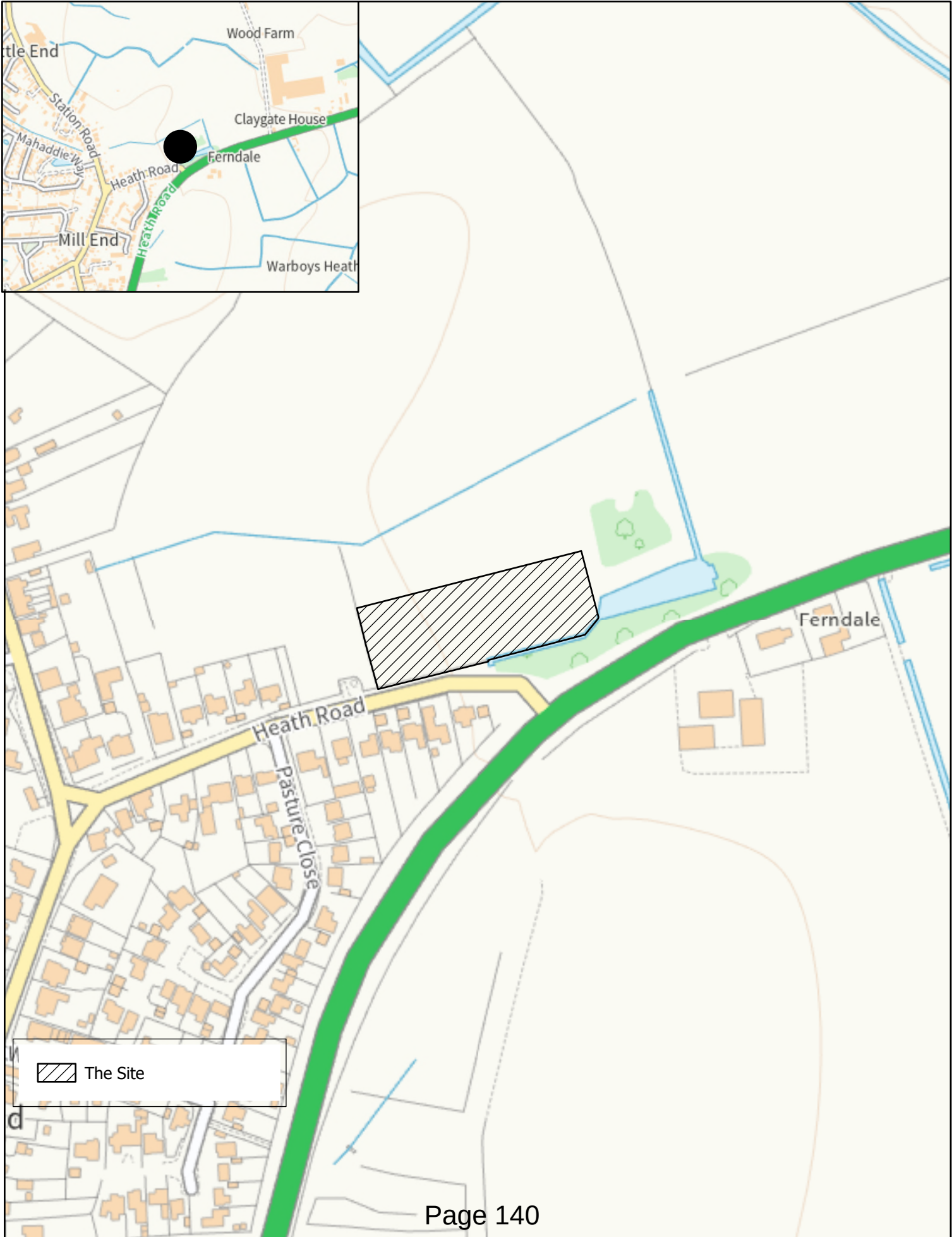
Development.control@huntingdonshire.gov.uk

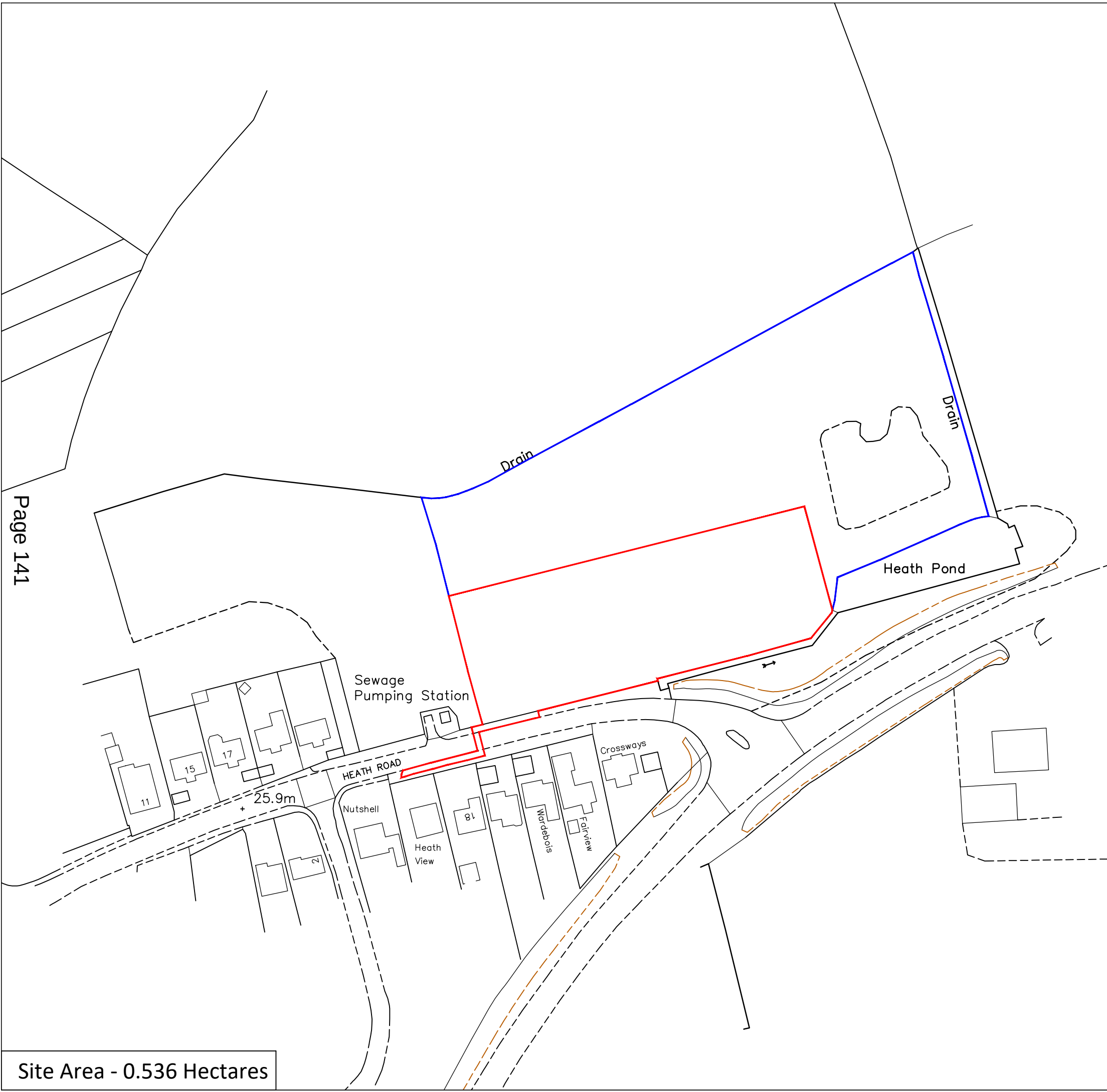
(Development Management)

The proposed development is considered unacceptable by virtue of its location in close proximity to the former sheep dip, which raises potential concerns regarding land contamination and risks to human health and the environment. Insufficient information has been provided to demonstrate that these risks can be satisfactorily mitigated.

Furthermore, the proposal would result in substandard and potentially hazardous highway conditions. The access is located in very close proximity to the junction with the A141, which is a high-speed and heavily trafficked route. This arrangement is likely to prejudice highway safety by creating conflict between turning and through traffic, reducing visibility, and increasing the risk of accidents.

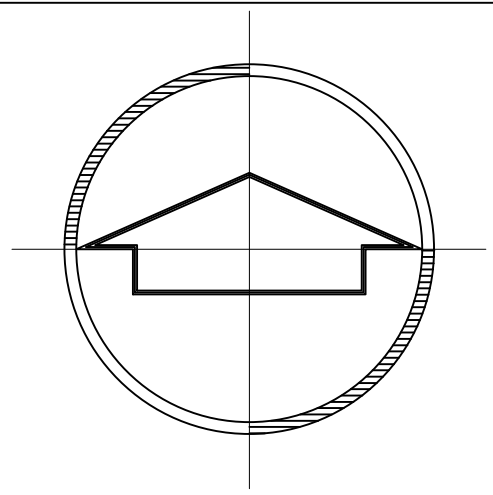
For these reasons, the development is contrary to policies relating to land contamination, highway safety, and safe and suitable access, and is therefore refused.





Page 141

Site Area - 0.536 Hectares



REV	DATE	BY	REVISION NOTES
A	27.06.25	CWM	Updated redline
B	23.02.26	CWM	Updated redline
C	11.05.26	CWM	Updated redline
D	29.06.26	CWM	Updated redline

PROJECT
Proposed Residential Development at
Land at Heath Road, Warboys,
Huntingdon, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Location Plan

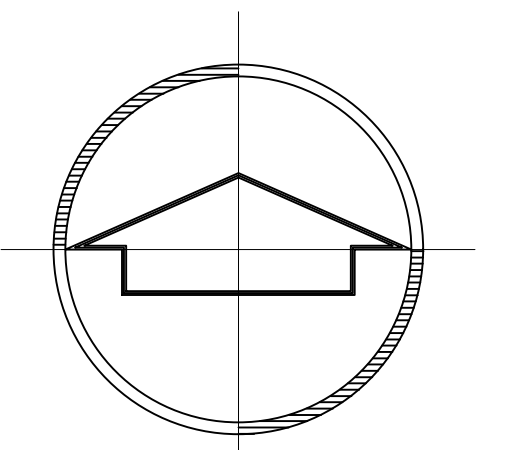
DRAWN BY	SCALE
CWM	1:1250 @ A3
DATE	DWG. No.
16/04/25	25/1017/201
	REV. D



1:250 Site section view from Heath Road



- Existing boundary planting
- Existing tree
- Proposed planting
- Proposed 1m deep mixed native hedgerow
- Proposed tree
- Proposed private garden
- Proposed grass
- Proposed field access track



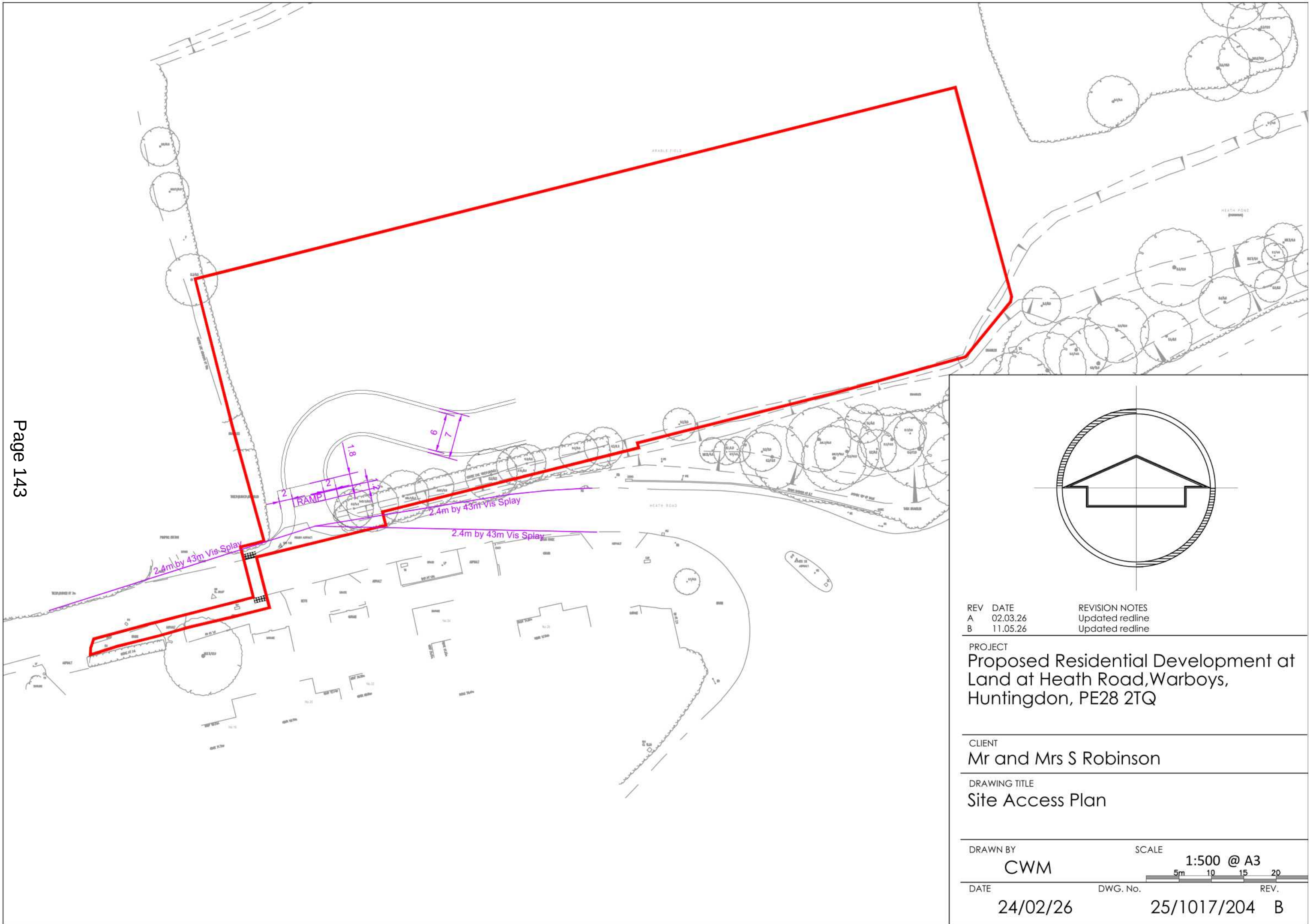
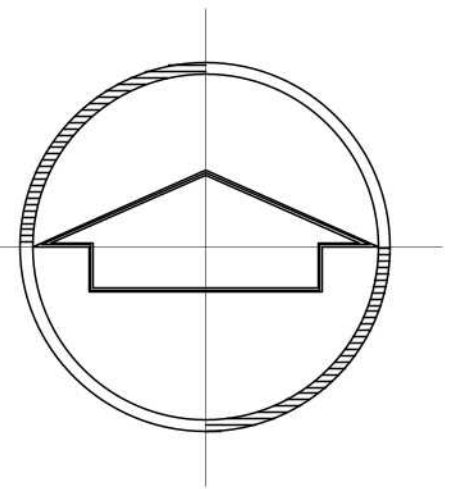
REV	DATE	REVISION NOTES
A	19.12.25	Issued for planning
B	23.02.26	Added dimensions and key
C	11.05.26	Updated layout as per council comments
D	29.06.26	Updated layout as per council comments

PROJECT
Proposed Residential Development at
Land at Heath Road, Warboys,
Huntingdon, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Site Layout Plan

DRAWN BY CWM	SCALE 1:500 @ A1
DATE 11/12/25	DWG. No. 25/1017/202
	REV. D



REV	DATE
A	02.03.26
B	11.05.26

REVISION NOTES
Updated redline
Updated redline

PROJECT
Proposed Residential Development at
Land at Heath Road, Warboys,
Huntingdon, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Site Access Plan

DRAWN BY
CWM

SCALE
1:500 @ A3
5m 10 15 20

DATE
24/02/26

DWG. No. 25/1017/204
REV. B



Proposed Front Elevation



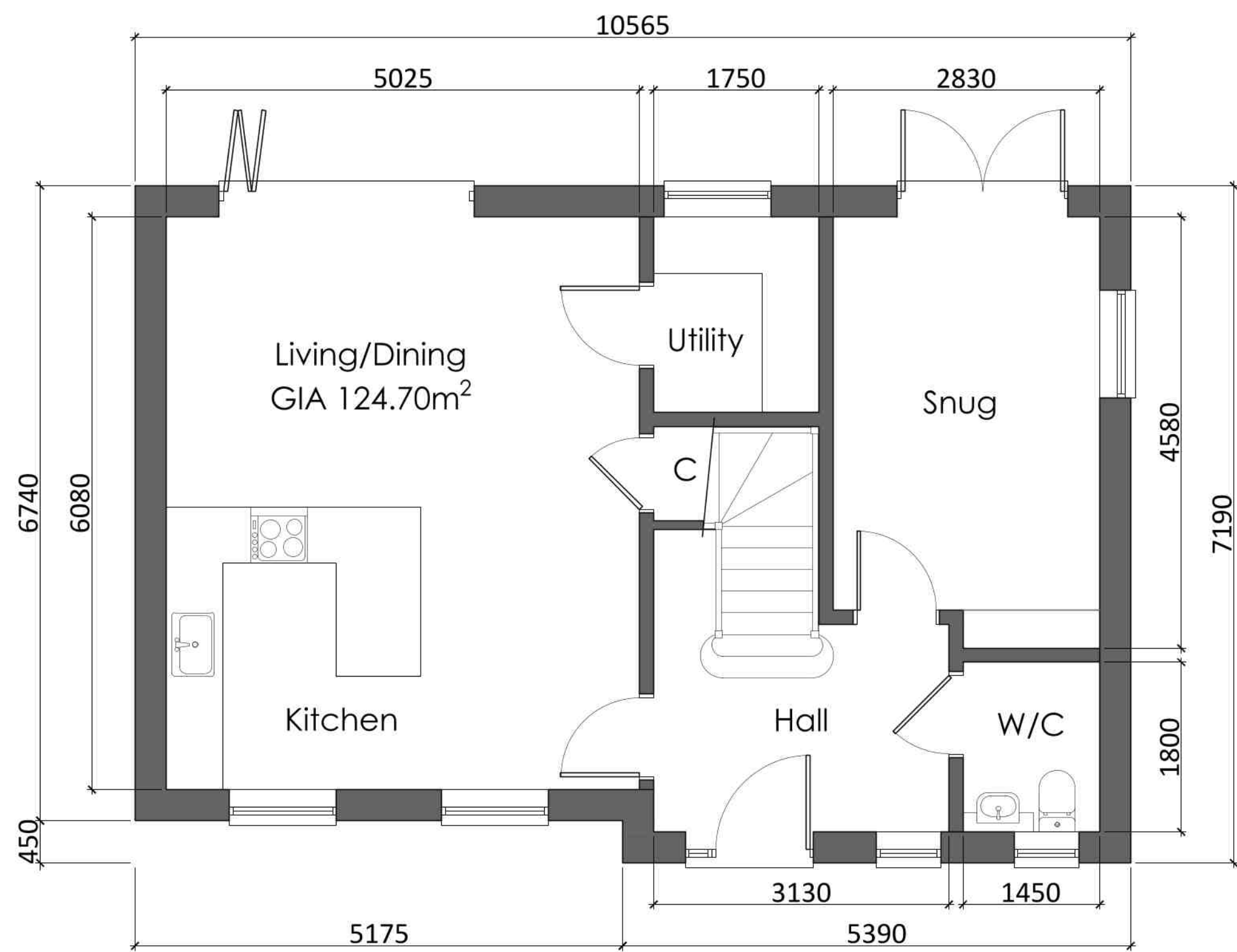
Proposed Side Elevation



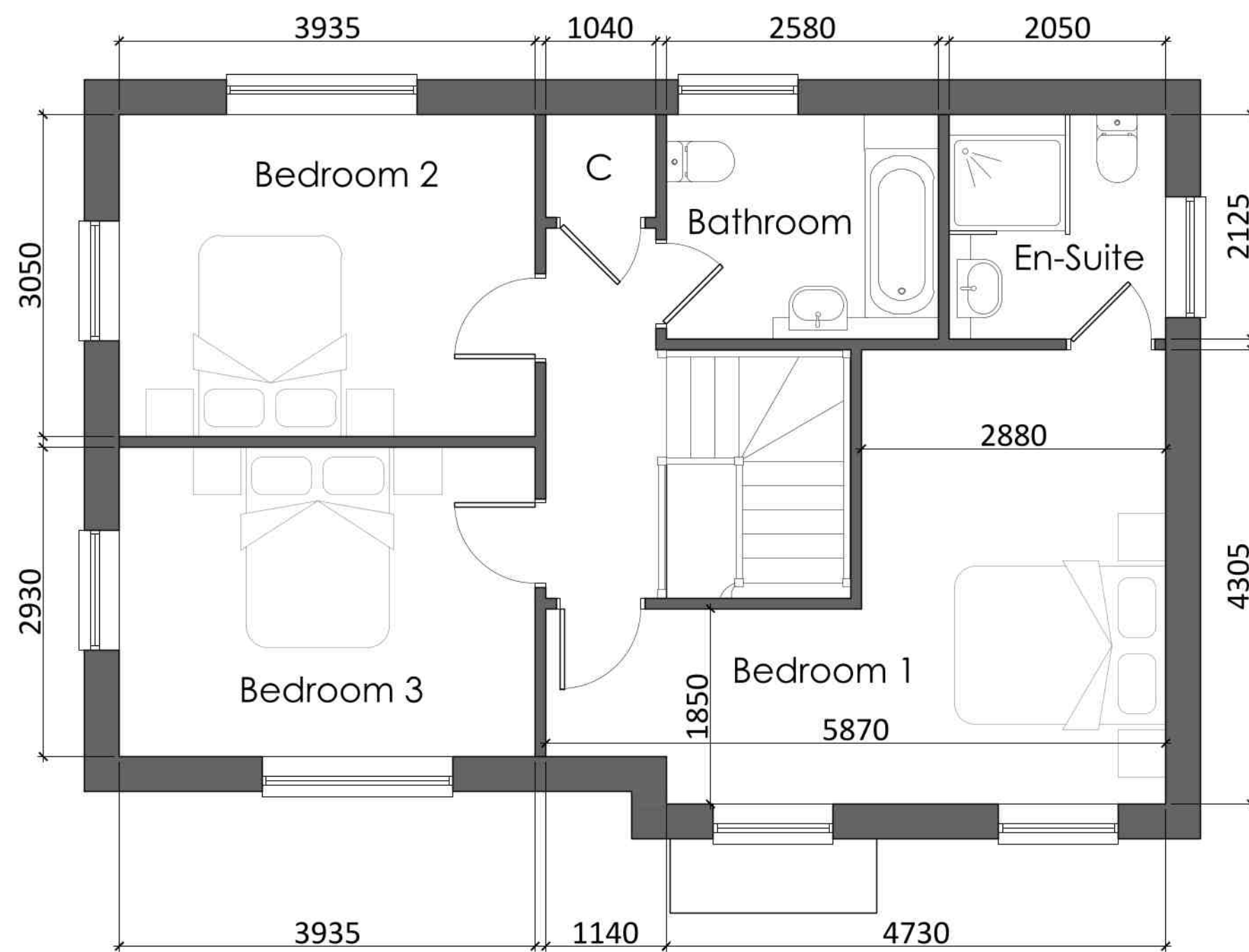
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

A	19.12.25	Issued for planning
	11.05.26	
Updated plot schedule		
ADDRESS		
Proposed Residential Development at		
Land at Heath Road, Warboys,		
Huntingdon, Cambs, PE28 2TQ		
CLIENT		
Mr and Mrs S Robinson		
DRAWING TITLE		
Proposed Floor Plans and Elevations		
Plot 01		
DRAWN BY		
CWM		
SCALE		
1:50, 1:100 @ A1		
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DATE		
08/12/25		
DWG. No.		
25/1017/301		
REV.		
B		



Proposed Front Elevation
(Plot 02 Handed)



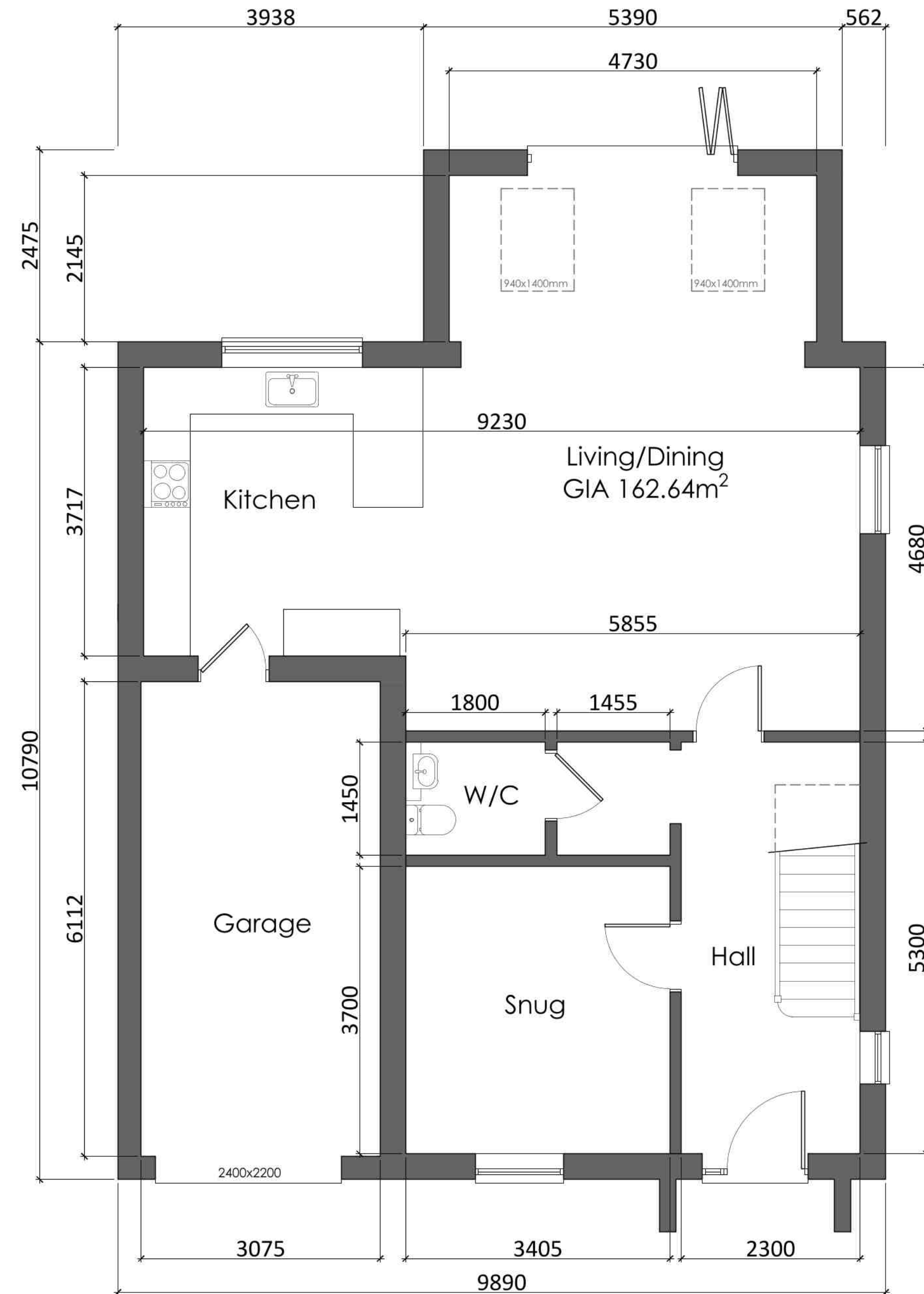
Proposed Side Elevation
(Plot 02 Handed)



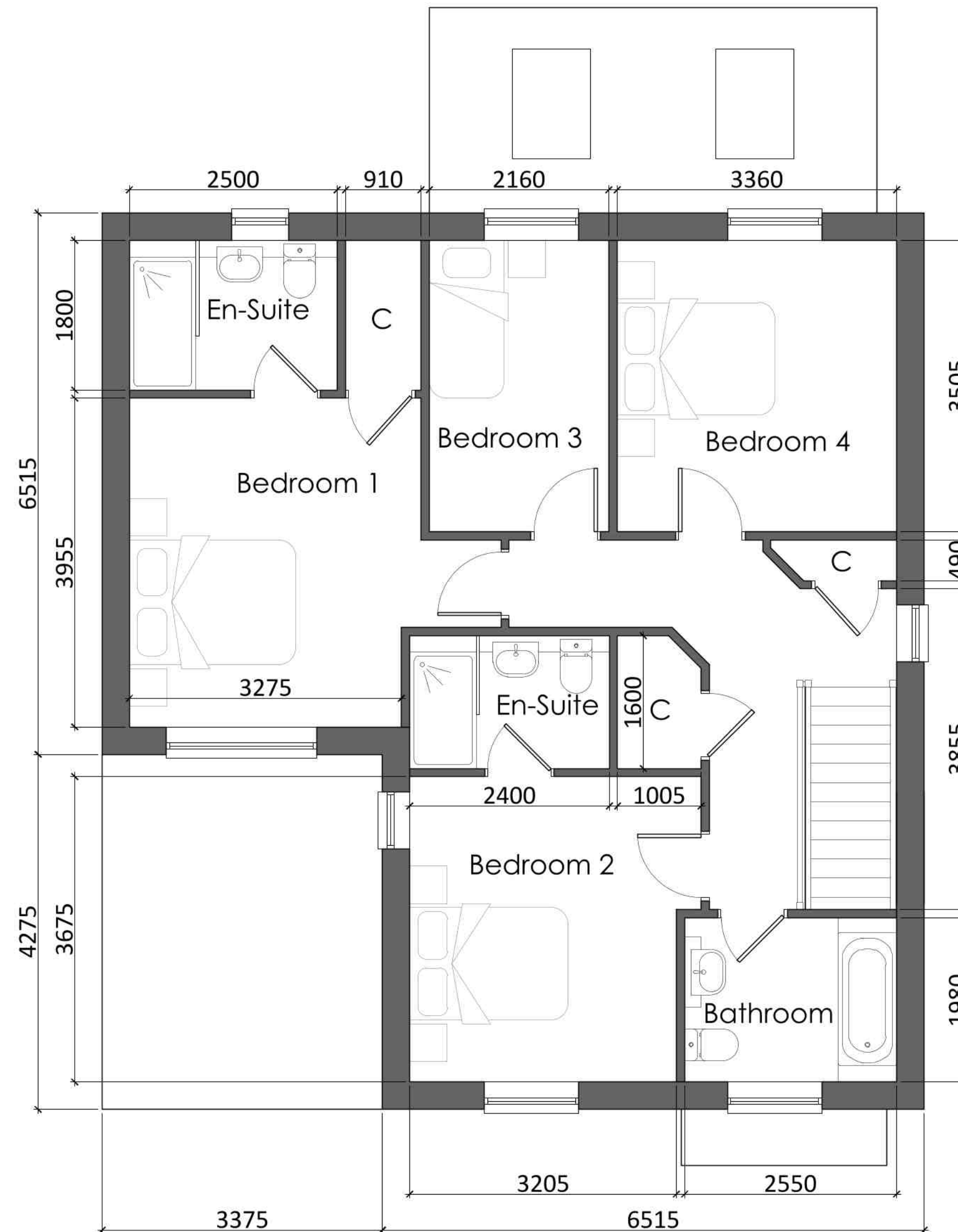
Proposed Rear Elevation
(Plot 02 Handed)



Proposed Side Elevation
(Plot 02 Handed)



Proposed Ground Floor Plan
(Plot 02 Handed)



Proposed First Floor Plan
(Plot 02 Handed)

A	19.12.25	Issued for planning
B	11.05.26	Updated design as per council comments
ADDRESS		
Proposed Residential Development at		
Land at Heath Road, Warboys,		
Huntingdon, Cambs, PE28 2TQ		
CLIENT		
Mr and Mrs S Robinson		
DRAWING TITLE		
Proposed Floor Plans and Elevations		
Plots 02, 03 & 06		
DRAWN BY	SCALE	1:50, 1:100 @ A1
CWM	0.5	1.0
DATE	DWG. No.	REV.
08/12/25	25/1017/302	B



Proposed Front Elevation
(Plot 04 Handed)



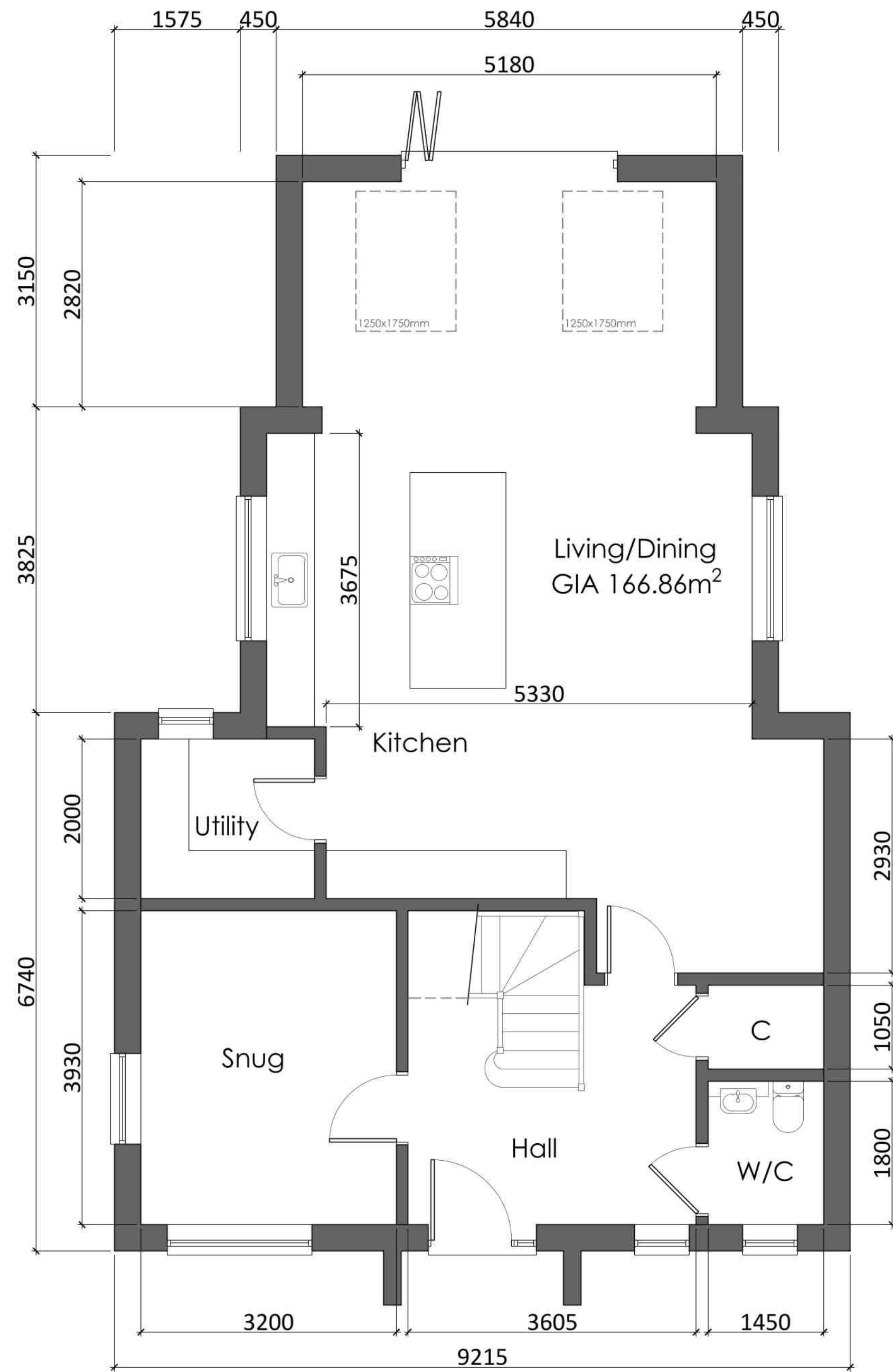
Proposed Side Elevation
(Plot 04 Handed)



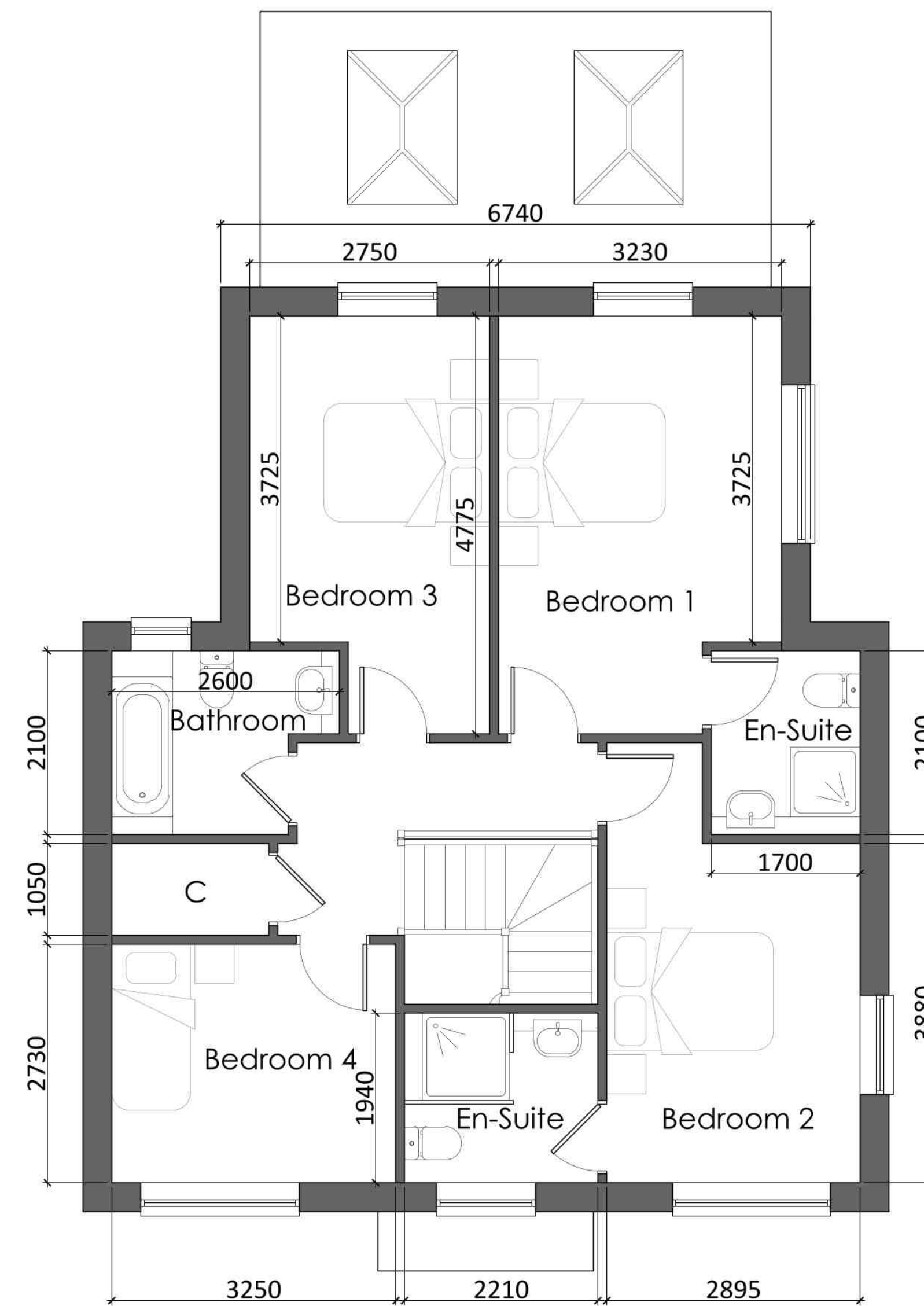
Proposed Rear Elevation
(Plot 04 Handed)



Proposed Side Elevation
(Plot 04 Handed)



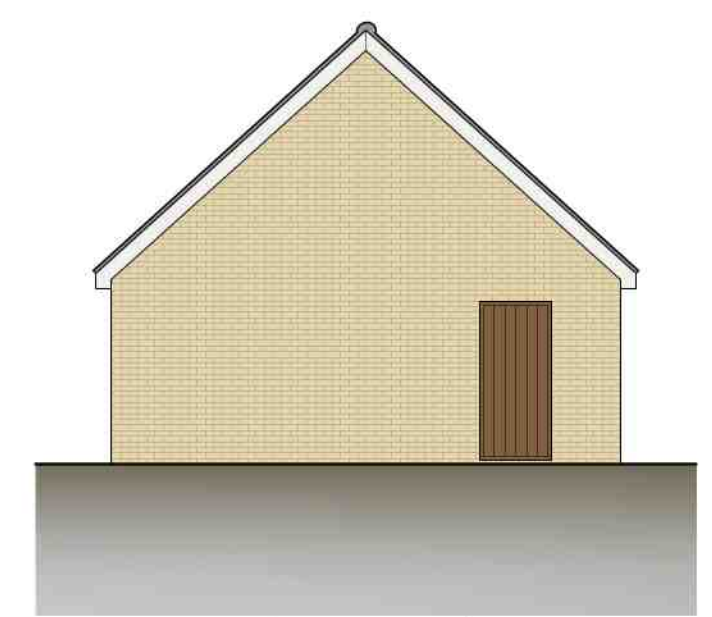
Proposed Ground Floor Plan
(Plot 04 Handed)



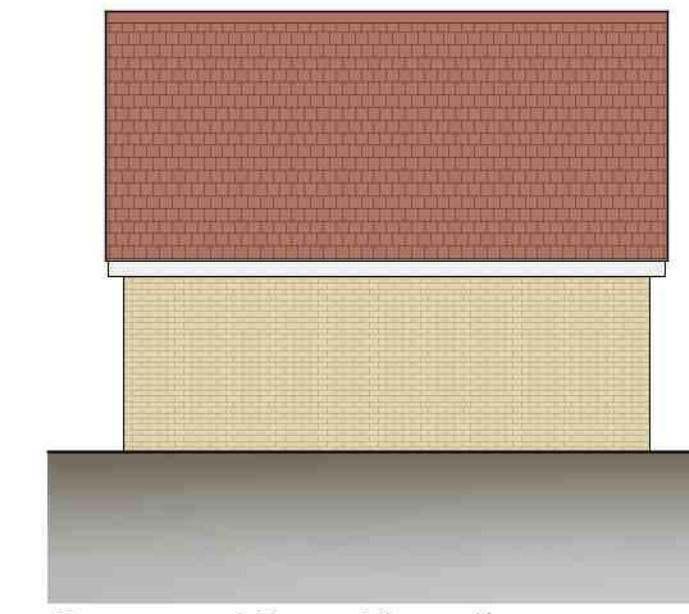
Proposed First Floor Plan
(Plot 04 Handed)



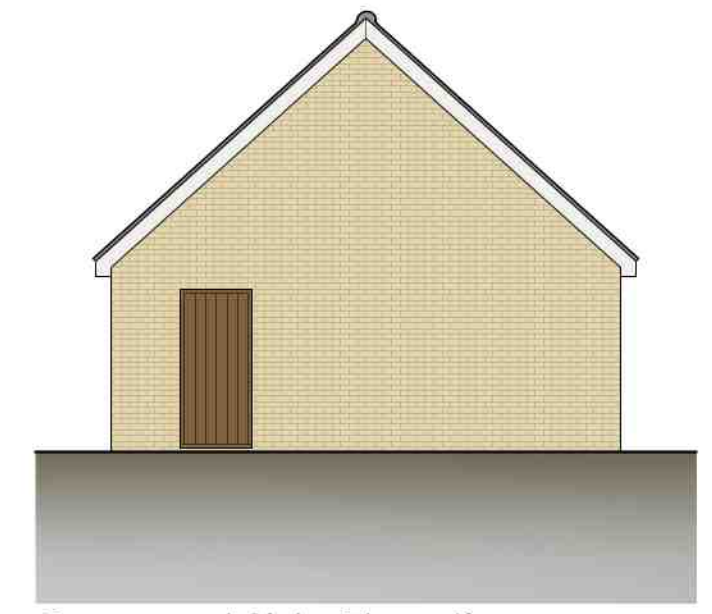
Proposed Front Elevation



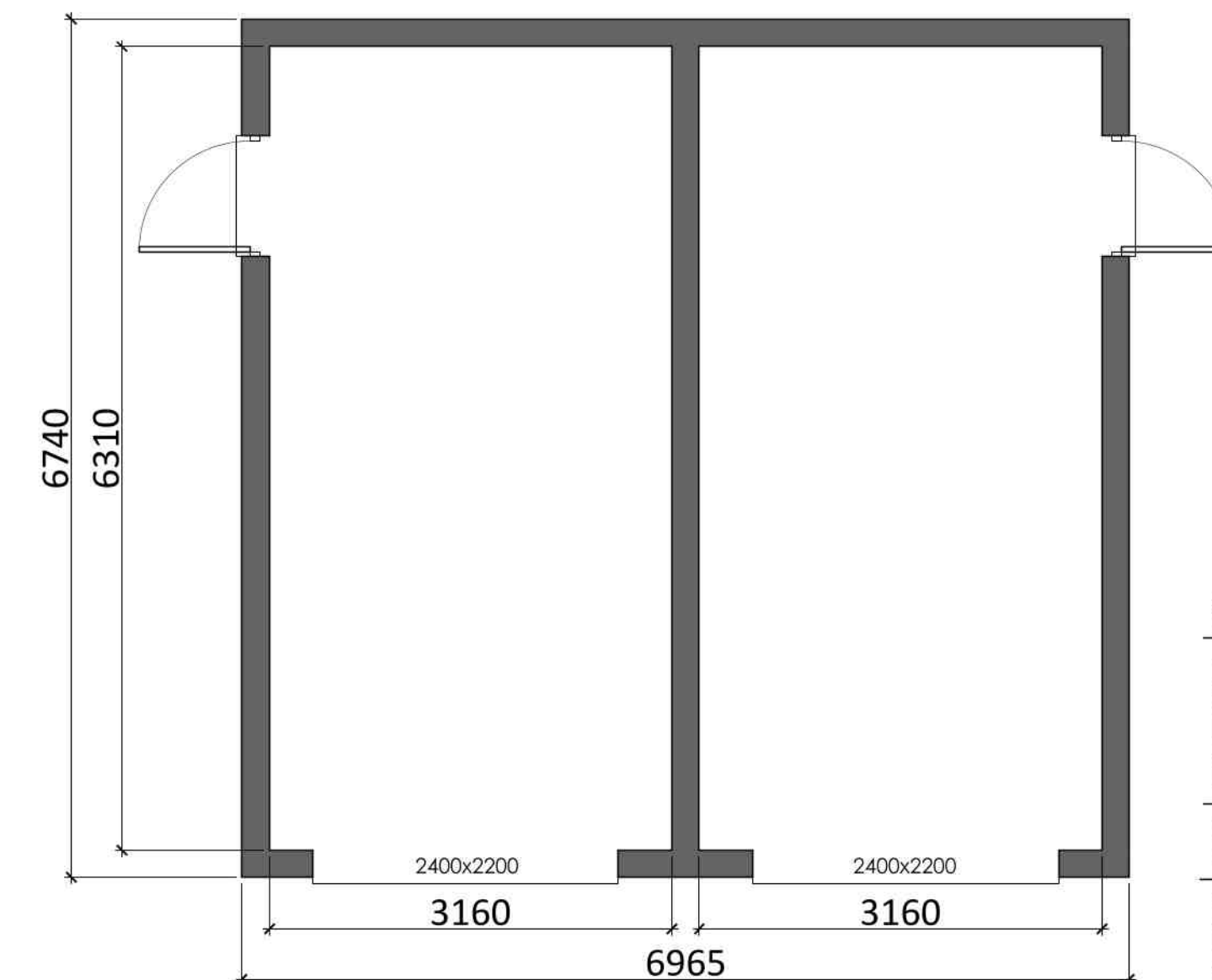
Proposed Side Elevation



Proposed Rear Elevation

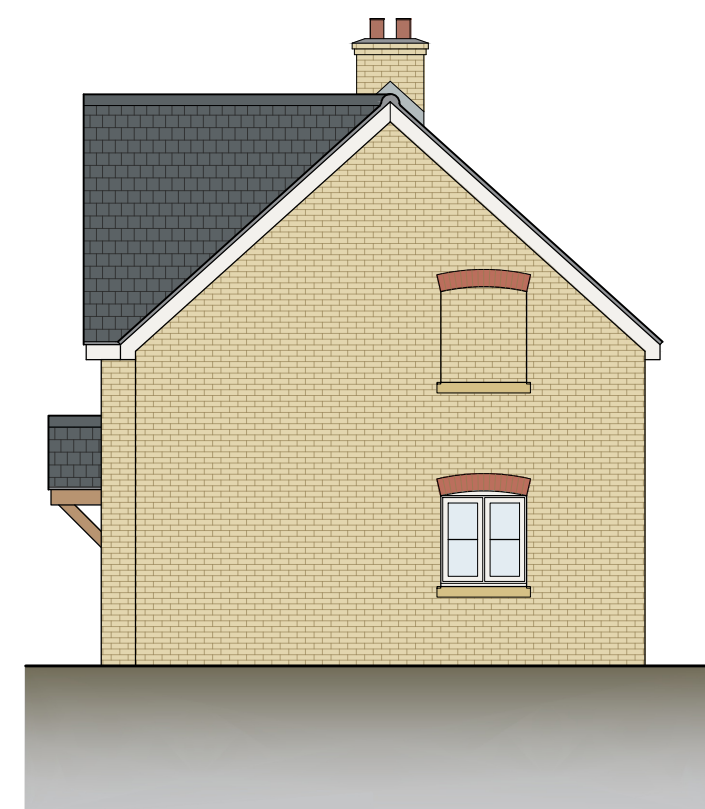
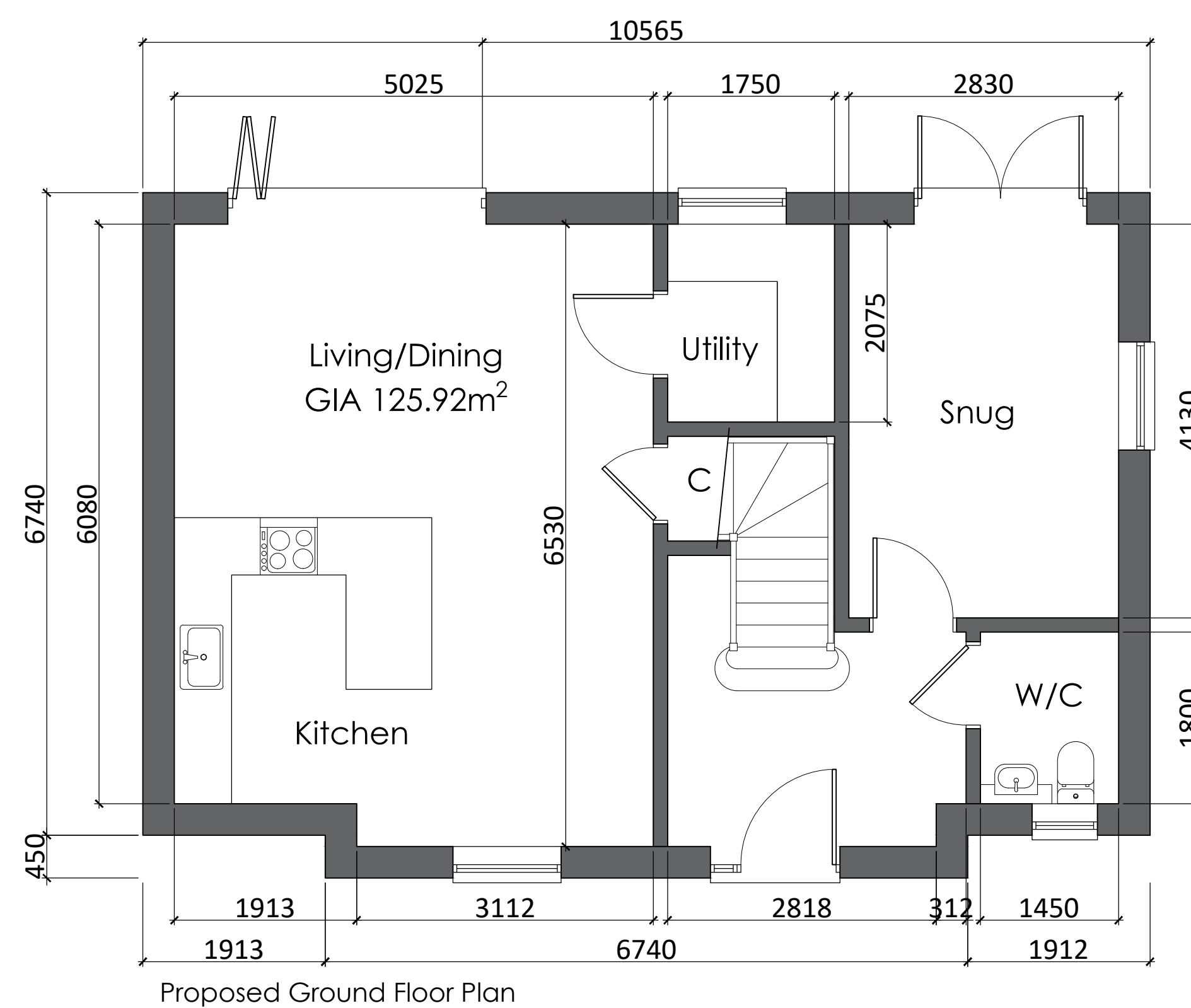
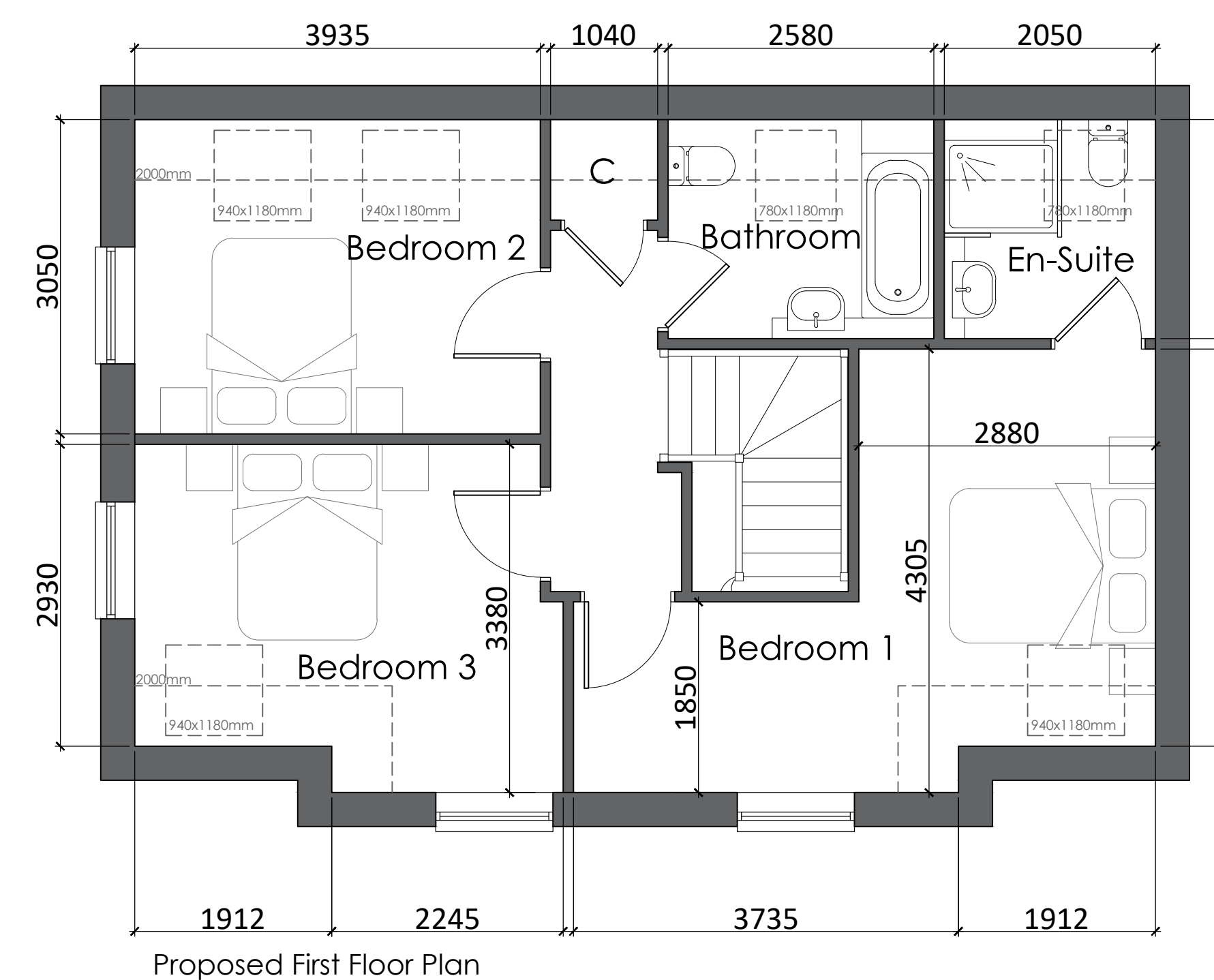


Proposed Side Elevation



Proposed Garage Plan

A	19.12.25	Issued for planning
B	11.05.26	Updated design as per council comments
ADDRESS		
Proposed Residential Development at		
Land at Heath Road, Warboys,		
Huntingdon, Cambs, PE28 2TQ		
CLIENT		
Mr and Mrs S Robinson		
DRAWING TITLE		
Proposed Floor Plans and Elevations		
Plots 04 & 05		
DRAWN BY		
CWM		
SCALE		
1:50, 1:100 @ A1		
DATE		
08/12/25		
DWG. No.		
25/1017/303		
REV.		
B		



A 8	11.05.26 29.06.26	Issued for planning Updated plot schedule
ADDRESS		
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ		
CLIENT		
Mr and Mrs S Robinson		
DRAWING TITLE		
Proposed Floor Plans and Sections Plot 07		
DRAWN BY		
CWM		
SCALE		
1:50, 1:100 @ A1		
DATE	DWG. No.	REV.
11/05/26	25/1017/304	B



Development Management Committee – 19th October 2026

Application Number: 26/00904/LBC

Proposal: Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations

Location: The Old Day School, High Street, Bluntisham

Applicant: Mr Simon Claridge

Agent: Swann Edwards

Case Officer: Charlotte Dew

Parish: Bluntisham

Reason for Referral: Officer's recommendation of refusal is contrary to that of the Parish Council.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE PERMISSION AS THE PROPOSED SUBDIVISION OF THE PRINCIPAL SCHOOLROOM SPACE WOULD RESULT IN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF THE GRADE II LISTED OLD DAY SCHOOL BY ERODING THE HISTORIC FORM, LEGIBILITY AND SPECIAL ARCHITECTURAL INTEREST OF ONE OF ITS MOST IMPORTANT HISTORIC SPACES.

Proposal

This application seeks Listed Building Consent for the change of use of the former day school to a single dwelling, together with the demolition of a number of ancillary outbuildings to the rear and the construction of rear extensions. It should be noted that the submitted scheme also includes works requiring planning permission, which are being considered separately under application ref. 26/00903/FUL. Whilst this report focuses solely on the Listed Building Consent considerations, it should be read alongside the associated planning application as the proposals form part of a comprehensive redevelopment scheme.

Consultations

The following consultees have raised **no objections** to the application:

- Parish Council

The following consultees have raised **objections** to the application:

- Conservation Officer

One letter of objection has been received.

Conclusion

The application has been assessed against the relevant policies in the National Planning Policy Framework (NPPF) and the adopted Local Plan.

The key issues arising from the application details are:

- Impact on Heritage Assets
- Biodiversity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reason.

1. The proposed subdivision of the principal schoolroom to create a residential dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations by way of subdivision of this open plan space would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposal, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises The Old Day School, High Street, Bluntisham, a Grade II listed building situated within the Bluntisham Conservation Area. The surrounding area contains a number of designated heritage assets, including several listed buildings of varying grades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks listed building consent for the change of use from a former day school to a 3 bedroom residential dwelling along with the demolition of some ancillary outbuildings to the rear and the construction of new rear extensions. It should be noted that the submission also details works which require planning permission and which are the subject of a separate application (26/00903/FUL). This report seeks to separate the planning and listed building consent considerations, but they should be read and understood in conjunction with one another.
- 2.2 It should be noted that, during the course of the application, amended plans were submitted in response to concerns raised by the Conservation Officer. The revised scheme omitted the previously proposed mezzanine floor, thereby reducing the extent of intervention within the historic fabric of the listed building.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 26/00903/FUL-Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations (under consideration).
 - 25/01600/FUL- Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 25/01601/LBC- Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 24/01614/FUL - Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions (Withdrawn)
 - 24/01615/LBC - Proposed works to facilitate change of use from day school to residential including demolition of ancillary buildings to the rear and construction of new rear extensions. (Withdrawn)
 - 25/01601/LBC - Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations - Pending Consideration (associated with this application).

4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1 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.
- 4.2 The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: 'Decisions on development proposals should apply a presumption in favour of sustainable development '

- 4.3 The NPPF 2026 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * building a strong, effective economy;
 - * achieving well-designed places;
 - * managing flood risk and coastal change;
 - * conserving and enhancing the natural and historic environment.
- 4.4 The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.
- 4.5 The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.
- 4.6 The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.
- 4.7 The following NDMPs are considered to be of particular relevance to the current proposals:
- HE4: Securing the Conservation of Heritage Assets
 - HE5: Assessing Effects on Heritage Assets
 - HE6: Proposals Affecting Designated Heritage Assets
- 4.8 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP30: Biodiversity and Geodiversity
 - LP34: Heritage Assets and their Settings
- 4.9 Supplementary Planning Documents (SPD) and Guidance:
- Bluntisham Conservation Area Character Statement (1999)

Statutory Duties and Relevant Legislation

- 4.10 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.11 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to 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.
- 4.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to 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.

- 4.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.
- 4.14 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Parish Council	Support	Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use.
Conservation Officer	Objection	In comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling. Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall, including the formation of a bedroom and mezzanine level, which was considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.

		<p>Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall.</p> <p>The Conservation Officer therefore maintained an objection to the scheme, advising that the subdivision of the main schoolroom to create a bedroom would continue to harm a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the listed building and, as such, Listed Building Consent should be refused.</p> <p>In reaching this conclusion, the Conservation Officer acknowledged the benefits associated with bringing the building back into active use and accepted that some degree of harm may be necessary to facilitate a viable conversion. However, it was considered that the principal public benefit of the scheme is the preservation of the listed building itself, rather than any private benefits arising from its conversion to a residential dwelling.</p>
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6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 One representation received in objection, raising the following summarised material comments:

- Concerns that the proposed internal alterations, including subdivision of the historic school hall and works to the original fabric, would harm the significance of the Grade II listed building. Objection is also raised to the removal of the front railings.
- The objector disputes claims that the building is rapidly deteriorating, suggesting its condition is primarily the result of a lack of maintenance rather than an inherent structural issue.
- Concerns that the proposal could add to existing parking pressures, congestion and highway safety issues along High Street, particularly during community events.
- Concerns that additional residential activity and parking could adversely affect access to nearby community facilities and pedestrian safety.
- The objector considers that the scale of the proposed works has not been fully reflected in the application description presented to the public.

- It is contended that the heritage and community impacts of the proposal outweigh any claimed benefits.

7 APPRAISAL

- 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. 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 the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 7.2 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". In Huntingdonshire the Development Plan (relevant to this application) consists of: Huntingdonshire's Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).
- 7.3 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. The main issues to consider in the determination of this application are:
- Impact on Heritage Assets
 - Biodiversity
- Impact on Heritage Assets
- 7.4 The Old Day School is a Grade II listed building located within the Bluntisham Conservation Area. The building is specifically referenced within the Bluntisham Conservation Area Character Statement (1999), which identifies it as a well-preserved and early example of a small rural school. The statement describes the building as a simple and well-proportioned structure, designed in a restrained Tudor style and constructed from local gault brick with stone detailing. It further notes that the building's original plan form remains readily legible and that a number of historic features, including the clock, panelled doors and the tablet displaying the founder's coat of arms, contribute positively to its architectural and historic significance and authenticity.
- 7.5 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.
- 7.6 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.7 The revised NPPF places greater emphasis on the preparation of proportionate and evidence-based Heritage Impact Assessments, requiring applicants to clearly identify the significance of heritage assets, including the contribution made by their setting, and to assess the effects of proposed development on that significance. Whilst the assessment requirements have been strengthened, the overarching heritage policy tests remain unchanged, with substantial weight continuing to be afforded to the conservation of heritage assets and any identified harm requires balancing against the public benefits of a proposal.
- 7.8 The Old Day School is a detached building constructed predominantly of brick with a slate roof, incorporating a mixture of timber and metal-framed windows. A number of ancillary structures and pitched-roof extensions are located to the rear of the building. The remainder of the site is largely hard surfaced, with brick walls enclosing the side and rear boundaries. The frontage is defined by a low brick wall topped with iron railings. The Old Day School was constructed in 1842 and the railings and walls to the front were listed along with the building in February 2024. The detached rear toilet block building and rear wall, were omitted from this listing.
- 7.9 The site occupies a prominent position within the historic core of Bluntisham and is located in close proximity to a number of designated heritage assets, including Grade II listed buildings immediately to the north and south-east, and additional Grade II listed buildings to the east and south. Collectively, these heritage assets contribute to the significance, character and appearance of the surrounding Conservation Area.
- 7.10 The High Street comprises mainly residential properties with dwellings of varying age, scale and design along its length. The northern end of the High Street (to the east) is more modern with historic development more prevalent to the west of the street and to the southern end. There are a number of listed buildings (of varying grades) along the High Street (on both sides) at various points.
- 7.11 Previous applications under references 25/01600/FUL and 25/01601/LBC, which sought consent for a broadly similar form of development, were refused by the Development Management Committee due to concerns regarding the impact of the proposals on the significance of the Grade II listed building, the character and appearance of the Bluntisham Conservation Area, and the impact on trees afforded protection by virtue of their location within the Conservation Area.
- 7.12 Whilst the current applications must be assessed on their own merits, Officers consider that the revised proposals have not sufficiently overcome the heritage concerns identified in relation to the previous schemes. Whilst the principle of conversion and extension of the building to create a residential dwelling was and is still considered acceptable. It is the detailed specifics of the means of the conversion of the main school space, by way of its subdivision, for the

reasons set out below, the proposals are considered to result in harm to the significance of the Grade II listed building.

- 7.13 This application seeks Listed Building Consent for the change of use of the former day school to a single 3 bedroom residential dwelling, together with the demolition of a number of ancillary structures to the rear and the construction of new rear extensions. To enable the change of use the proposals also include a range of renovation and alteration works to the listed building, including the subdivision of the former school hall space to provide a bedroom and open-plan kitchen/dining area, as detailed within the submitted Heritage, Planning, Design and Access Statement and drawing references SE-2489-PP2000-B, SE-2489-PP1100-C and SE-2489-PP3000-B. The Council's Conservation Team has been consulted on the proposals and its comments are set out below.
- 7.14 Under the previous applications (refs. 25/01600/FUL and 25/01601/LBC), Historic England confirmed that they did not wish to comment on the proposals. However, they advised that this should not be taken as indicating no objection and recommended that the views of the Council's Conservation Team be sought.
- 7.15 During the course of this application and as detailed above, in comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling.
- 7.16 Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall space, including the formation of a bedroom and mezzanine level, which were considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.
- 7.17 Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall. The utility space could then be deleted or re-provided elsewhere.

- 7.18 The Conservation Officer therefore maintains an objection to the scheme, advising that the subdivision of the principal schoolroom space to create a separate bedroom would result in harm to a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the designated heritage asset and, as such, Listed Building Consent should be refused.
- 7.19 In reaching this conclusion, the Conservation Officer acknowledges the benefits associated with bringing the building back into active use and accepts that a degree of intervention may be necessary to facilitate a viable conversion. However, it is considered that the principal public benefit of the proposal is the preservation of the listed building itself, rather than the private benefits arising from its conversion to a residential dwelling.
- 7.20 National Decision-Making Policy HE5 requires decision-makers to identify the degree of impact that a proposal would have on the significance of a heritage asset. The policy states that substantial harm may occur where a development proposal would seriously affect a key element of an asset's significance. The policy framework requires harm to be categorised as either a positive effect, no effect, harm, substantial harm or total loss.
- 7.21 In this instance, the principal schoolroom represents one of the most important elements of the building's significance. The proposed subdivision of this space would fundamentally alter the historic form and legibility of the former school hall and would therefore seriously affect a key component of the heritage asset's significance. On this basis, Officers consider the proposal would result in substantial harm for the purposes of NDMP HE5.
- 7.22 Furthermore, NDMP HE6 states that where a proposal would result in substantial harm to a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that would outweigh that harm. Whilst the proposal would secure the continued occupation and maintenance of the building through a new residential use, Officers do not consider that the identified public benefits are substantial or sufficient to outweigh the level of harm arising from the subdivision of the principal schoolroom.
- 7.23 It is noted that the applicant has submitted evidence indicating that the building has deteriorated over time and that delays in securing a viable reuse have contributed to its declining condition. However, NDMP HE4 states that where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated condition of that asset should not be taken into account in the determination of an application. Furthermore, the ongoing maintenance and repair of the building remains the responsibility of its owner. As such, the current condition of the building attracts only limited weight in favour of the proposal.
- 7.24 Officers have worked proactively with the applicant throughout the application process and amendments have been secured, including the removal of the previously proposed mezzanine floor. However, the scheme continues to include the subdivision of the principal schoolroom, which remains the

Conservation Officer's primary concern. It is also noted that there are alternative internal configurations which appear capable of accommodating the applicant's accommodation requirements without the need for the proposed subdivision. For example, the proposed utility room provides approximately 13.5 square metres of floorspace and exceeds the Nationally Described Space Standard requirements for a double bedroom. However, the applicant is not willing to delete the proposed subdivision of the main school hall space as suggested from the proposal which would overcome the substantial heritage harm and allow an Officer recommendation of approval.

- 7.25 For the reasons set out above, Officers conclude that the proposal would result in substantial harm to the significance of the Grade II listed building. The identified public benefits are not considered substantial or sufficient to outweigh that harm and, consequently, the proposal is contrary to NDMP HE5 and HE6 and is not supported by the LPA's Conservation Specialists or Planning Officers.
- 7.26 Officers therefore conclude that the works would be contrary to Policies LP2 and LP34 of the Huntingdonshire Local Plan to 2036, the Planning (Listed Buildings and Conservation Areas) Act (1990) and National Decision-Making Policies HE5 and HE6 of the NPPF (2026).

Biodiversity

- 7.27 In considering ecological matters, regard has been had to the age, condition and current vacancy of the building, which has the potential to support protected species, particularly roosting bats. The application is accompanied by a Preliminary Roost Assessment prepared by Sound Ecology and dated July 2025, which was received by the Local Planning Authority on 14 May 2026.
- 7.28 The assessment concludes that the building does not provide evidence of supporting protected species and that the proposed works are unlikely to result in adverse impacts upon notable or protected species. As such, no further ecological surveys are considered necessary.
- 7.29 The report does, however, recommend the implementation of precautionary working methods during construction and the incorporation of ecological enhancement measures. Subject to the imposition of appropriate conditions to secure these measures, Officers are satisfied that the proposal would not result in unacceptable ecological impacts.
- 7.30 Overall, having regard to the above, the development is acceptable with regard to its approach to biodiversity and subject to condition would accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the NPPF 2026.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed subdivision of the principal schoolroom space to create an open plan lounge/kitchen/diner and separate bedroom for the 3 bedroom dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible as a single historic classroom and

contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode this open character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building.

- 8.2 The public benefits arising from a single new residential dwelling, including the bringing back into use of this former community Listed building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

9 RECOMMENDATION AND CONDITIONS/REASONS

- 9.1 The proposal is therefore recommended FOR REFUSAL for the following reasons.
1. The proposed subdivision of the principal schoolroom space to create 2 separate residential rooms rather than retain the existing open plan character and appearance would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposed residential dwelling, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

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[REDACTED]

From: [REDACTED] <clerk@bluntisham-pc.gov.uk>
Sent: 03 June 2026 11:11
To: Control, Development (Planning)
Cc: [REDACTED]
Subject: Parish Comments
Attachments: The Old Day School - BPC Approve.pdf; We sent you safe versions of your files

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Morning

Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use. See attached documents.

26/00904/LBC & 26/00903/FUL - The Old Day School, High Street, Bluntisham

Should the officer be mindful to have a different opinion on the application then can the parish council ask that it is put forward to DMC and allowed the opportunity to speak on behalf of the parish council.

Many thanks and best regards

[REDACTED]
Bluntisham Parish Clerk
01487 842677
07725 308115

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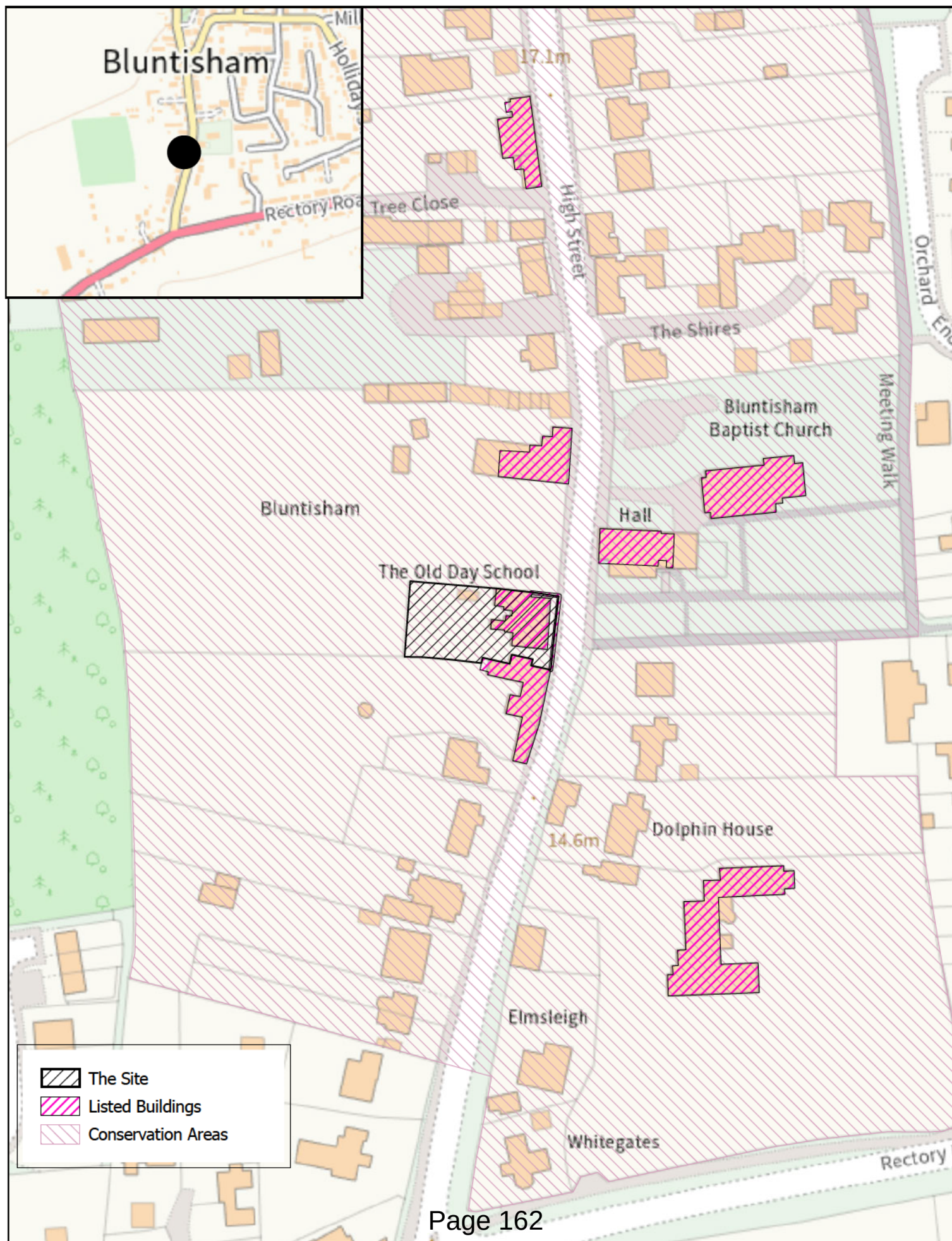
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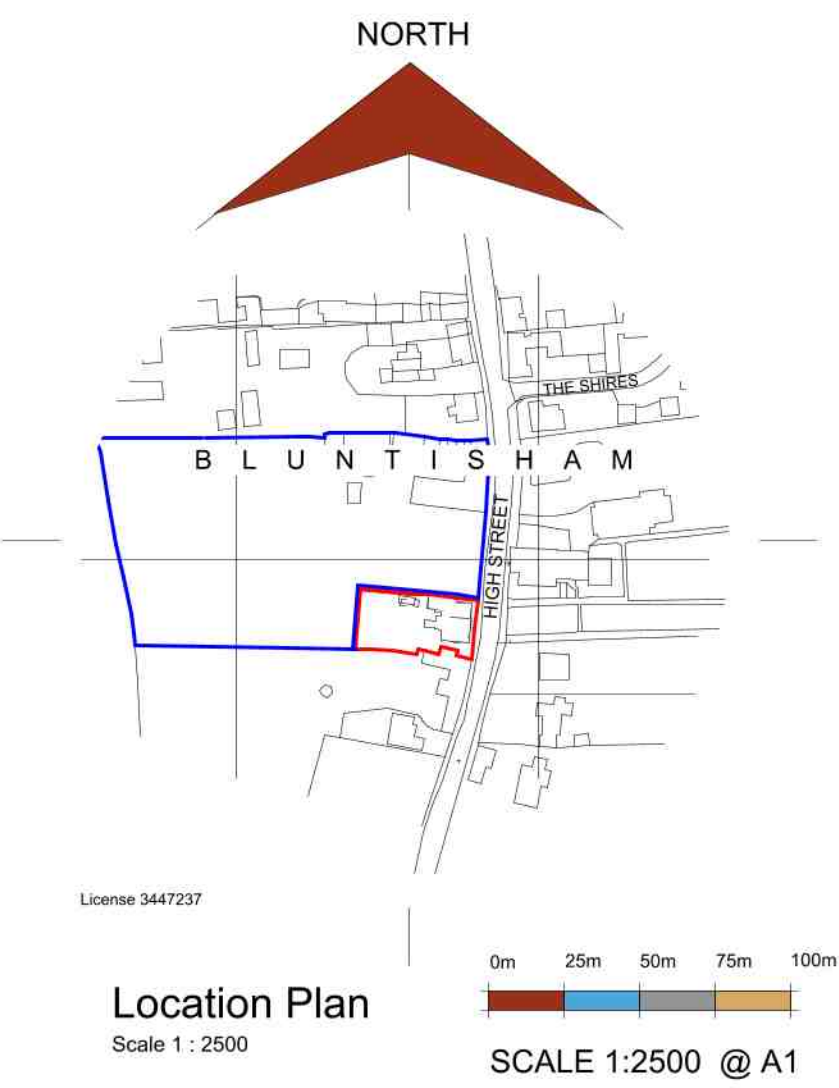
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Planning Proposed Site and Roof Plan
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Location Plan
Scale 1 : 2500

0m 25m 50m 75m 100m
SCALE 1:2500 @ A1

FOOTPRINT AREAS

Existing 182msq
Proposed 219msq

- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.

- Existing building surveyed
- New building
- Neighbouring buildings - Partly surveyed
- New grass area, removing existing tarmac paving
- New planting - Details subject to detailed design
- Paths and patios
- Existing trees
As per Shefford Tree Service Arboricultural Impact Assessment and method statement

Bike storage
Provide 2 no. 'Sheffield' loops

Bins
Provide hard paved space for 3 no. wheelle bins

Fencing and Gate
New treated timber feather edge fence with ledged and braced gate

SITE PLAN KEY

Scale 1 : 200

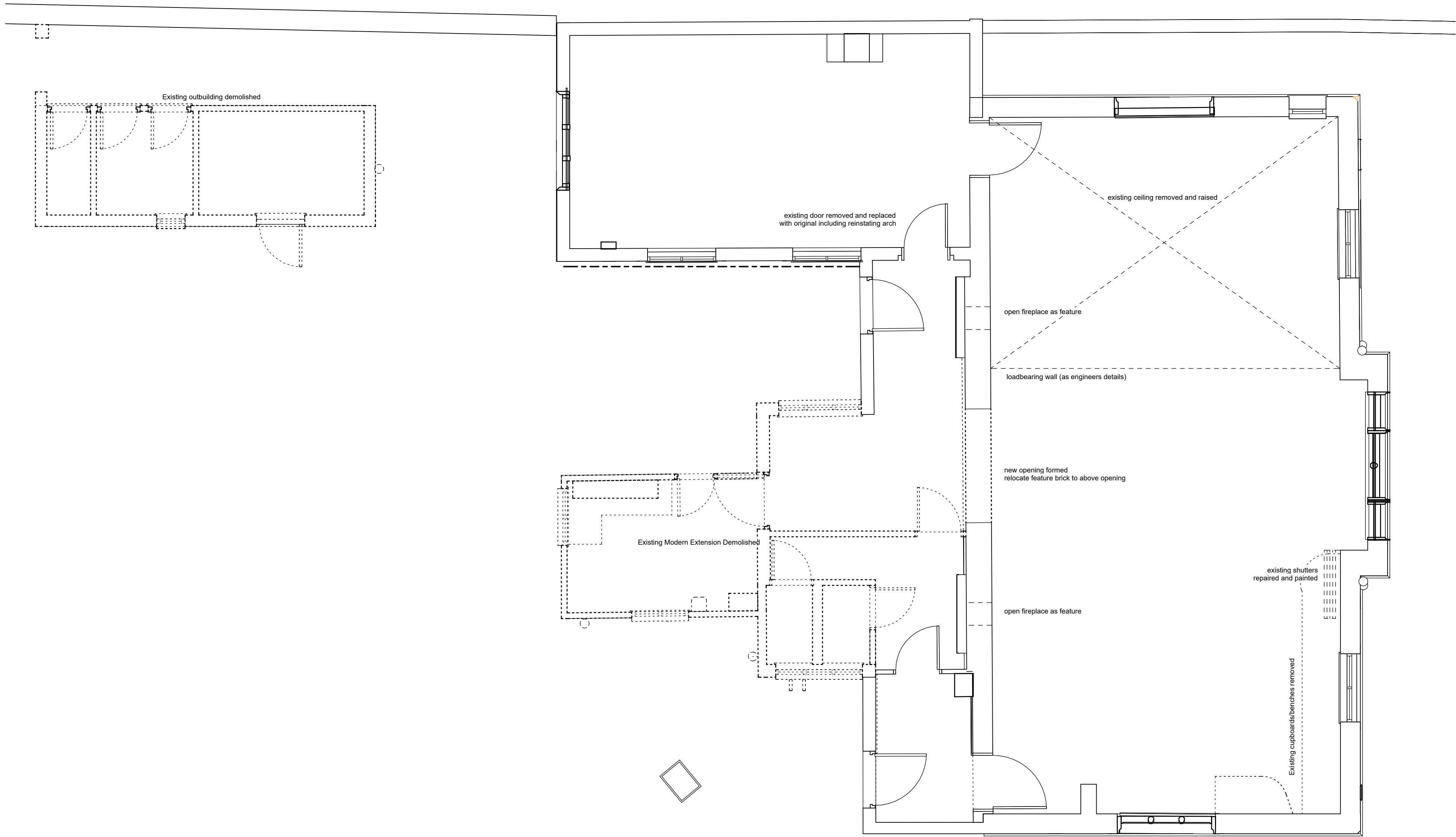
Rev	Date	Revision Description
A	MAY 2026	OSmap amended

PLANNING

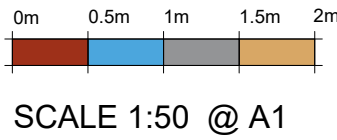
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG
	Checked by GL	
Drawing Title PLANNING DRAWING Proposed Site, Location and Roof Plan	Job No. SE-2489	Sheet Size A1
	Dwg No. PP1000	Revision A



Planning Demolition Plan
Scale 1:50



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.

EXISTING SURVEYED WALLS
Existing wall construction, thickness varies

DEMOLISHED WALLS

DEMOLITION WALL KEY
Scale 1:50

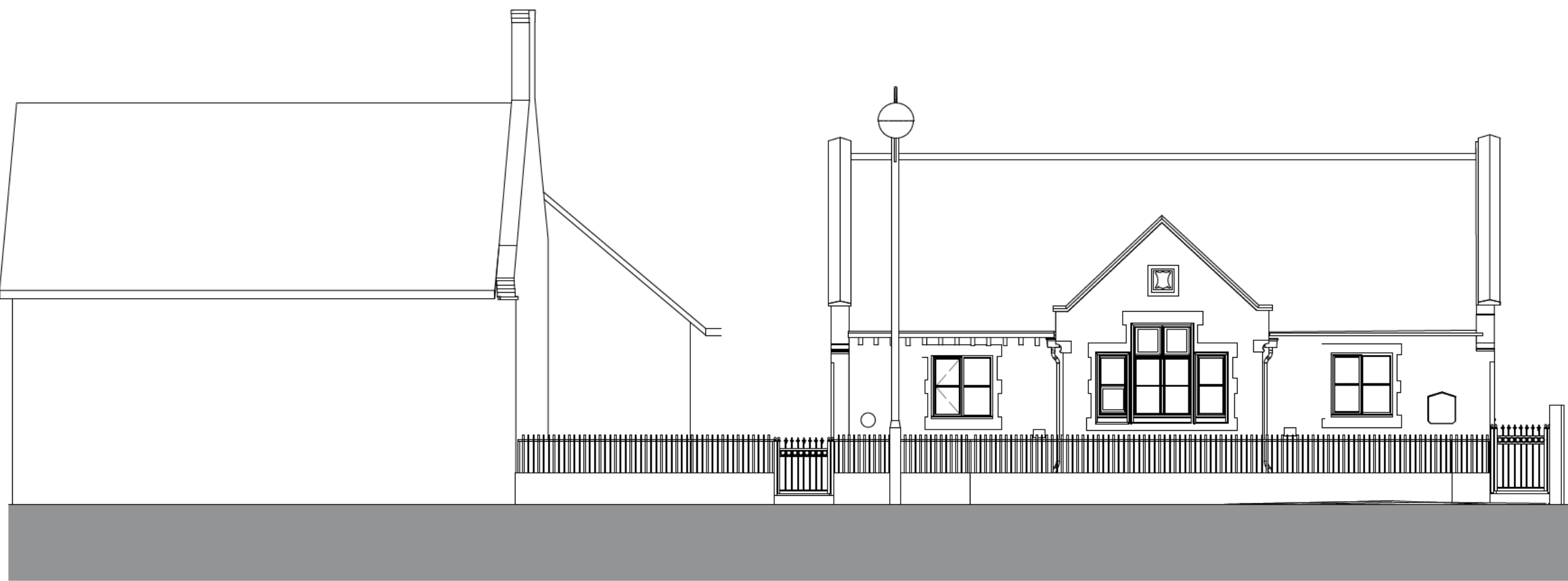
Rev	Date	Revision Description
Status		

PLANNING



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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
	Job No. SE-2489 Dwg No. PP1150	Sheet Size A1 Revision



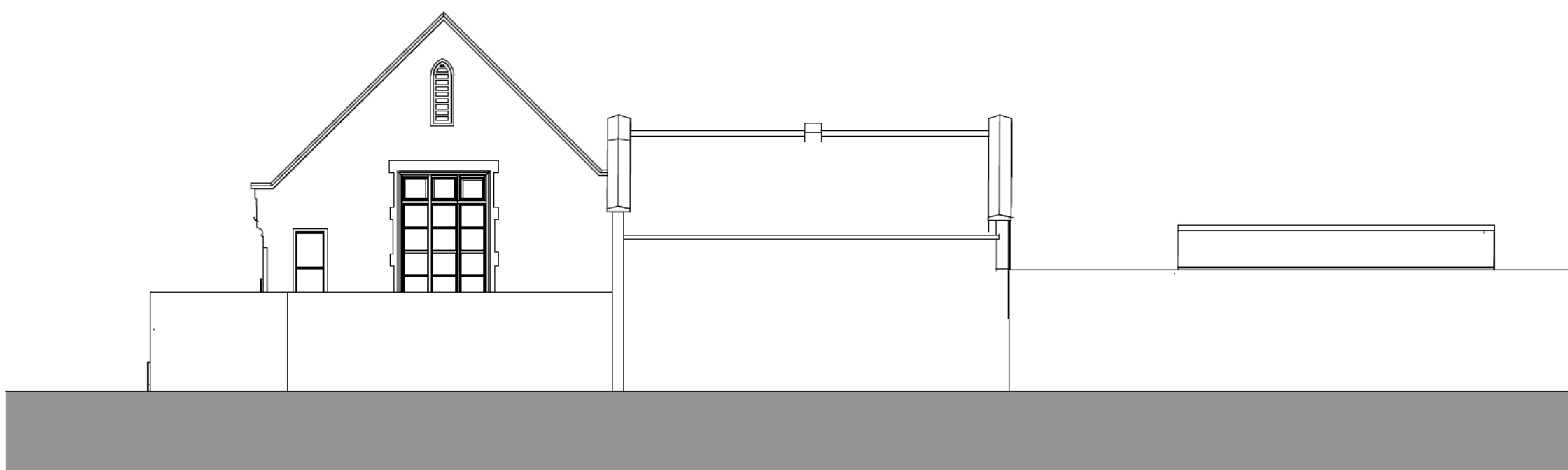
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SCALE 1:100 @ A1



Existing Side (south) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



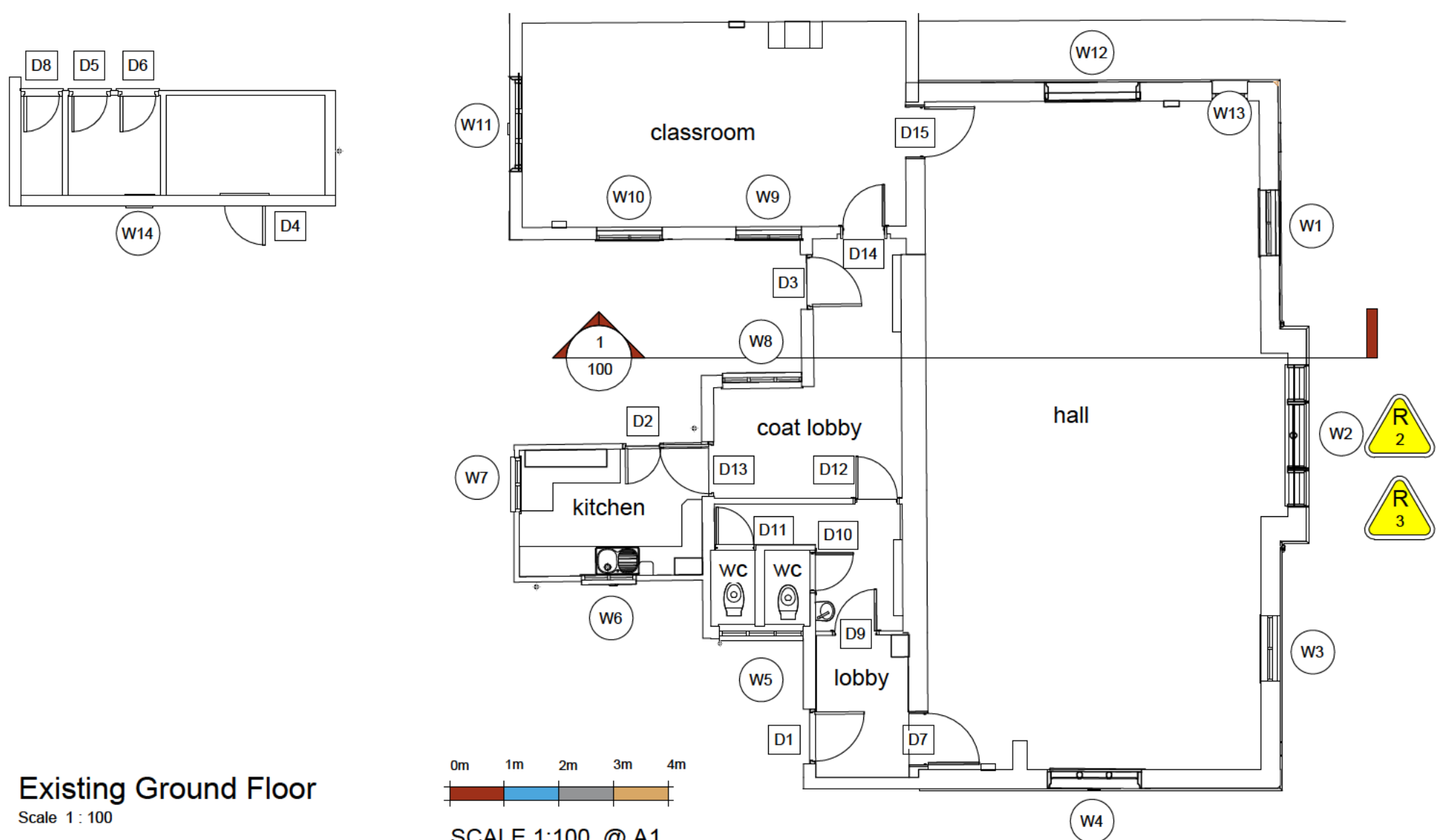
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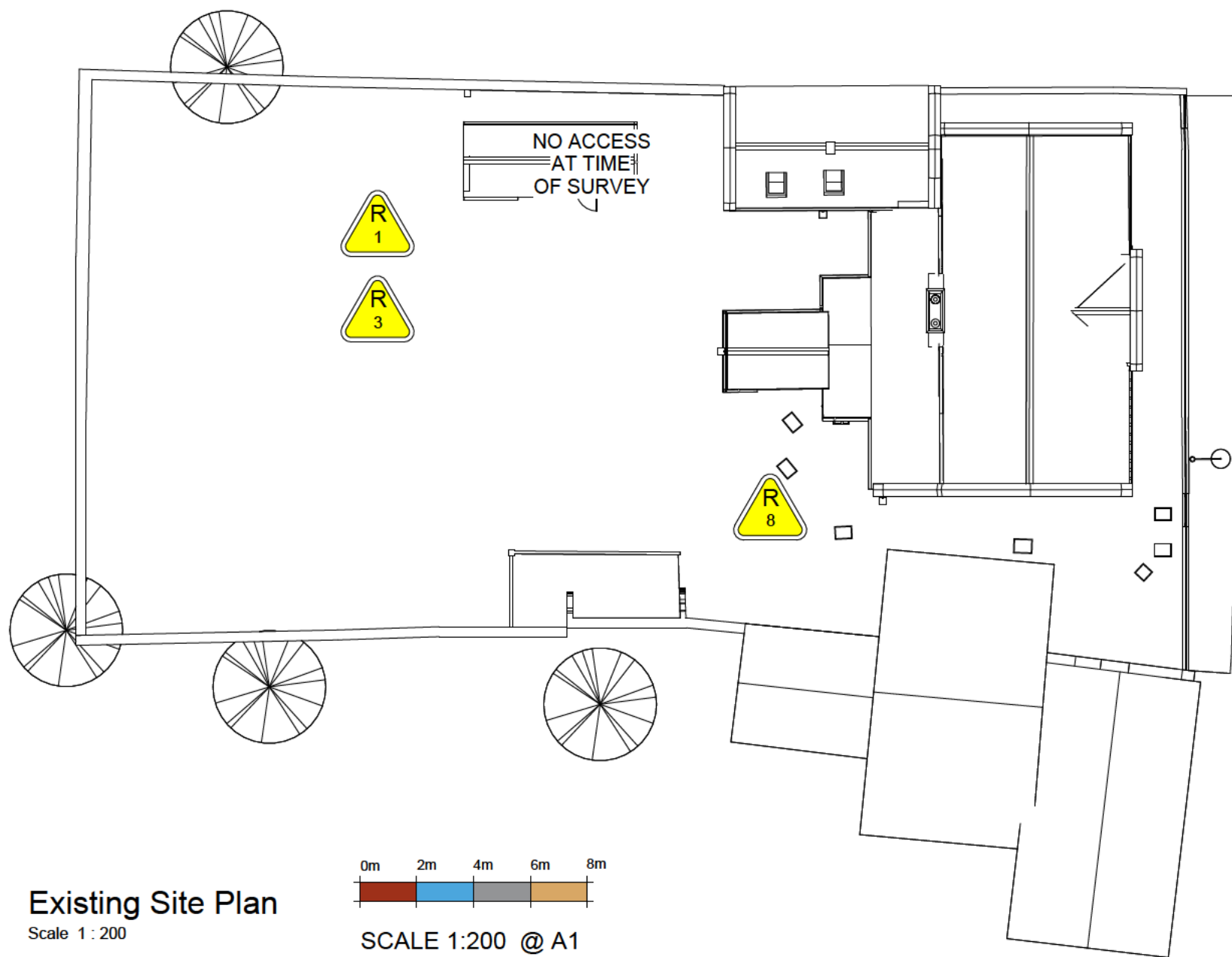
Existing Side (north) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



Section 1
Scale 1 : 100
SCALE 1:100 @ A1



Existing Ground Floor
Scale 1 : 100
SCALE 1:100 @ A1



Existing Site Plan
Scale 1 : 200
SCALE 1:200 @ A1

- General Notes
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SITE RISK NOTIFICATION KEY

To be used with reference to the accompanying Project Risk Register

R01	Contamination/ Unknown Contamination	R08	Inspection chambers
R02	Asbestos	R10	Excavations/ Foundations
R03	Unknown Services	R11	Temporary Support
R05	Demolition	R20	Large glazing
R06	Fire/ Sprinklers	R21	decoration and future maintenance
R07	Steelwork/ crane/ lifting	R23	High Ceilings

EXISTING SURVEY DRAWING BASED ON SURVEYBASE
DRAWINGS SB11089

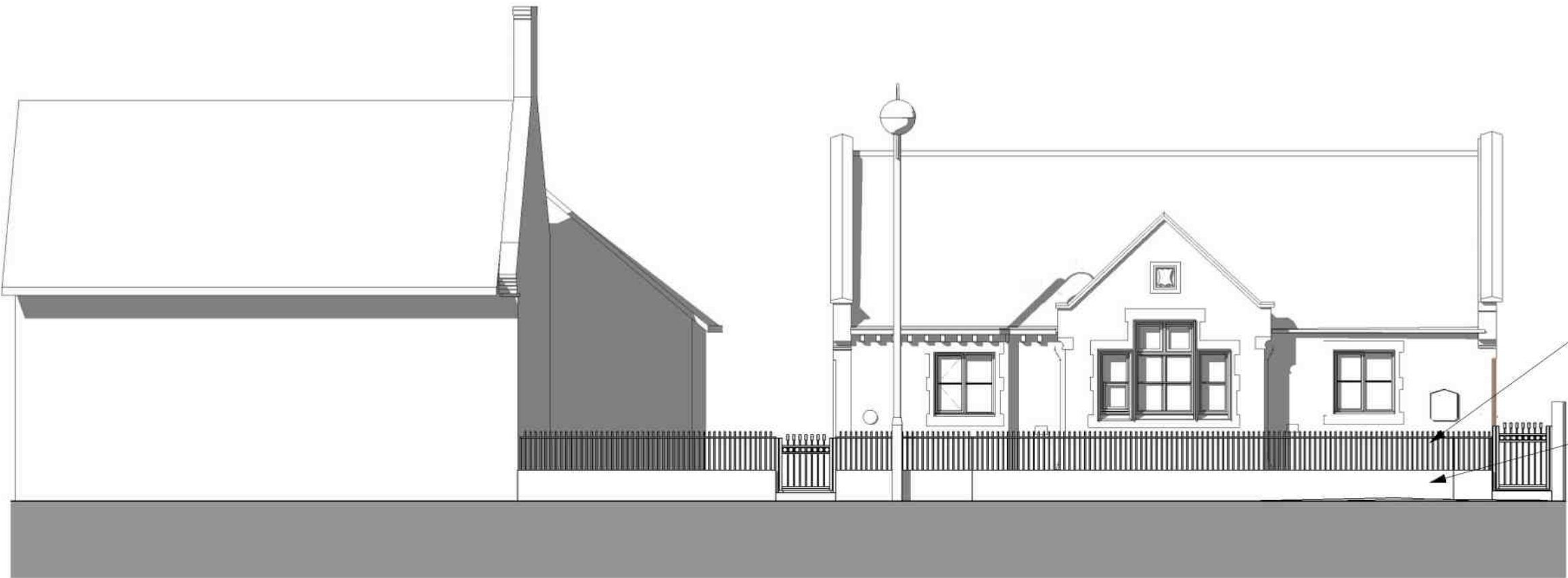
Rev	Date	Revision Description
Status		

EXISTING



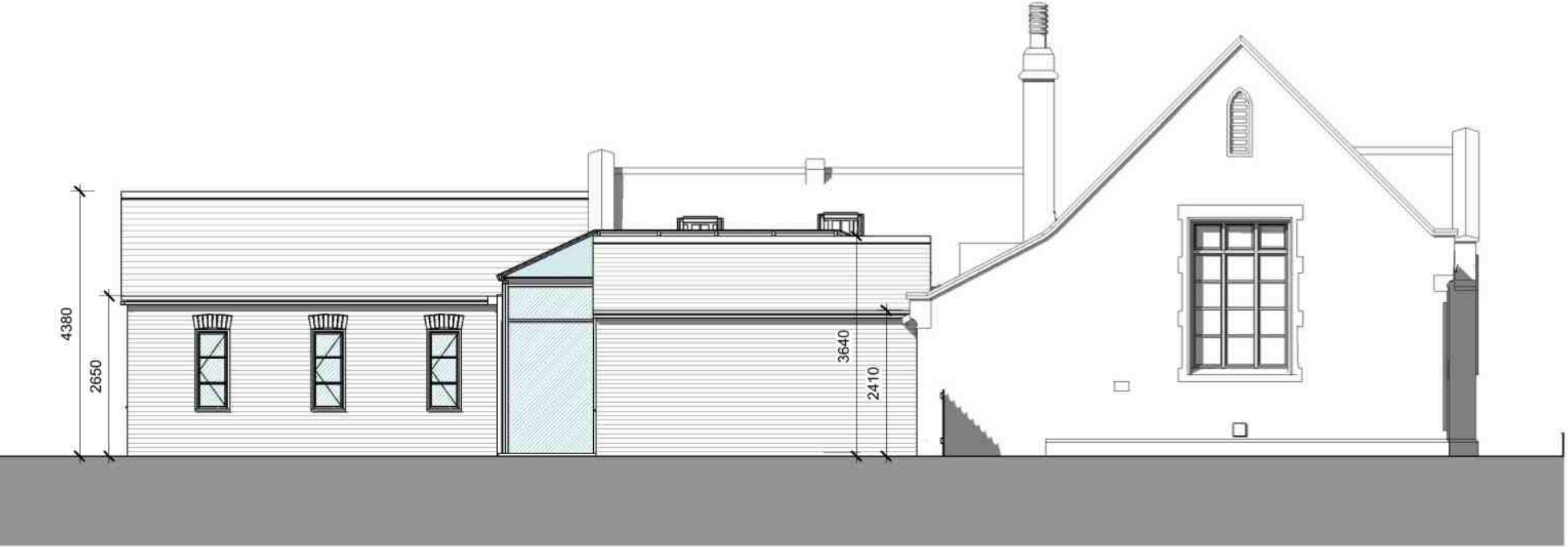
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by RS
Drawing Title EXISTING Existing Plans, Elevations, Section and Site Plan	Job No. SE-2489 Dwg No. 100	Sheet Size A1 Revision



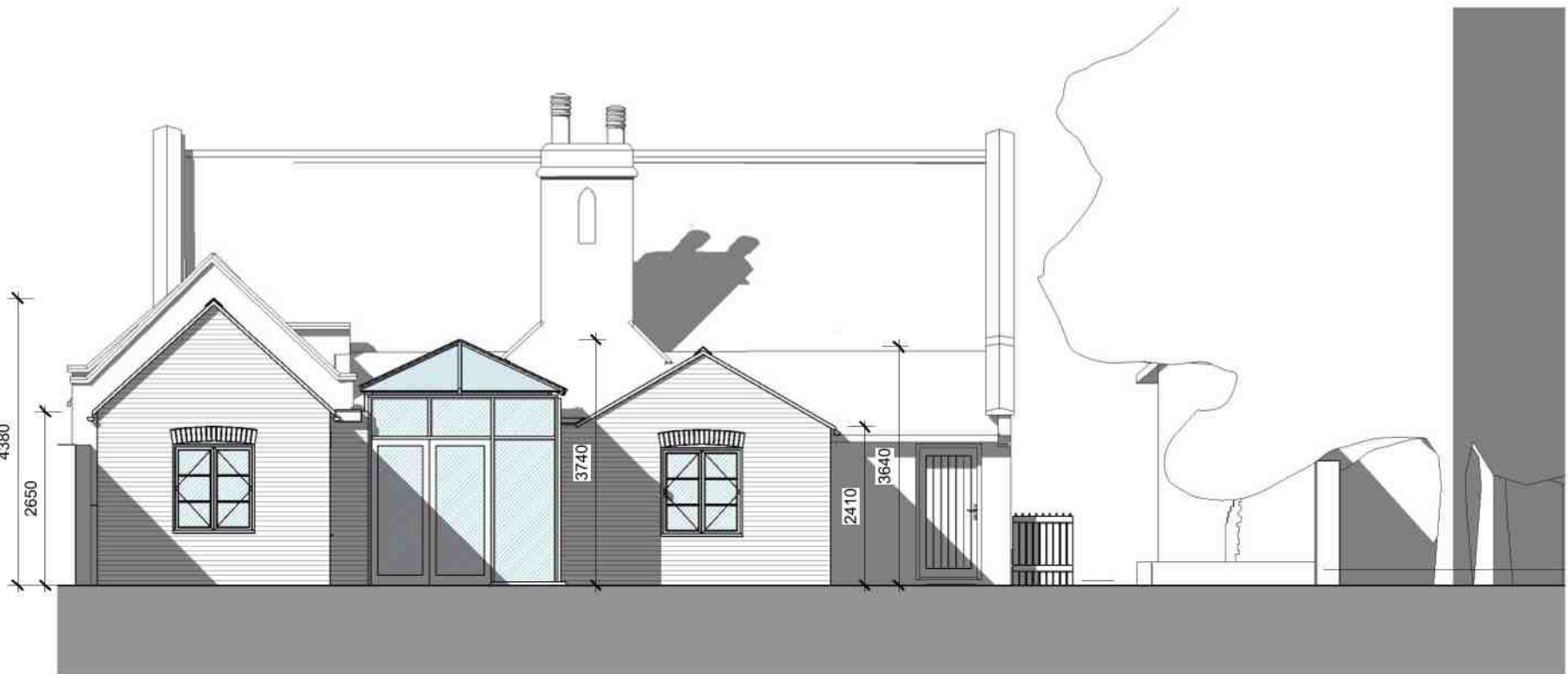
Proposed Front (east) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



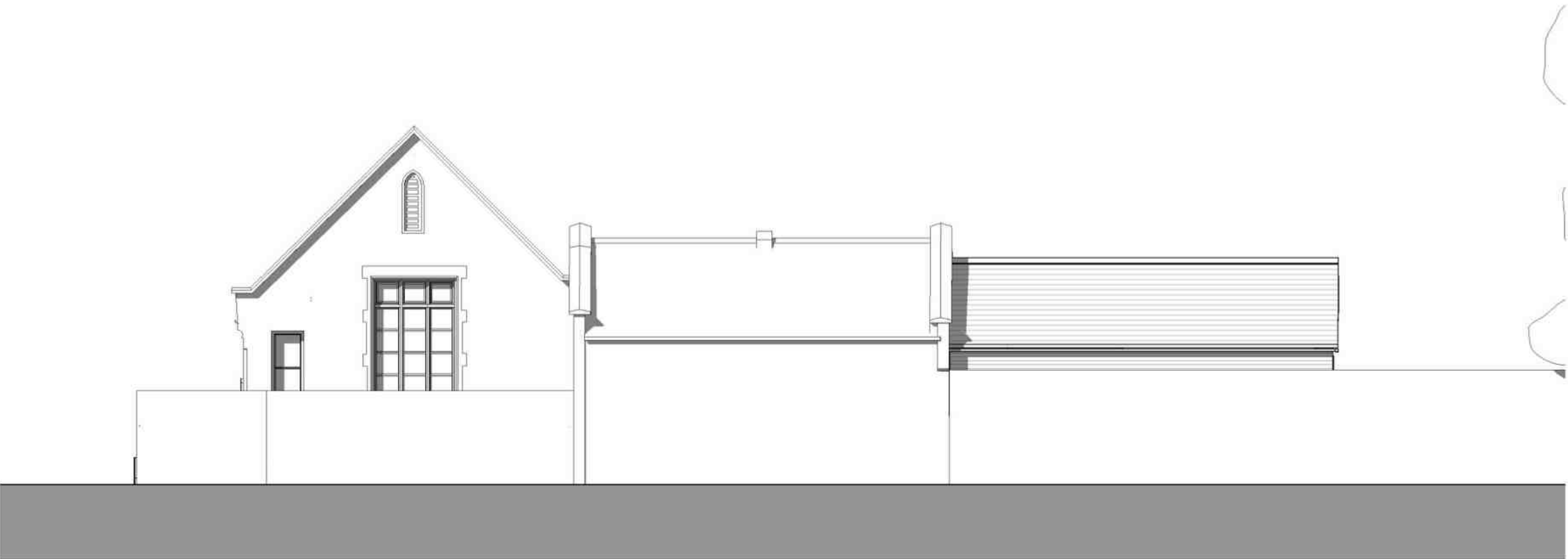
Proposed Side (south) Elevation
Scale 1 : 100

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SCALE 1:100 @ A1



Proposed Rear (west) Elevation
Scale 1 : 100

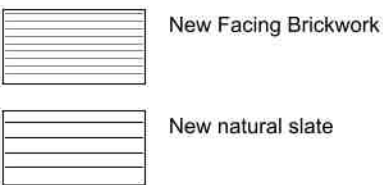
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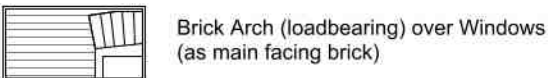
Proposed Side (north) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1

Extensions



New Windows - Timber flush casement
New doors - Aluminium to match glazed rooflight
Rainwater pipes and Gutters - Black aluminium Ogee gutter and round downpipes



MATERIAL KEY
Scale 1 : 50



Rooflight and Glazing example



Dwarf Wall and Railings

existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstalled including cleaning and painting black.

existing bullnosed bricks to be carefully removed and retained. Prior to occupation wall rebuilt with reused bricks where possible, new reclaimed bricks if required and bullnosed bricks reinstalled.

Existing brickwork removed and replaced with reclaimed bricks and lime mortar.

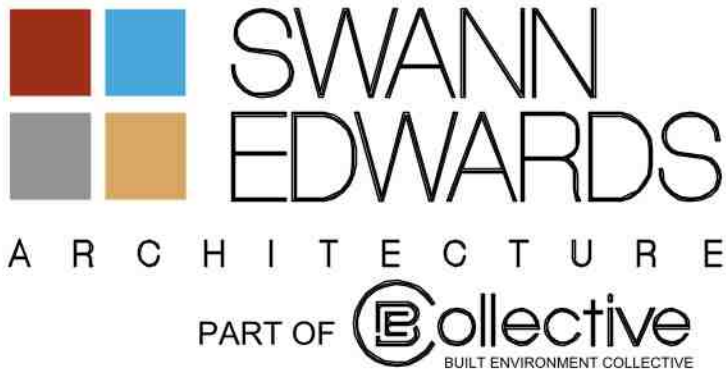
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B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

Status

PLANNING

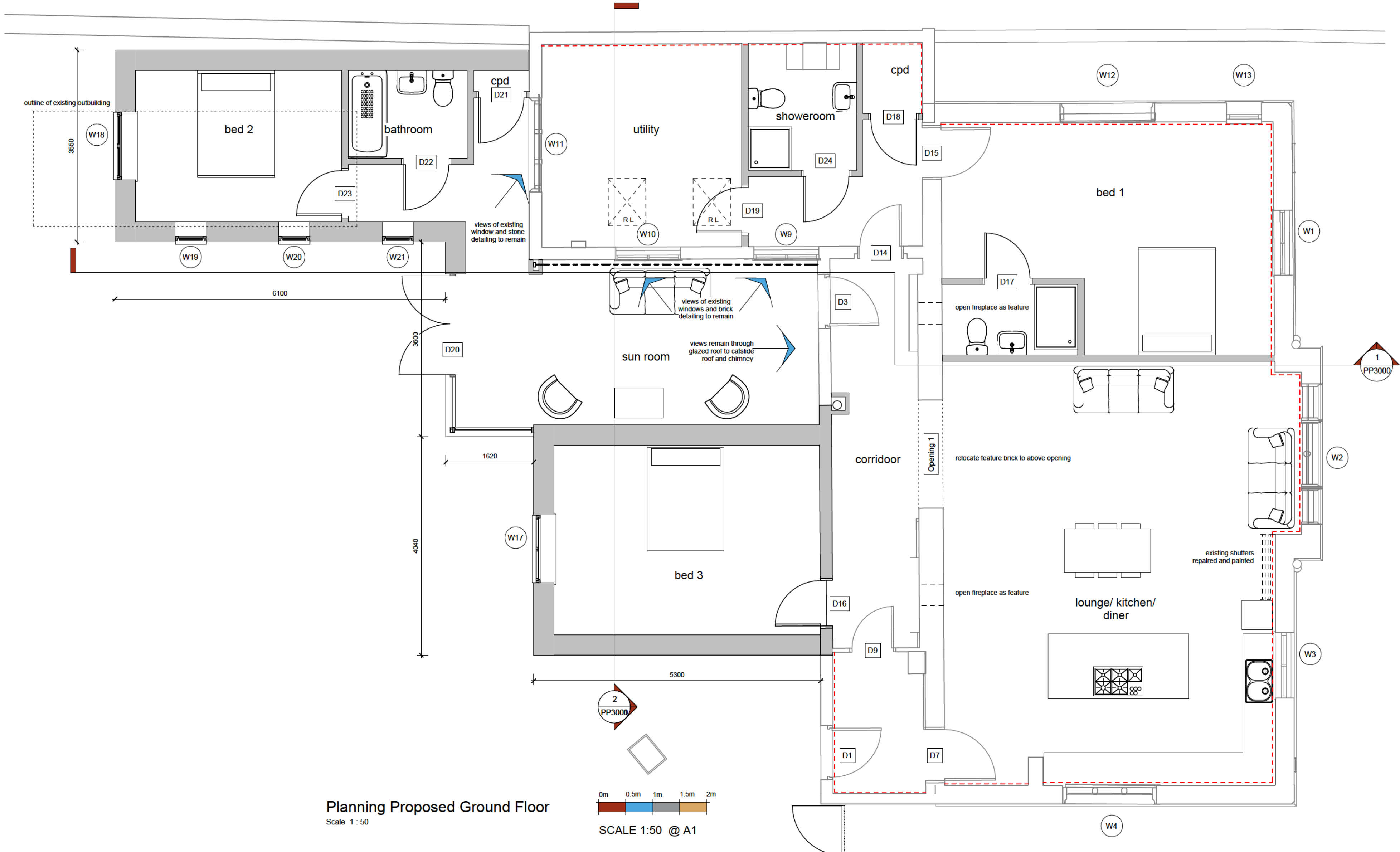


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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
Drawing Title PLANNING DRAWING - CDM Proposed Elevations	Job No. SE-2489 Dwg No. PP2000	Sheet Size A1 Revision B

Existing Door Schedule		Proposed Door Schedule	
Mark	Comments	Mark	Comments
D1	Existing door retained	D1	Existing door retained
D2	Existing door removed	D3	Existing door retained
D3	Existing door retained	D7	Existing door retained
D4	Existing door removed	D9	Existing door removed
D5	Existing door removed	D14	Existing door replaced with original arched door
D6	Existing door removed	D15	Existing door retained
D7	Existing door retained	D16	New internal door
D8	Existing door removed	D17	New internal door
D9	Existing door removed	D18	New internal door
D10	Existing door removed	D19	New internal door
D11	Existing door removed	D20	New fully glazed external door
D12	Existing door removed	D21	New internal door
D13	Existing door removed	D22	New internal door
D14	Existing door replaced with original arched door	D23	New internal door
D15	Existing door retained	D24	New internal door
		Opening 1	New opening including lintel

Existing Window Schedule		Proposed Window Schedule	
Mark	Comments	Mark	Comments
W1	minor repairs and decoration	W1	minor repairs and decoration
W2	minor repairs and decoration	W2	minor repairs and decoration
W3	minor repairs and decoration	W3	minor repairs and decoration
W4	minor repairs and decoration	W4	minor repairs and decoration
W5	window removed	W9	minor repairs and decoration
W6	window removed	W10	minor repairs and decoration
W7	window removed	W11	minor repairs and decoration
W8	window removed	W12	minor repairs and decoration
W9	minor repairs and decoration	W13	minor repairs and decoration
W10	minor repairs and decoration	W15	minor repairs and decoration, fly mesh to inside
W11	minor repairs and decoration	W16	minor repairs and decoration, fly mesh to inside
W12	minor repairs and decoration	W17	New double casement
W13	minor repairs and decoration	W18	New double casement, Fire Egress
W14	window removed	W19	New single casement
W15	minor repairs and decoration, fly mesh to inside	W20	New single casement
W16	minor repairs and decoration, fly mesh to inside	W21	New single casement
		W22	Conservation Rooflight
		W23	Conservation Rooflight



- General Notes
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EXISTING SURVEYED WALLS
Existing wall construction, thickness varies

PROPOSED WALLS
Proposed new walls, construction and thickness varies

DEMOLISHED WALLS

EXISTING WALLS - UPGRADED
Existing walls with Diatomite render

PLANNING PLAN WALL KEY

Scale 1:50

- Schedule of Works
- Existing outbuilding and extension to be demolished.
Temporary support provided where required for existing structure.
- Existing dwarf wall and railings.
Existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstalled including cleaning and painting black.
Existing dwarf wall in pool repair to be removed and rebuilt using existing bricks where possible, where there is a shortage the additional bricks to be replaced with new reclaimed facing bricks and lime mortar to match schoolhouse. Buffrased coping bricks to be re-used.
- Existing walls - remove existing paint where possible with light scraping and hand wire brush. Apply Diatomite lime/cork (max 50mm) insulating plaster including primer where required. Upgraded U value 0.62 (degradation required).
- Existing roof slates to be removed and set aside for re-use, new breather membrane installed with new treated battens and existing slates reused, insulation filled between rafters maintaining 50mm air gap.
- Existing windows and doors noted to be retained to be repaired and decorated.
- New flush casement windows to be as details U value 1.5 (degradation required).
- New internal walls timber studwork with plasterboard finish and fully filled with acoustic insulation.
- New External walls (extensions) - Facing brickwork to be agreed with planning authority with 150mm cavity insulation, blockwork inner leaf and wet plaster finish U value 0.18
- New Ground Floors (extensions) - concrete sub floor (subject to structural engineer) 100mm insulation and 75mm sand cement screed U value 0.15
- New Sun Room - Aluminium slimline glazed walls and roof (see elevations), lead gutters formed around. Glazing U value 1.4
- New Roofs (extensions) - New natural slates over treated timber battens, breather membrane and roof trusses. 400mm Mineral wall insulation U value 0.15
- Fire detection and protection
Fire escape windows to new constructed bedrooms, new bedroom in existing requires mitigation and degradation with Fire Strategy and "Plumes" or similar fire suppression system to be fitted through the building.
New smoke and heat detectors to be provided throughout.

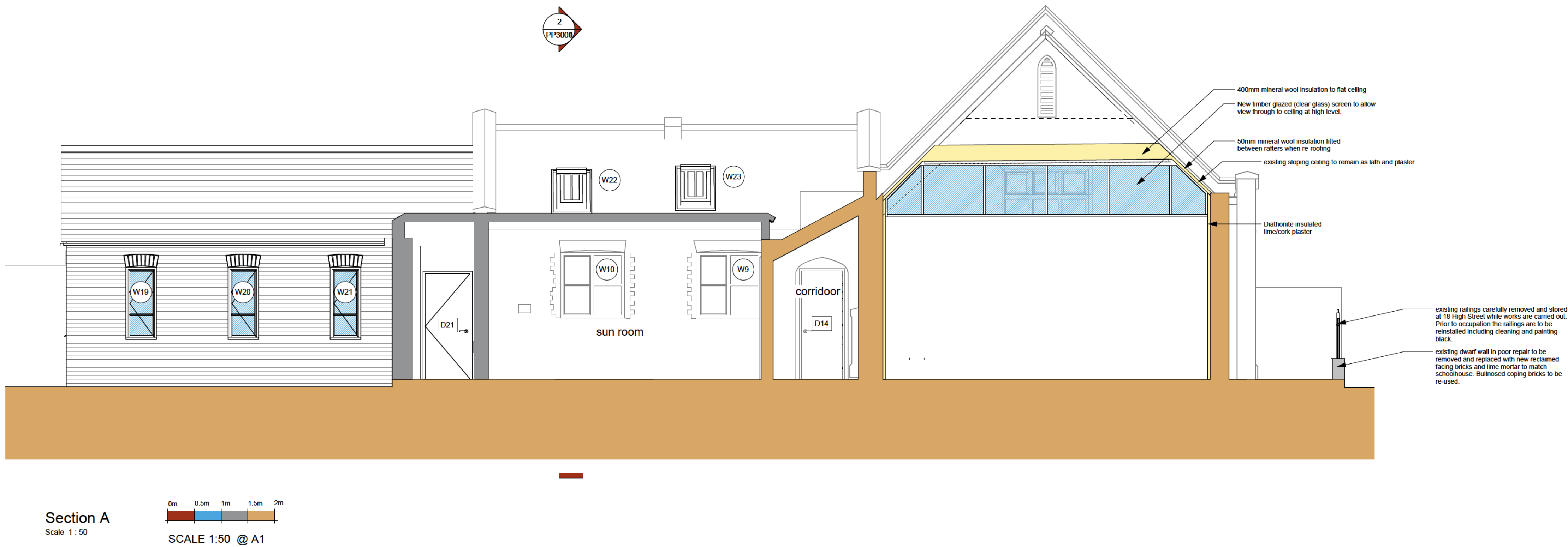
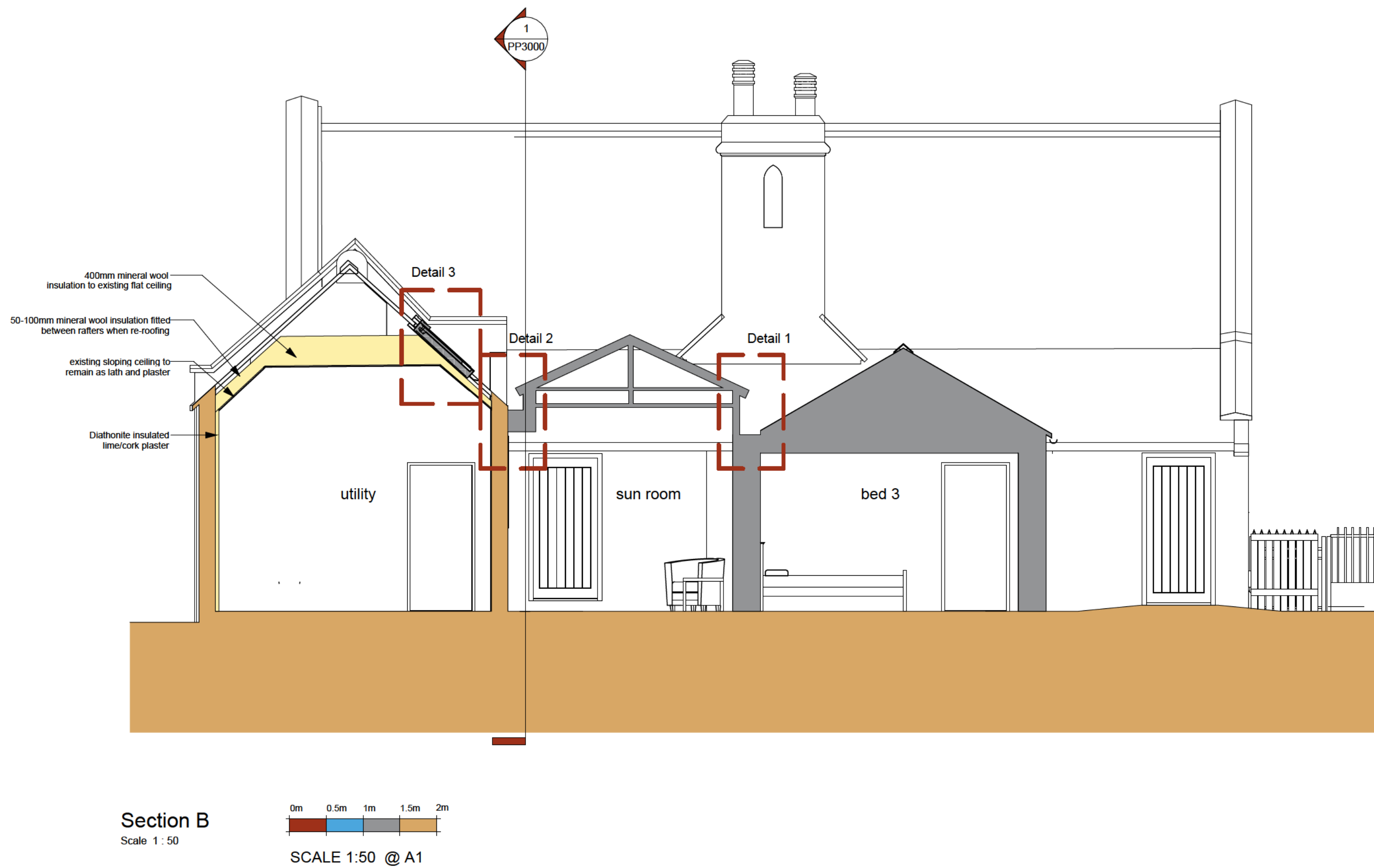
C	JULY 2026	First Floor Removed
B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

PLANNING

SWANN EDWARDS ARCHITECTURE
PART OF **collective**
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
Drawing Title PLANNING DRAWING - CDM Proposed Plans, Window and Door Schedules	Job No. SE-2489 Dwg No. PP1100	Sheet Size A1 Revision C



- General Notes
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B	JULY 2026	Clear Glazing note added
A	JULY 2026	First Floor Removed

Rev	Date	Revision Description
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Status

PLANNING

SWANN EDWARDS
ARCHITECTURE
PART OF **collective**
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Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
		MAR 2026	IG
PLANNING DRAWING - CDM Sections	Checked by		GL
Job No.	SE-2489	Sheet Size	A1
Dwg No.	PP3000	Revision	B

Development Management Committee – 19th October 2026

Application Number: 26/00904/LBC

Proposal: Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations

Location: The Old Day School, High Street, Bluntisham

Applicant: Mr Simon Claridge

Agent: Swann Edwards

Case Officer: Charlotte Dew

Parish: Bluntisham

Reason for Referral: Officer's recommendation of refusal is contrary to that of the Parish Council.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE PERMISSION AS THE PROPOSED SUBDIVISION OF THE PRINCIPAL SCHOOLROOM SPACE WOULD RESULT IN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF THE GRADE II LISTED OLD DAY SCHOOL BY ERODING THE HISTORIC FORM, LEGIBILITY AND SPECIAL ARCHITECTURAL INTEREST OF ONE OF ITS MOST IMPORTANT HISTORIC SPACES.

Proposal

This application seeks Listed Building Consent for the change of use of the former day school to a single dwelling, together with the demolition of a number of ancillary outbuildings to the rear and the construction of rear extensions. It should be noted that the submitted scheme also includes works requiring planning permission, which are being considered separately under application ref. 26/00903/FUL. Whilst this report focuses solely on the Listed Building Consent considerations, it should be read alongside the associated planning application as the proposals form part of a comprehensive redevelopment scheme.

Consultations

The following consultees have raised **no objections** to the application:

- Parish Council

The following consultees have raised **objections** to the application:

- Conservation Officer

One letter of objection has been received.

Conclusion

The application has been assessed against the relevant policies in the National Planning Policy Framework (NPPF) and the adopted Local Plan.

The key issues arising from the application details are:

- Impact on Heritage Assets
- Biodiversity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reason.

1. The proposed subdivision of the principal schoolroom to create a residential dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations by way of subdivision of this open plan space would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposal, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises The Old Day School, High Street, Bluntisham, a Grade II listed building situated within the Bluntisham Conservation Area. The surrounding area contains a number of designated heritage assets, including several listed buildings of varying grades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks listed building consent for the change of use from a former day school to a 3 bedroom residential dwelling along with the demolition of some ancillary outbuildings to the rear and the construction of new rear extensions. It should be noted that the submission also details works which require planning permission and which are the subject of a separate application (26/00903/FUL). This report seeks to separate the planning and listed building consent considerations, but they should be read and understood in conjunction with one another.
- 2.2 It should be noted that, during the course of the application, amended plans were submitted in response to concerns raised by the Conservation Officer. The revised scheme omitted the previously proposed mezzanine floor, thereby reducing the extent of intervention within the historic fabric of the listed building.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 26/00903/FUL-Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations (under consideration).
 - 25/01600/FUL- Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 25/01601/LBC- Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 24/01614/FUL - Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions (Withdrawn)
 - 24/01615/LBC - Proposed works to facilitate change of use from day school to residential including demolition of ancillary buildings to the rear and construction of new rear extensions. (Withdrawn)
 - 25/01601/LBC - Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations - Pending Consideration (associated with this application).

4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1 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.
- 4.2 The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: 'Decisions on development proposals should apply a presumption in favour of sustainable development '

- 4.3 The NPPF 2026 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * building a strong, effective economy;
 - * achieving well-designed places;
 - * managing flood risk and coastal change;
 - * conserving and enhancing the natural and historic environment.
- 4.4 The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.
- 4.5 The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.
- 4.6 The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.
- 4.7 The following NDMPs are considered to be of particular relevance to the current proposals:
- HE4: Securing the Conservation of Heritage Assets
 - HE5: Assessing Effects on Heritage Assets
 - HE6: Proposals Affecting Designated Heritage Assets
- 4.8 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP30: Biodiversity and Geodiversity
 - LP34: Heritage Assets and their Settings
- 4.9 Supplementary Planning Documents (SPD) and Guidance:
- Bluntisham Conservation Area Character Statement (1999)

Statutory Duties and Relevant Legislation

- 4.10 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.11 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to 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.
- 4.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to 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.

- 4.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.
- 4.14 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Parish Council	Support	Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use.
Conservation Officer	Objection	In comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling. Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall, including the formation of a bedroom and mezzanine level, which was considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.

		<p>Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall.</p> <p>The Conservation Officer therefore maintained an objection to the scheme, advising that the subdivision of the main schoolroom to create a bedroom would continue to harm a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the listed building and, as such, Listed Building Consent should be refused.</p> <p>In reaching this conclusion, the Conservation Officer acknowledged the benefits associated with bringing the building back into active use and accepted that some degree of harm may be necessary to facilitate a viable conversion. However, it was considered that the principal public benefit of the scheme is the preservation of the listed building itself, rather than any private benefits arising from its conversion to a residential dwelling.</p>
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6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 One representation received in objection, raising the following summarised material comments:

- Concerns that the proposed internal alterations, including subdivision of the historic school hall and works to the original fabric, would harm the significance of the Grade II listed building. Objection is also raised to the removal of the front railings.
- The objector disputes claims that the building is rapidly deteriorating, suggesting its condition is primarily the result of a lack of maintenance rather than an inherent structural issue.
- Concerns that the proposal could add to existing parking pressures, congestion and highway safety issues along High Street, particularly during community events.
- Concerns that additional residential activity and parking could adversely affect access to nearby community facilities and pedestrian safety.
- The objector considers that the scale of the proposed works has not been fully reflected in the application description presented to the public.

- It is contended that the heritage and community impacts of the proposal outweigh any claimed benefits.

7 APPRAISAL

- 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. 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 the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 7.2 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". In Huntingdonshire the Development Plan (relevant to this application) consists of: Huntingdonshire's Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).
- 7.3 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. The main issues to consider in the determination of this application are:
- Impact on Heritage Assets
 - Biodiversity
- Impact on Heritage Assets
- 7.4 The Old Day School is a Grade II listed building located within the Bluntisham Conservation Area. The building is specifically referenced within the Bluntisham Conservation Area Character Statement (1999), which identifies it as a well-preserved and early example of a small rural school. The statement describes the building as a simple and well-proportioned structure, designed in a restrained Tudor style and constructed from local gault brick with stone detailing. It further notes that the building's original plan form remains readily legible and that a number of historic features, including the clock, panelled doors and the tablet displaying the founder's coat of arms, contribute positively to its architectural and historic significance and authenticity.
- 7.5 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.
- 7.6 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.7 The revised NPPF places greater emphasis on the preparation of proportionate and evidence-based Heritage Impact Assessments, requiring applicants to clearly identify the significance of heritage assets, including the contribution made by their setting, and to assess the effects of proposed development on that significance. Whilst the assessment requirements have been strengthened, the overarching heritage policy tests remain unchanged, with substantial weight continuing to be afforded to the conservation of heritage assets and any identified harm requires balancing against the public benefits of a proposal.
- 7.8 The Old Day School is a detached building constructed predominantly of brick with a slate roof, incorporating a mixture of timber and metal-framed windows. A number of ancillary structures and pitched-roof extensions are located to the rear of the building. The remainder of the site is largely hard surfaced, with brick walls enclosing the side and rear boundaries. The frontage is defined by a low brick wall topped with iron railings. The Old Day School was constructed in 1842 and the railings and walls to the front were listed along with the building in February 2024. The detached rear toilet block building and rear wall, were omitted from this listing.
- 7.9 The site occupies a prominent position within the historic core of Bluntisham and is located in close proximity to a number of designated heritage assets, including Grade II listed buildings immediately to the north and south-east, and additional Grade II listed buildings to the east and south. Collectively, these heritage assets contribute to the significance, character and appearance of the surrounding Conservation Area.
- 7.10 The High Street comprises mainly residential properties with dwellings of varying age, scale and design along its length. The northern end of the High Street (to the east) is more modern with historic development more prevalent to the west of the street and to the southern end. There are a number of listed buildings (of varying grades) along the High Street (on both sides) at various points.
- 7.11 Previous applications under references 25/01600/FUL and 25/01601/LBC, which sought consent for a broadly similar form of development, were refused by the Development Management Committee due to concerns regarding the impact of the proposals on the significance of the Grade II listed building, the character and appearance of the Bluntisham Conservation Area, and the impact on trees afforded protection by virtue of their location within the Conservation Area.
- 7.12 Whilst the current applications must be assessed on their own merits, Officers consider that the revised proposals have not sufficiently overcome the heritage concerns identified in relation to the previous schemes. Whilst the principle of conversion and extension of the building to create a residential dwelling was and is still considered acceptable. It is the detailed specifics of the means of the conversion of the main school space, by way of its subdivision, for the

reasons set out below, the proposals are considered to result in harm to the significance of the Grade II listed building.

- 7.13 This application seeks Listed Building Consent for the change of use of the former day school to a single 3 bedroom residential dwelling, together with the demolition of a number of ancillary structures to the rear and the construction of new rear extensions. To enable the change of use the proposals also include a range of renovation and alteration works to the listed building, including the subdivision of the former school hall space to provide a bedroom and open-plan kitchen/dining area, as detailed within the submitted Heritage, Planning, Design and Access Statement and drawing references SE-2489-PP2000-B, SE-2489-PP1100-C and SE-2489-PP3000-B. The Council's Conservation Team has been consulted on the proposals and its comments are set out below.
- 7.14 Under the previous applications (refs. 25/01600/FUL and 25/01601/LBC), Historic England confirmed that they did not wish to comment on the proposals. However, they advised that this should not be taken as indicating no objection and recommended that the views of the Council's Conservation Team be sought.
- 7.15 During the course of this application and as detailed above, in comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling.
- 7.16 Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall space, including the formation of a bedroom and mezzanine level, which were considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.
- 7.17 Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall. The utility space could then be deleted or re-provided elsewhere.

- 7.18 The Conservation Officer therefore maintains an objection to the scheme, advising that the subdivision of the principal schoolroom space to create a separate bedroom would result in harm to a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the designated heritage asset and, as such, Listed Building Consent should be refused.
- 7.19 In reaching this conclusion, the Conservation Officer acknowledges the benefits associated with bringing the building back into active use and accepts that a degree of intervention may be necessary to facilitate a viable conversion. However, it is considered that the principal public benefit of the proposal is the preservation of the listed building itself, rather than the private benefits arising from its conversion to a residential dwelling.
- 7.20 National Decision-Making Policy HE5 requires decision-makers to identify the degree of impact that a proposal would have on the significance of a heritage asset. The policy states that substantial harm may occur where a development proposal would seriously affect a key element of an asset's significance. The policy framework requires harm to be categorised as either a positive effect, no effect, harm, substantial harm or total loss.
- 7.21 In this instance, the principal schoolroom represents one of the most important elements of the building's significance. The proposed subdivision of this space would fundamentally alter the historic form and legibility of the former school hall and would therefore seriously affect a key component of the heritage asset's significance. On this basis, Officers consider the proposal would result in substantial harm for the purposes of NDMP HE5.
- 7.22 Furthermore, NDMP HE6 states that where a proposal would result in substantial harm to a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that would outweigh that harm. Whilst the proposal would secure the continued occupation and maintenance of the building through a new residential use, Officers do not consider that the identified public benefits are substantial or sufficient to outweigh the level of harm arising from the subdivision of the principal schoolroom.
- 7.23 It is noted that the applicant has submitted evidence indicating that the building has deteriorated over time and that delays in securing a viable reuse have contributed to its declining condition. However, NDMP HE4 states that where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated condition of that asset should not be taken into account in the determination of an application. Furthermore, the ongoing maintenance and repair of the building remains the responsibility of its owner. As such, the current condition of the building attracts only limited weight in favour of the proposal.
- 7.24 Officers have worked proactively with the applicant throughout the application process and amendments have been secured, including the removal of the previously proposed mezzanine floor. However, the scheme continues to include the subdivision of the principal schoolroom, which remains the

Conservation Officer's primary concern. It is also noted that there are alternative internal configurations which appear capable of accommodating the applicant's accommodation requirements without the need for the proposed subdivision. For example, the proposed utility room provides approximately 13.5 square metres of floorspace and exceeds the Nationally Described Space Standard requirements for a double bedroom. However, the applicant is not willing to delete the proposed subdivision of the main school hall space as suggested from the proposal which would overcome the substantial heritage harm and allow an Officer recommendation of approval.

- 7.25 For the reasons set out above, Officers conclude that the proposal would result in substantial harm to the significance of the Grade II listed building. The identified public benefits are not considered substantial or sufficient to outweigh that harm and, consequently, the proposal is contrary to NDMP HE5 and HE6 and is not supported by the LPA's Conservation Specialists or Planning Officers.
- 7.26 Officers therefore conclude that the works would be contrary to Policies LP2 and LP34 of the Huntingdonshire Local Plan to 2036, the Planning (Listed Buildings and Conservation Areas) Act (1990) and National Decision-Making Policies HE5 and HE6 of the NPPF (2026).

Biodiversity

- 7.27 In considering ecological matters, regard has been had to the age, condition and current vacancy of the building, which has the potential to support protected species, particularly roosting bats. The application is accompanied by a Preliminary Roost Assessment prepared by Sound Ecology and dated July 2025, which was received by the Local Planning Authority on 14 May 2026.
- 7.28 The assessment concludes that the building does not provide evidence of supporting protected species and that the proposed works are unlikely to result in adverse impacts upon notable or protected species. As such, no further ecological surveys are considered necessary.
- 7.29 The report does, however, recommend the implementation of precautionary working methods during construction and the incorporation of ecological enhancement measures. Subject to the imposition of appropriate conditions to secure these measures, Officers are satisfied that the proposal would not result in unacceptable ecological impacts.
- 7.30 Overall, having regard to the above, the development is acceptable with regard to its approach to biodiversity and subject to condition would accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the NPPF 2026.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed subdivision of the principal schoolroom space to create an open plan lounge/kitchen/diner and separate bedroom for the 3 bedroom dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible as a single historic classroom and

contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode this open character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building.

- 8.2 The public benefits arising from a single new residential dwelling, including the bringing back into use of this former community Listed building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

9 RECOMMENDATION AND CONDITIONS/REASONS

- 9.1 The proposal is therefore recommended FOR REFUSAL for the following reasons.
1. The proposed subdivision of the principal schoolroom space to create 2 separate residential rooms rather than retain the existing open plan character and appearance would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposed residential dwelling, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

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[REDACTED]

From: [REDACTED] <clerk@bluntisham-pc.gov.uk>
Sent: 03 June 2026 11:11
To: Control, Development (Planning)
Cc: [REDACTED]
Subject: Parish Comments
Attachments: The Old Day School - BPC Approve.pdf; We sent you safe versions of your files

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Morning

Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use. See attached documents.

26/00904/LBC & 26/00903/FUL - The Old Day School, High Street, Bluntisham

Should the officer be mindful to have a different opinion on the application then can the parish council ask that it is put forward to DMC and allowed the opportunity to speak on behalf of the parish council.

Many thanks and best regards

[REDACTED]
Bluntisham Parish Clerk
01487 842677
07725 308115

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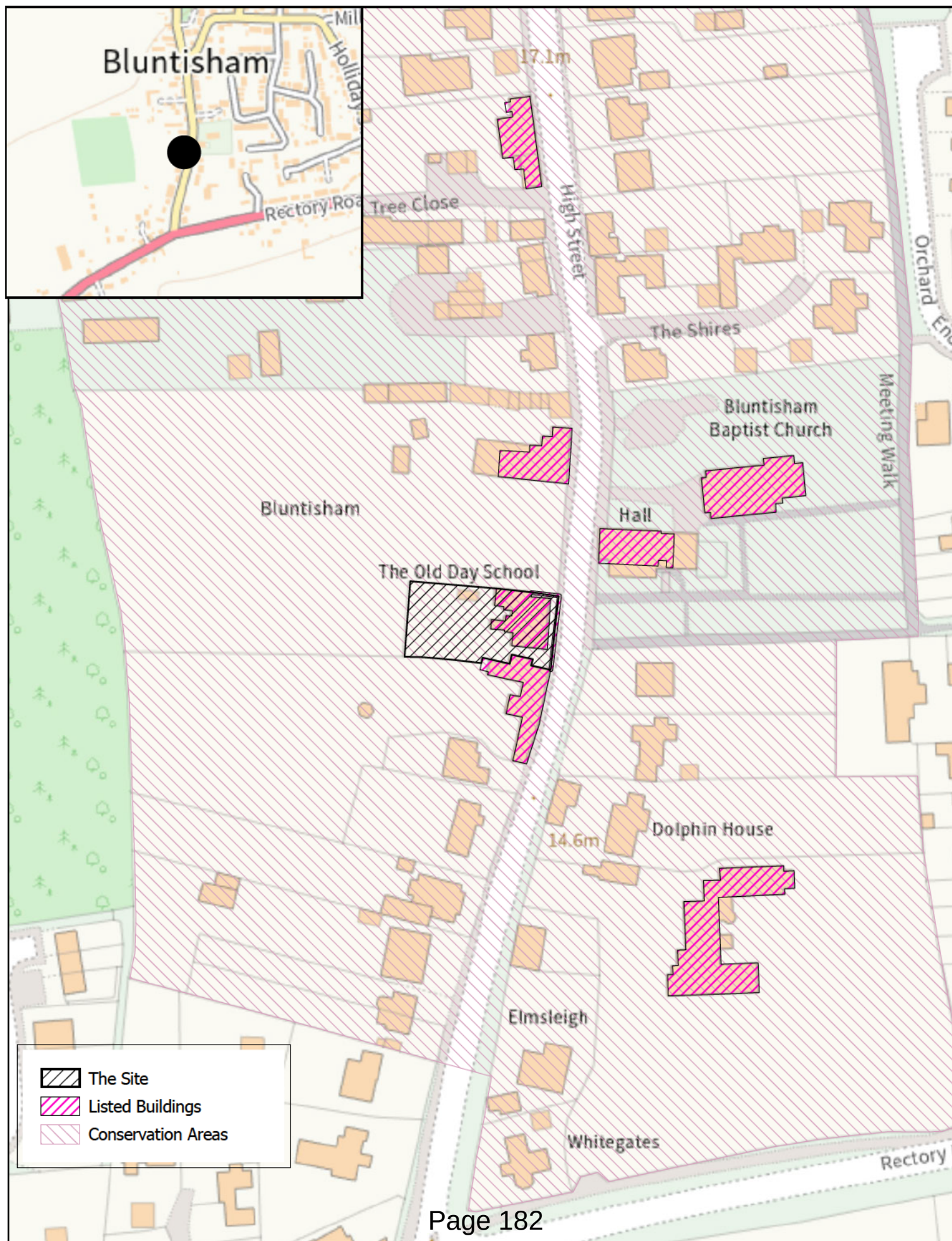
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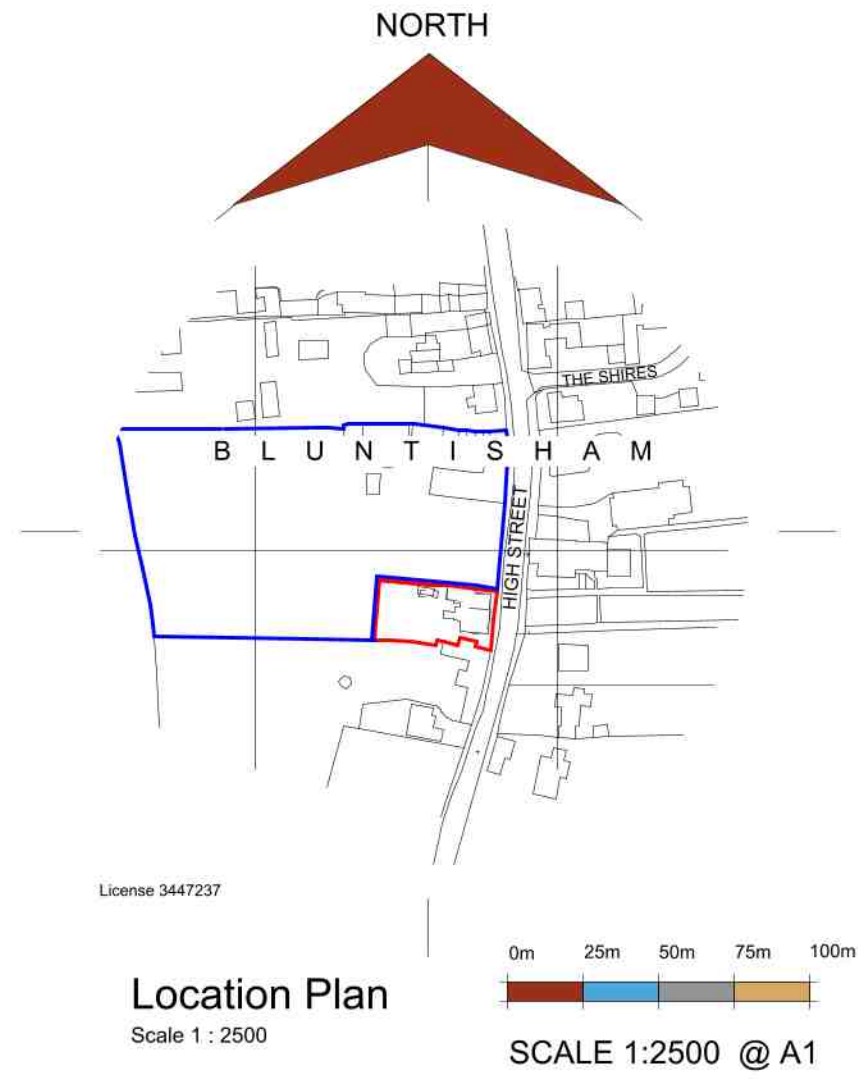
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Planning Proposed Site and Roof Plan
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Location Plan
Scale 1 : 2500

0m 25m 50m 75m 100m
SCALE 1:2500 @ A1

FOOTPRINT AREAS

Existing 182msq
Proposed 219msq

- General Notes
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 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.

- Existing building surveyed
- New building
- Neighbouring buildings - Partly surveyed
- New grass area, removing existing tarmac paving
- New planting - Details subject to detailed design
- Paths and patios
- Existing trees
As per Shefford Tree Service Arboricultural Impact Assessment and method statement

Bike storage
Provide 2 no. 'Sheffield' loops

Bins
Provide hard paved space for 3 no. wheelle bins

Fencing and Gate
New treated timber feather edge fence with ledged and braced gate

SITE PLAN KEY

Scale 1 : 200

Rev	Date	Revision Description
A	MAY 2026	OSmap amended

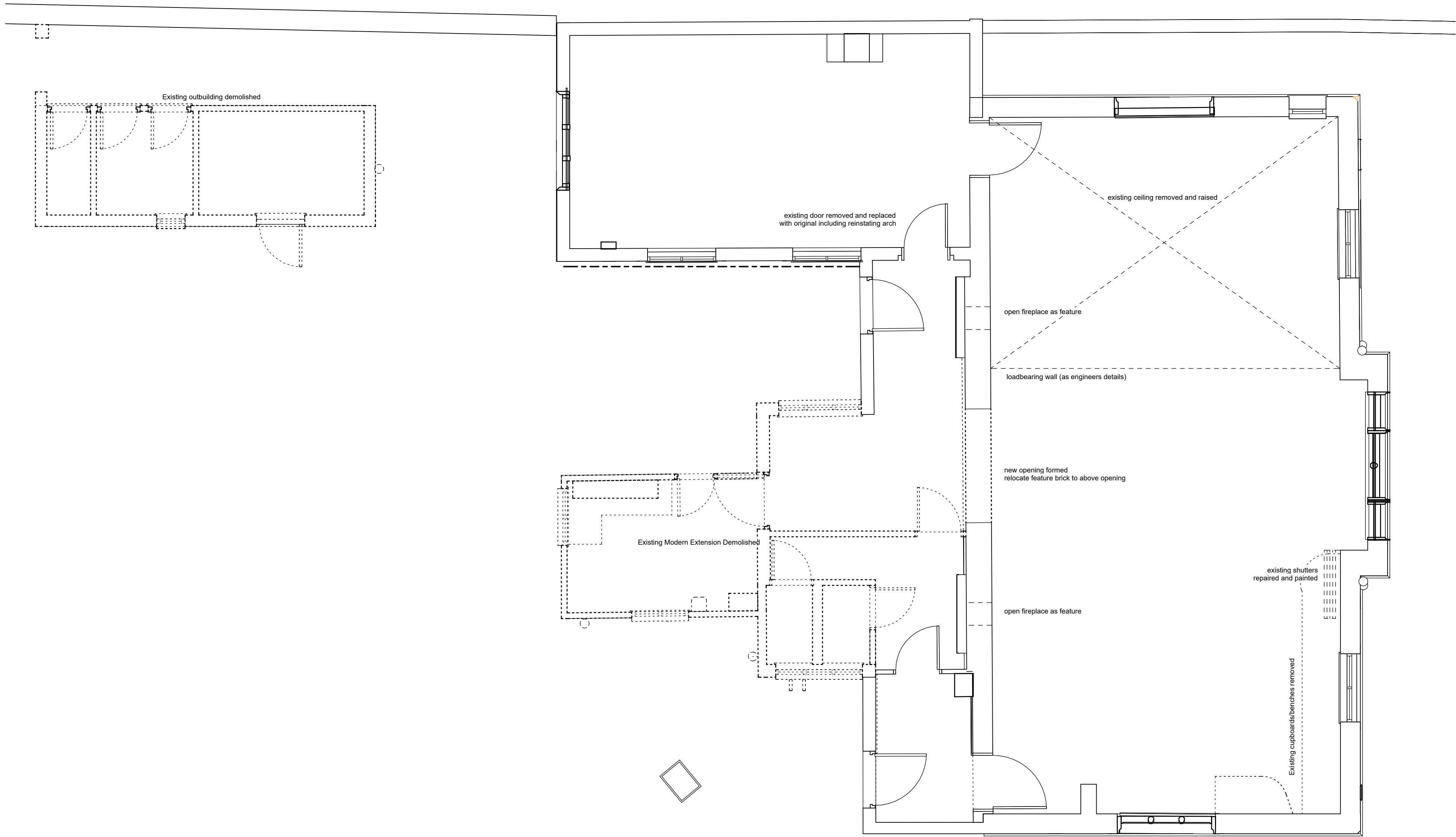
Status

PLANNING

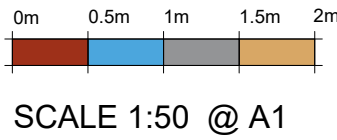
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG
		Checked by GL
Drawing Title PLANNING DRAWING Proposed Site, Location and Roof Plan	Job No. SE-2489	Sheet Size A1
	Dwg No. PP1000	Revision A



Planning Demolition Plan
Scale 1:50



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EXISTING SURVEYED WALLS
Existing wall construction, thickness varies

DEMOLISHED WALLS

DEMOLITION WALL KEY
Scale 1:50

Rev	Date	Revision Description
Status		

PLANNING



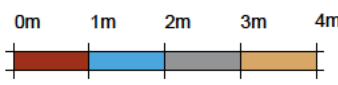
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
	Job No. SE-2489 Dwg No. PP1150	Sheet Size A1 Revision



Existing Front (east) Elevation

Scale 1 : 100

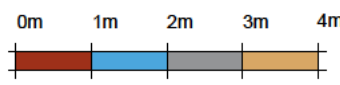


SCALE 1:100 @ A1



Existing Side (south) Elevation

Scale 1 : 100

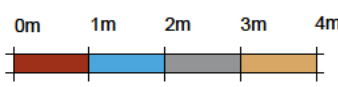


SCALE 1:100 @ A1

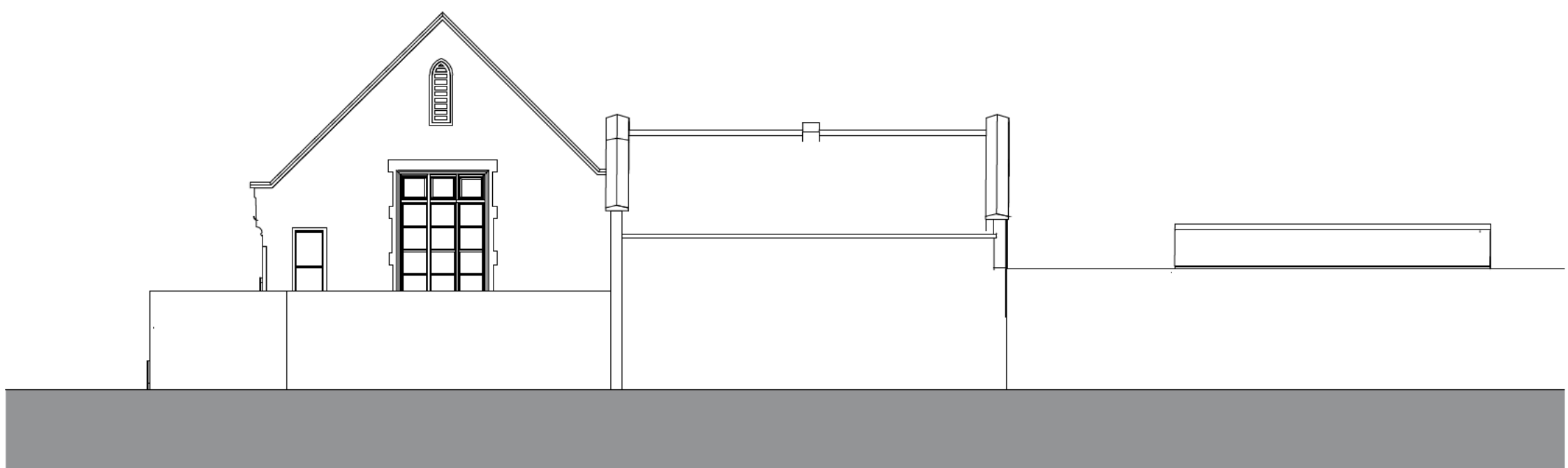


Existing Rear (west) Elevation

Scale 1 : 100

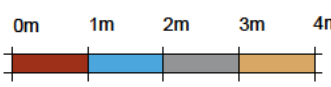


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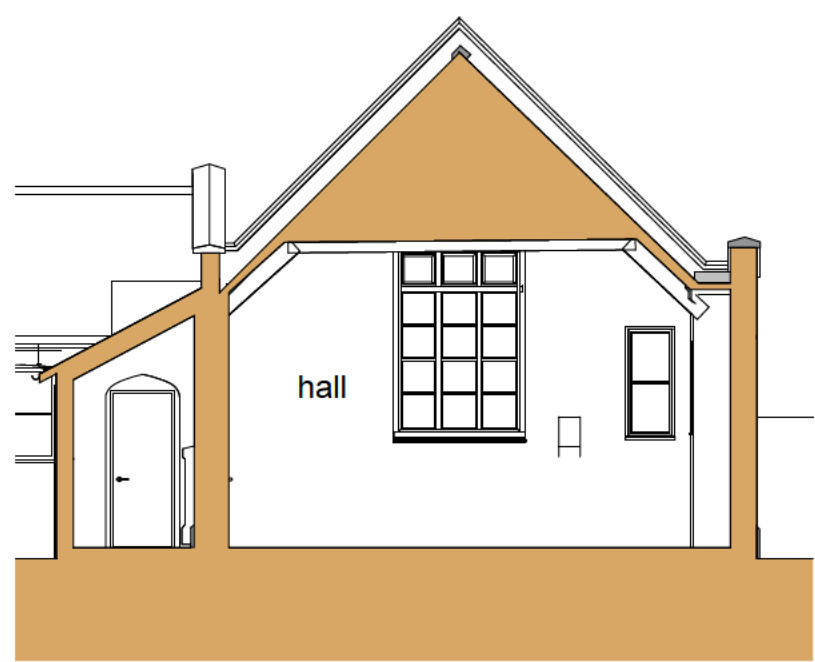


Existing Side (north) Elevation

Scale 1 : 100

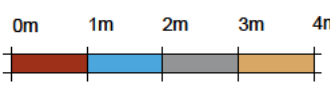


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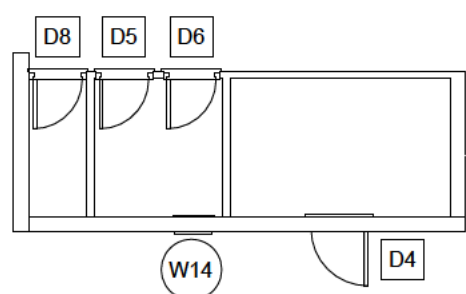
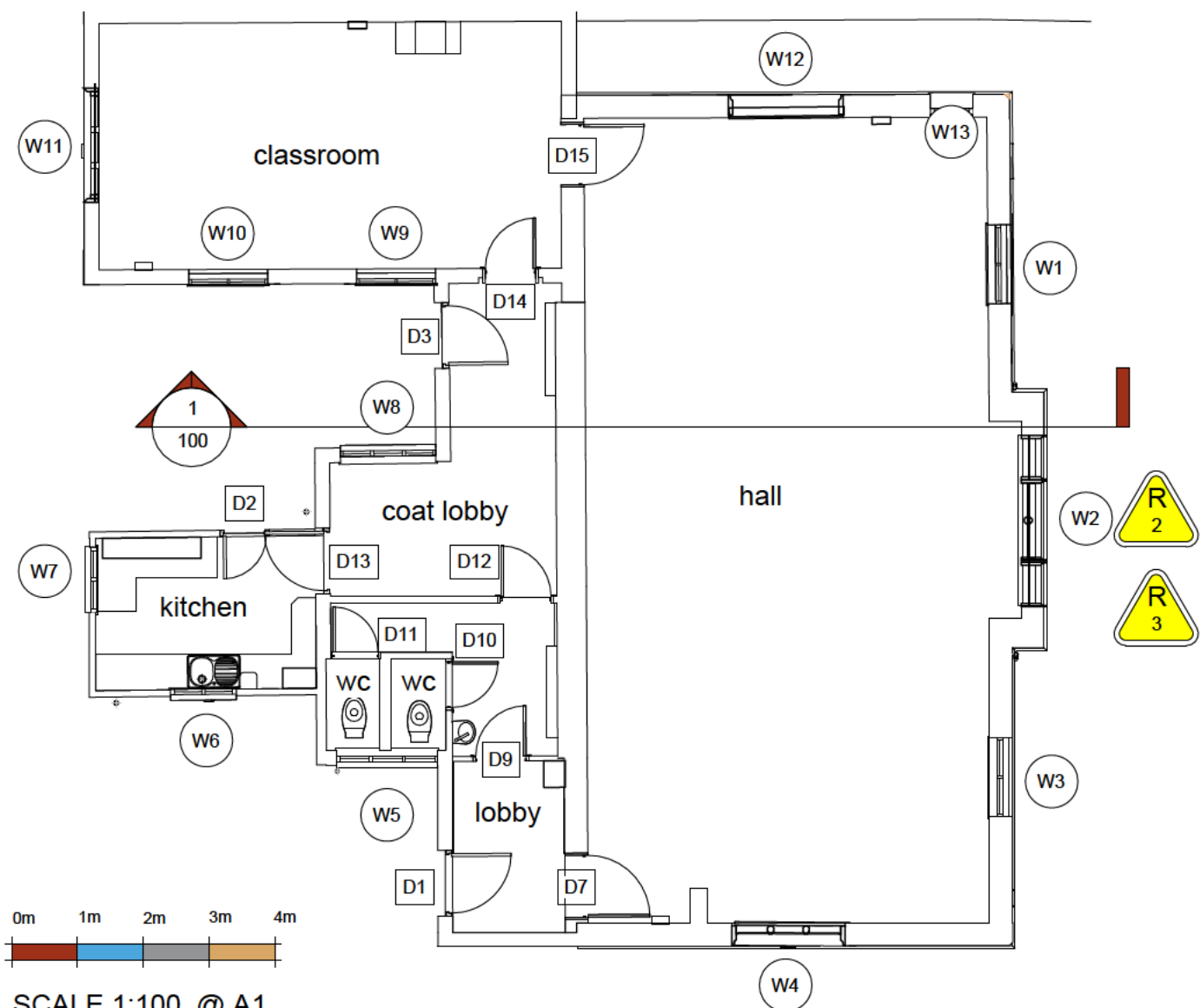


Section 1

Scale 1 : 100

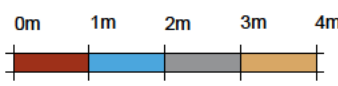


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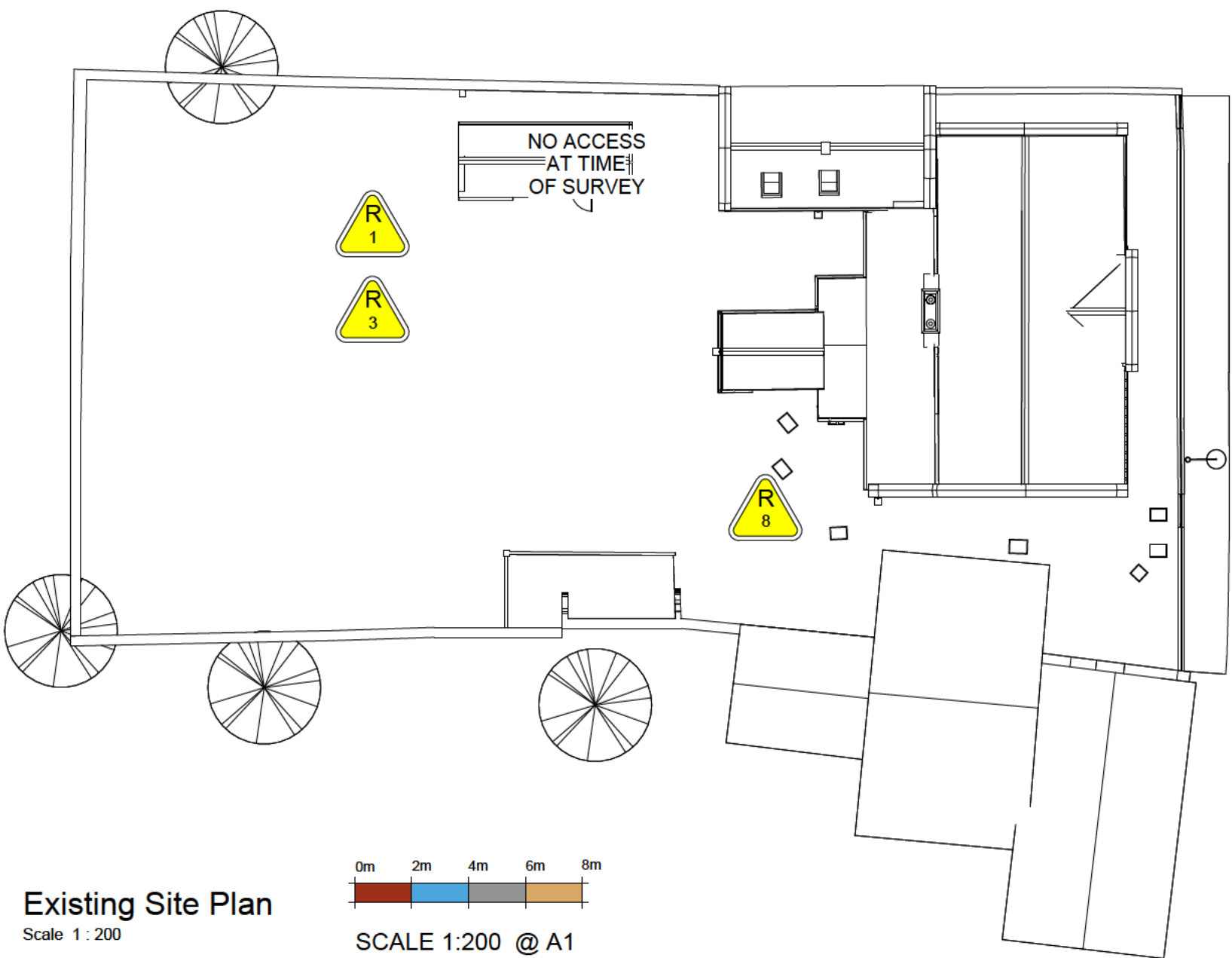


Existing Ground Floor

Scale 1 : 100

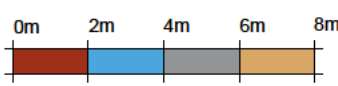


SCALE 1:100 @ A1



Existing Site Plan

Scale 1 : 200



SCALE 1:200 @ A1

General Notes

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SITE RISK NOTIFICATION KEY

To be used with reference to the accompanying Project Risk Register

R01	Contamination/ Unknown Contamination	R08	Inspection chambers
R02	Asbestos	R10	Excavations/ Foundations
R03	Unknown Services	R11	Temporary Support
R05	Demolition	R20	Large glazing
R06	Fire/ Sprinklers	R21	decoration and future maintenance
R07	Steelwork/ crane/ lifting	R23	High Ceilings

EXISTING SURVEY DRAWING BASED ON SURVEYBASE
DRAWINGS SB11089

Rev	Date	Revision Description
Status		

EXISTING

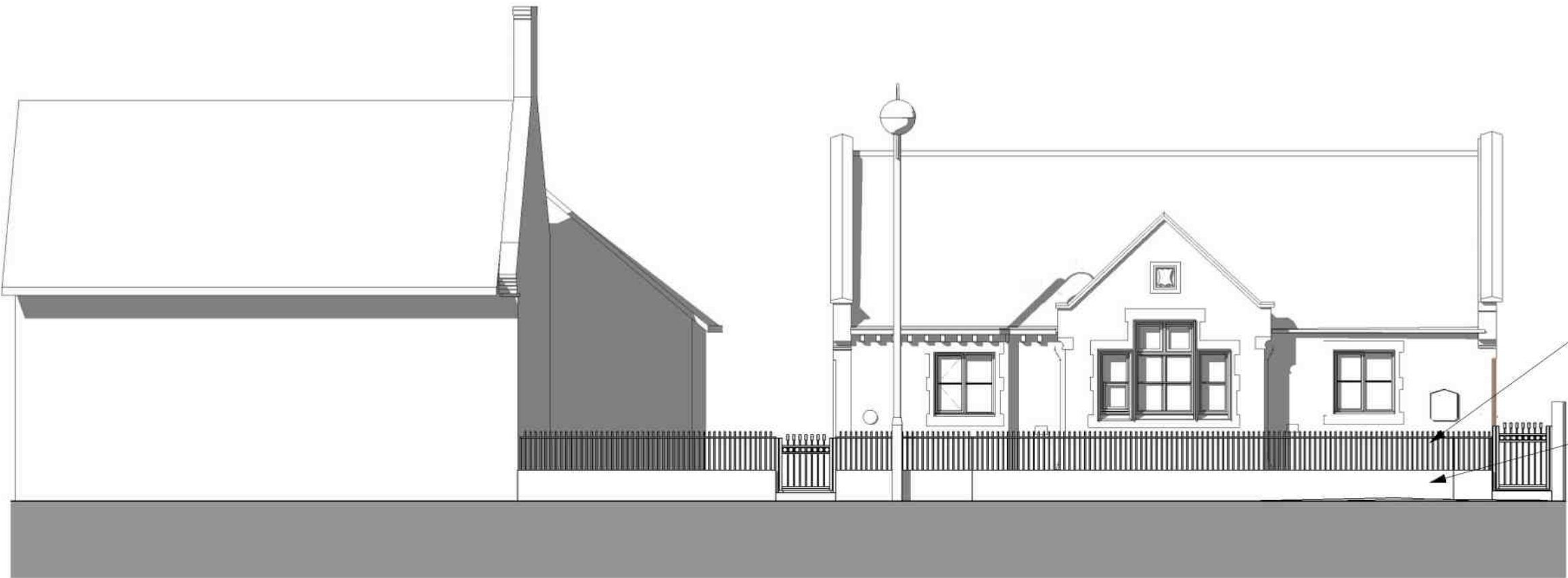


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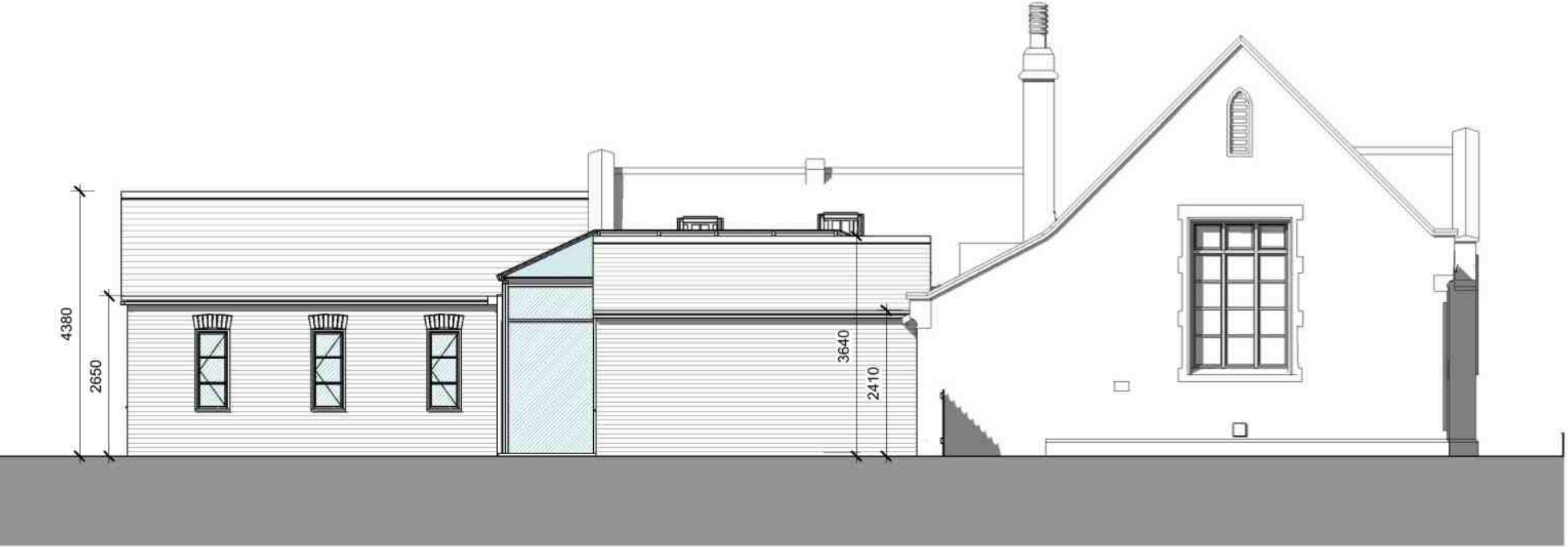
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Job Title Date MAR 2026	Drawn by IG Checked by RS
	Job No. SE-2489 Dwg No. 100	Sheet Size A1 Revision



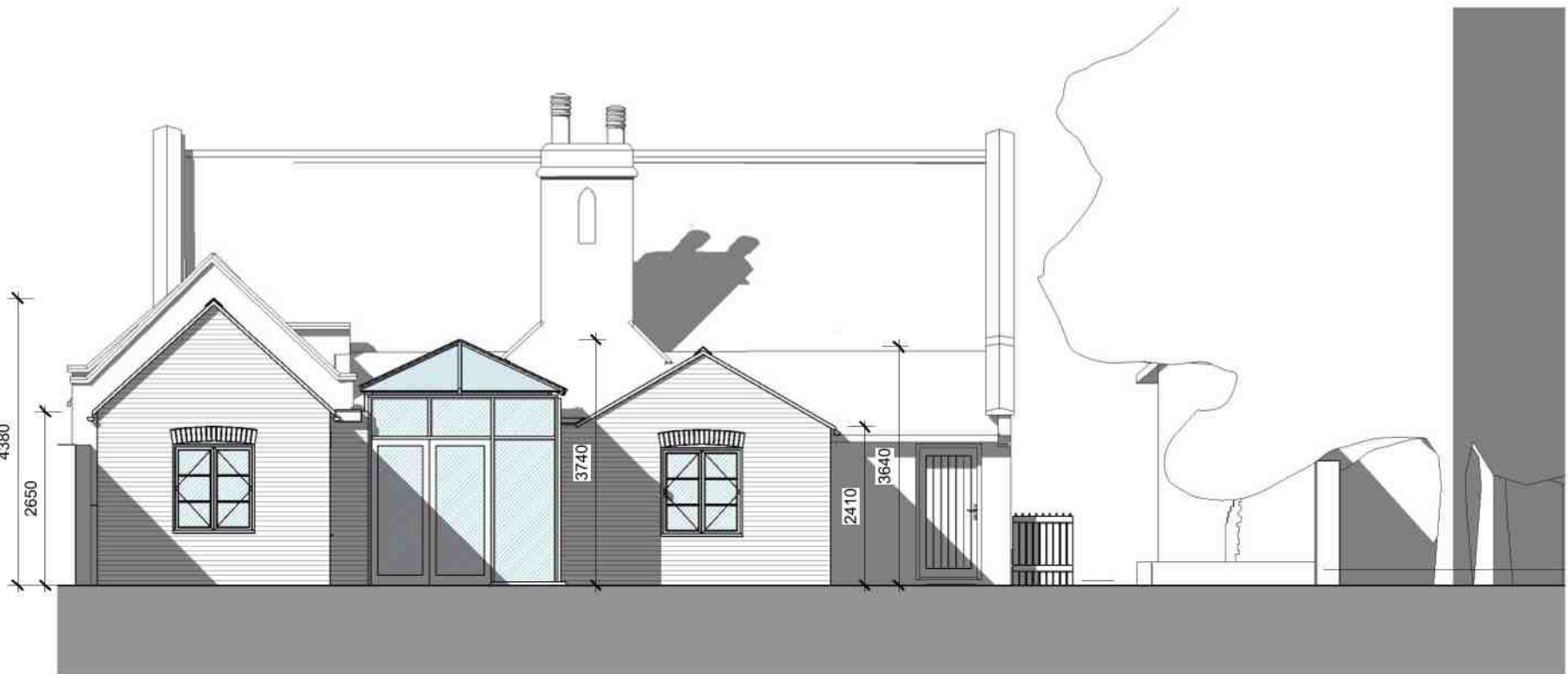
Proposed Front (east) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



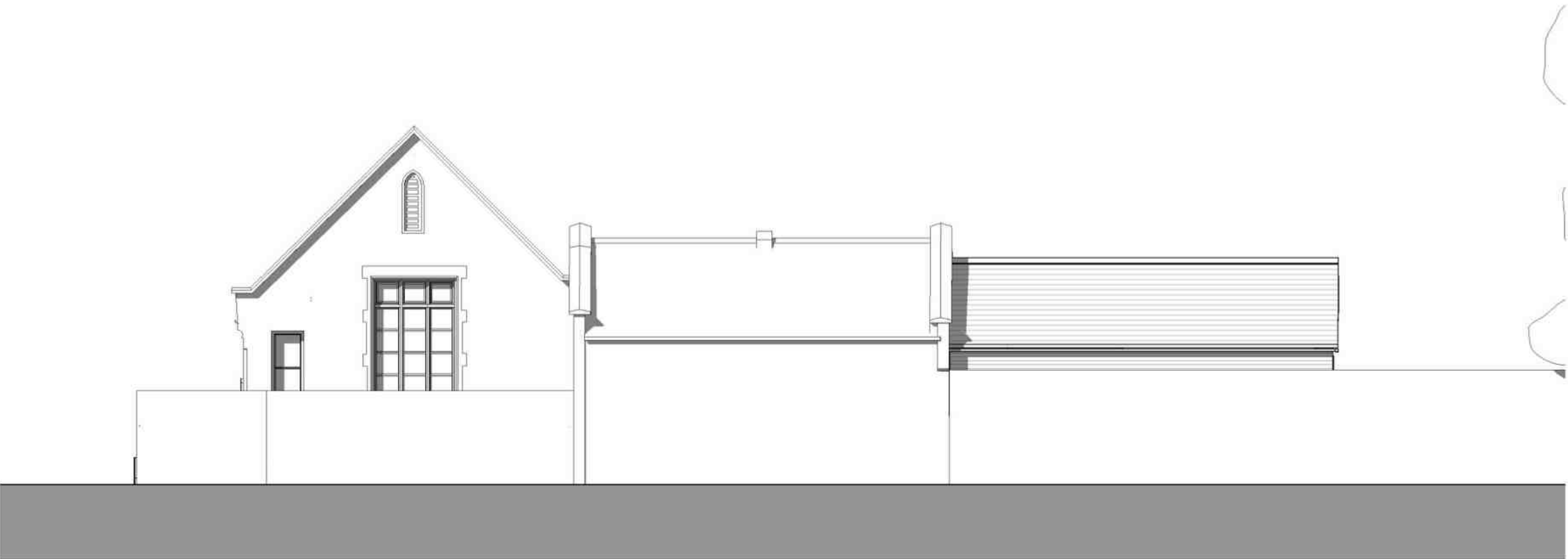
Proposed Side (south) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Proposed Rear (west) Elevation
Scale 1 : 100

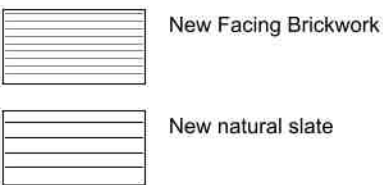
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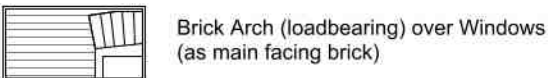
Proposed Side (north) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1

Extensions



New Windows - Timber flush casement
New doors - Aluminium to match glazed rooflight
Rainwater pipes and Gutters - Black aluminium Ogee gutter and round downpipes



MATERIAL KEY
Scale 1 : 50



Rooflight and Glazing example



Dwarf Wall and Railings

existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstated including cleaning and painting black.

existing bullnosed bricks to be carefully removed and retained. Prior to occupation wall rebuilt with reused bricks where possible, new reclaimed bricks if required and bullnosed bricks reinstalled.

Existing brickwork removed and replaced with reclaimed bricks and lime mortar.

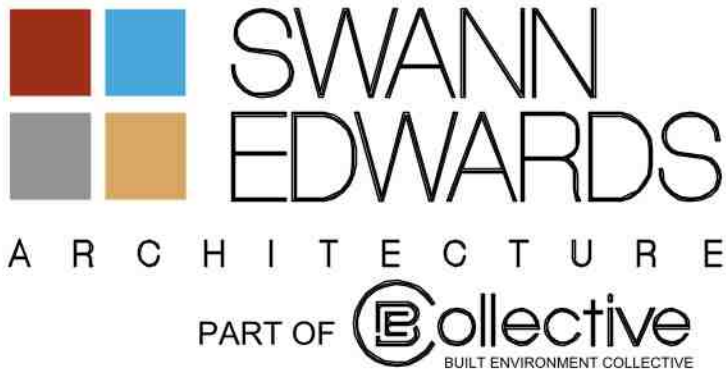
General Notes

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B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

Status

PLANNING

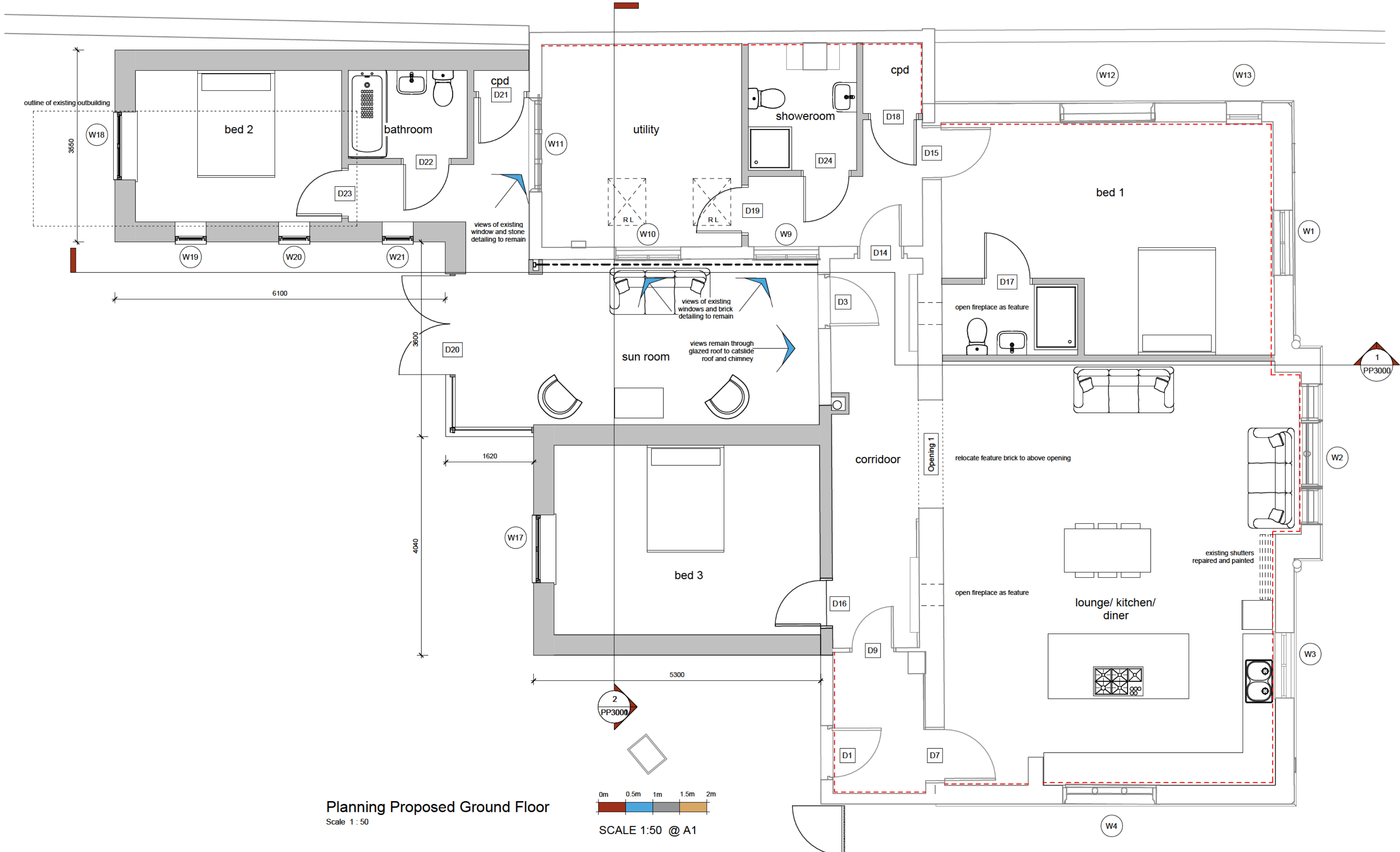


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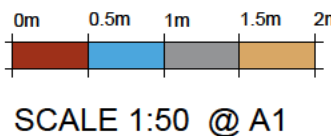
Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
Drawing Title PLANNING DRAWING - CDM Proposed Elevations	Job No. SE-2489 Dwg No. PP2000	Sheet Size A1 Revision B

Existing Door Schedule		Proposed Door Schedule	
Mark	Comments	Mark	Comments
D1	Existing door retained	D1	Existing door retained
D2	Existing door removed	D3	Existing door retained
D3	Existing door retained	D7	Existing door retained
D4	Existing door removed	D9	Existing door removed
D5	Existing door removed	D14	Existing door replaced with original arched door
D6	Existing door removed	D15	Existing door retained
D7	Existing door retained	D16	New internal door
D8	Existing door removed	D17	New internal door
D9	Existing door removed	D18	New internal door
D10	Existing door removed	D19	New internal door
D11	Existing door removed	D20	New fully glazed external door
D12	Existing door removed	D21	New internal door
D13	Existing door removed	D22	New internal door
D14	Existing door replaced with original arched door	D23	New internal door
D15	Existing door retained	D24	New internal door
		Opening 1	New opening including lintel

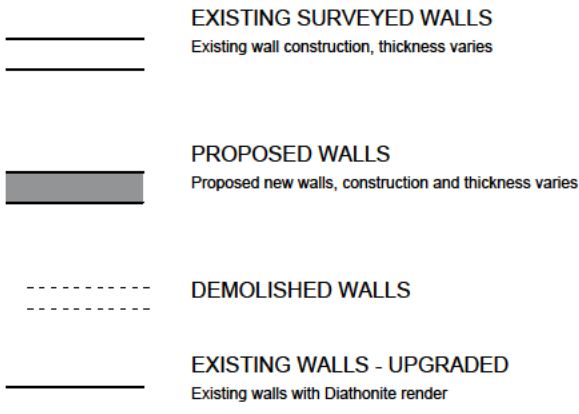
Existing Window Schedule		Proposed Window Schedule	
Mark	Comments	Mark	Comments
W1	minor repairs and decoration	W1	minor repairs and decoration
W2	minor repairs and decoration	W2	minor repairs and decoration
W3	minor repairs and decoration	W3	minor repairs and decoration
W4	minor repairs and decoration	W4	minor repairs and decoration
W5	window removed	W9	minor repairs and decoration
W6	window removed	W10	minor repairs and decoration
W7	window removed	W11	minor repairs and decoration
W8	window removed	W12	minor repairs and decoration
W9	minor repairs and decoration	W13	minor repairs and decoration
W10	minor repairs and decoration	W15	minor repairs and decoration, fly mesh to inside
W11	minor repairs and decoration	W16	minor repairs and decoration, fly mesh to inside
W12	minor repairs and decoration	W17	New double casement
W13	minor repairs and decoration	W18	New double casement, Fire Egress
W14	window removed	W19	New single casement
W15	minor repairs and decoration, fly mesh to inside	W20	New single casement
W16	minor repairs and decoration, fly mesh to inside	W21	New single casement
		W22	Conservation Rooflight
		W23	Conservation Rooflight



Planning Proposed Ground Floor
Scale 1 : 50



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.



PLANNING PLAN WALL KEY

Scale 1 : 50

- Schedule of Works
- Existing outbuilding and extension to be demolished.
Temporary support provided where required for existing structure.
- Existing dwarf wall and railings.
Existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstalled including clearing and painting black.
- Existing dwarf wall in pool repair to be removed and rebuilt using existing bricks where possible, where there is a shortage the additional bricks to be replaced with new reclaimed facing bricks and lime mortar to match schoolhouse. Buffcoloured coping bricks to be re-used.
- Existing walls - remove existing paint where possible with light scraping and hand wire brush. Apply Diatomite lime/cork (max 50mm) insulating plaster including primer where required. Upgraded U value 0.62 (degradation required).
- Existing roof slates to be removed and set aside for re-use, new breather membrane installed with new treated battens and existing slates reused, insulation filled between rafters maintaining 50mm air gap.
- Existing windows and doors noted to be retained to be repaired and decorated.
- New flush casement windows to be as details U value 1.5 (degradation required).
- New internal walls timber studwork with plasterboard finish and fully filled with acoustic insulation.
- New External walls (extensions) - Facing brickwork to be agreed with planning authority with 150mm cavity insulation, blockwork inner leaf and wet plaster finish U value 0.18
- New Ground Floors (extensions) - concrete sub floor (subject to structural engineer) 100mm insulation and 75mm sand cement screed U value 0.15
- New Sun Room - Aluminium slimline glazed walls and roof (see elevations), lead gutters formed around. Glazing U value 1.4
- New Roofs (extensions) - New natural slates over treated timber battens, breather membrane and roof trusses. 400mm Mineral wall insulation U value 0.15
- Fire detection and protection
Fire escape windows to new constructed bedrooms, new bedroom in existing requires mitigation and degradation with Fire Strategy and 'Plumes' or similar fire suppression system to be fitted through the building.
New smoke and heat detectors to be provided throughout.

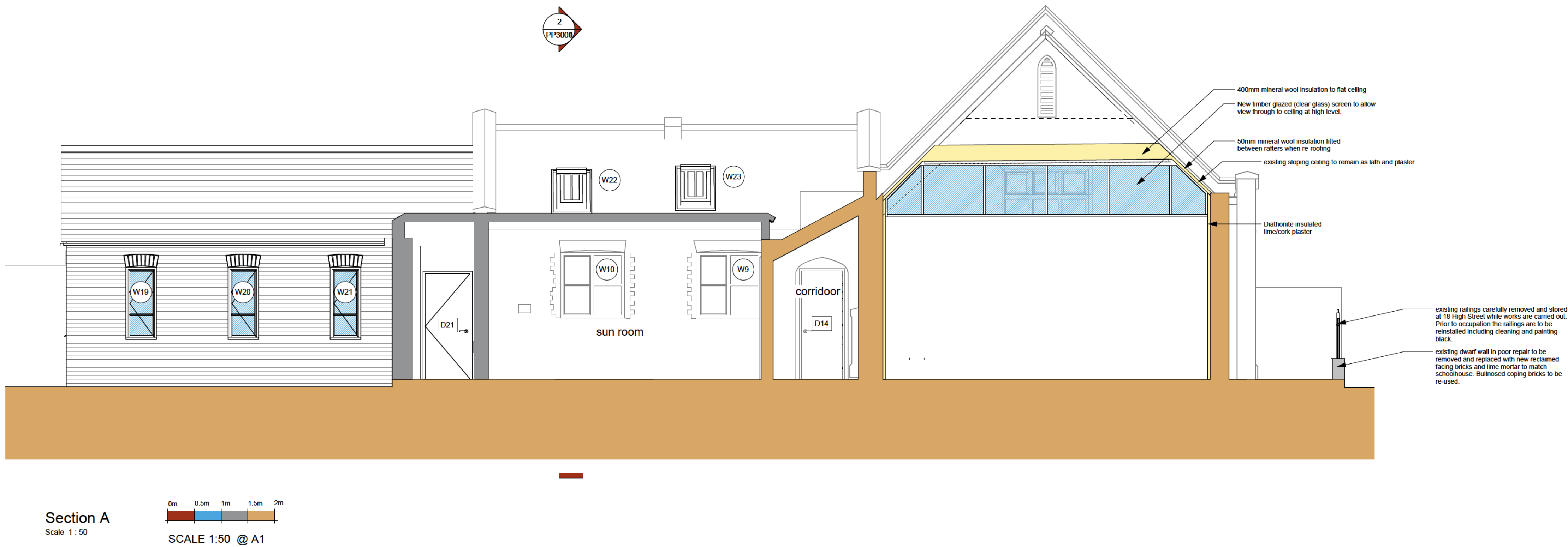
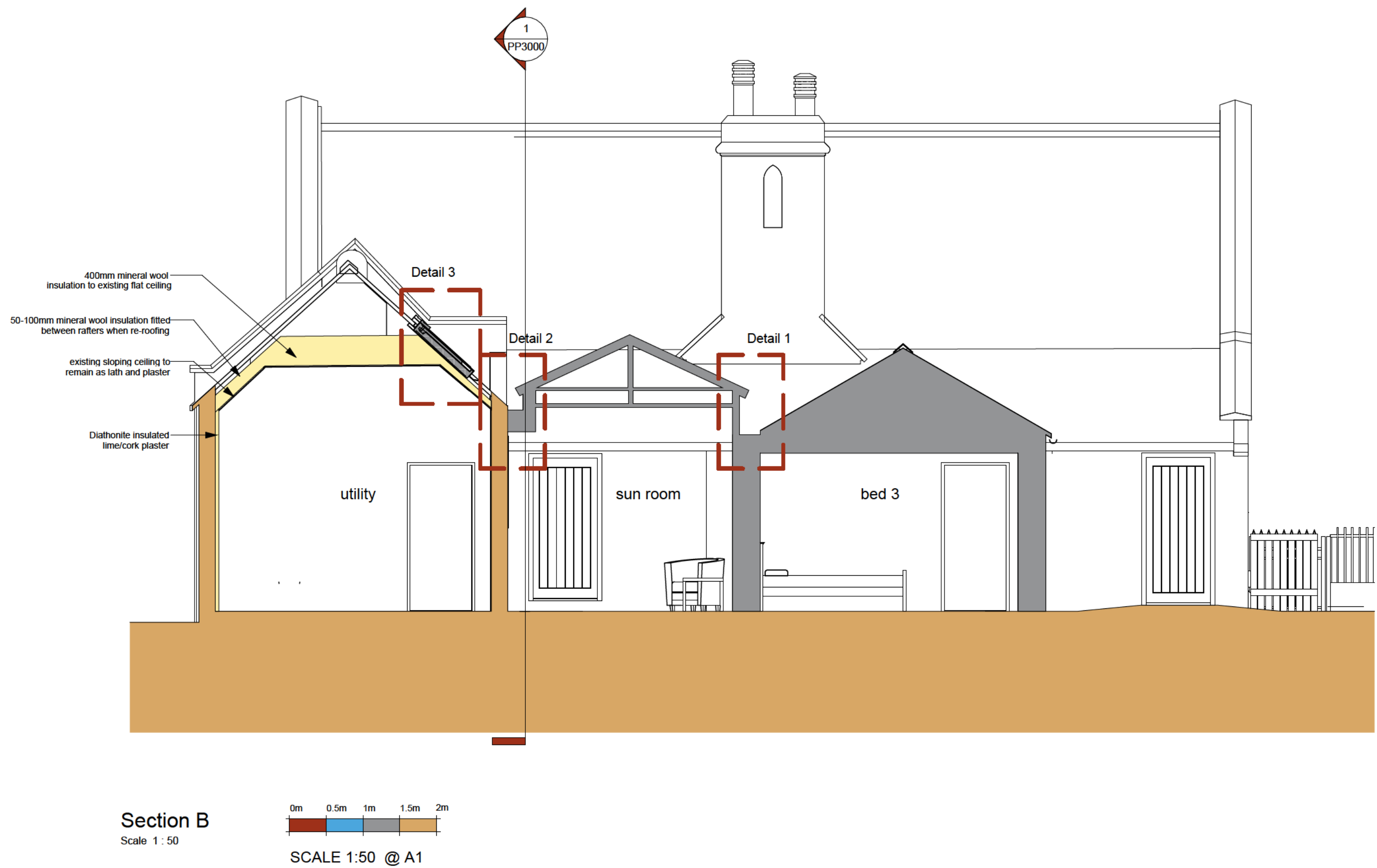
Rev	Date	Revision Description
C	JULY 2026	First Floor Removed
B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended

PLANNING

SWANN EDWARDS
ARCHITECTURE
PART OF **collective**
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
Drawing Title PLANNING DRAWING - CDM Proposed Plans, Window and Door Schedules	Job No. SE-2489 Dwg No. PP1100	Sheet Size A1 Revision C



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
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 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.

B	JULY 2026	Clear Glazing note added
A	JULY 2026	First Floor Removed

Rev	Date	Revision Description
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Status

PLANNING



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Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
		MAR 2026	IG
PLANNING DRAWING - CDM Sections	Checked by		GL
Drawing Title	Job No.	Sheet Size	
	SE-2489	A1	
Dwg No.	Revision		
	PP3000	B	



Development Management Committee – 19th October 2026

Application Number: 26/01048/FUL

Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure

Location: Fields View, Fenstanton Road, Hilton, PE28 9JA

Applicant: Sylvia Dighton & Dale Robinson

Agent: Mr Dale Robinson

Case Officer: Kevin Simpson

Parish: Hilton

Reason for Referral: At the Development Management Committee on the 17th of August 2026 Members resolved to approve the application in line with the Officer recommendation, subject to delegation to Officers for full assessment of the proposal against the new NPPF which came out and into force on the day of the Committee meeting. Following this review of the proposed development against the new (2026) NPPF and the national decision making policies within it, the Officer recommendation has changed now to one of refusal, hence why it needs to return to Members for their further consideration and determination.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSAL. THE APPLICATION SITE LIES OUTSIDE OF A DEFINED LOCAL PLAN SETTLEMENT AND WOULD CONSTITUTE ISOLATED HOMES IN THE COUNTRYSIDE CONTRARY TO POLICY HO11 OF THE NPPF (2026).

Foreword: As referenced above, the application was presented at Development Management Committee on the 17th of August 2026. The revised National Planning Policy Framework (NPPF) was also published on the same day as the committee the 17th of August 2026 and so the Officer recommendation of approval was revised to delegate to Officers a full assessment of the proposal against the new NPPF and its policies which took immediate effect upon publication and which replaced the NPPF (2024) under which the earlier recommendation had been made. Members resolved to approve the proposal, subject to this assessment in line with the Officer recommendation. Crucially, the NPPF (2026) at Annex A states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight.

Local Plan Policy LP33 (Rural Buildings) was afforded significant weight in the assessment of the principle of the proposals in the August DMC Officer report as the site lies outside of any defined settlement. However, NPPF Policies S5 (principle of development outside settlements) and HO11 (isolated homes in the countryside) are now the relevant NPPF Policies for consideration and assessment of the proposal. These are discussed in greater detail in the principle section of this report. There have been no design changes to the proposals since the application was considered by Members on the 17th of August and no new representations have been received. As such, the report remains unchanged in all other respects. In summary, the section of the report entitled 'principle of development' sets out the key changes. **The 17th of August 2026 report has been added as an appendix to this report.**

Proposal

This application seeks full planning permission for the erection of four detached single storey dwellings, together with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

The application site is approximately 0.43 hectares in size. The submitted location plan indicates that the land to the south-west and north-west is also within the ownership of the applicants.

Consultations

The following consultees have raised an **objection** to the application:

- Hilton Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers, Environment Agency, HDC's Emergency Planning Team.

The following consultees have not responded to the consultation request:

- Lead Local Flood Authority

Three letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF (2026), the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The Principle of Development
- Impact on Character of the Area
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Impact on Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is contrary to the national decision making policies within the NPPF(2026) and should be refused.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a 0.43-hectare broadly rectangular section of land which is located to the north-west of Fenstanton Road between the villages of Hilton and Fenstanton. It is currently vacant but was in most recent use as a boarding kennels and cattery. Officers understand that the business ceased trading during the Covid-19 Pandemic in 2020. The buildings associated with the former business are still on the site. The site is relatively well screened from Fenstanton Road by dense hedgerows and vegetation and there are two gated accesses set within the hedgerow. To the south-west is a detached dwelling (Fields View) which does not benefit from any established boundary with the site. The remaining boundaries are formed of sporadic but generally small scale hedge and tree planting. There is a large degree of hard surfacing within the site. The buildings show signs of vandalism but in general appear of sound construction.
- 1.2 According to the most recent Environment Agency Flood Risk Maps and Data, the majority of the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. Some sections of the site (though not within the footprint of the proposed dwellings) lie within Flood Zones 2 and 3. There is also some minor risk of surface water flooding along the site frontage. The SFRA

shows the site to be largely outside the risk zone for groundwater flooding with a section to the farm north-east at very low risk.

- 1.3 The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity.
- 1.4 A previous application on the site (albeit extending further north-west) for five dwellings was refused on the 8th of July 2022 under planning application reference number 20/01966/FUL. There were four reasons for refusal which are summarised below:
 - Unsustainable location in relation to services and facilities and requirement to use private vehicles to travel and access services.
 - The impact of the development on the countryside and character of the area.
 - Impact on future occupants of the development due to noise and odour from egg laying and poultry units.
 - No unilateral undertaking forms had been provided and so no provision for payment for wheeled bins was in place.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks full planning permission for the erection of four detached single storey dwellings, along with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.
- 2.2 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
 - 8100416OUT – Boarding kennels and cattery (Permission)
 - 8101064FUL – Stables, kennels, cattery (Permission)
 - 83/0032/FUL – Kennel building (Permission)
 - 8800490FUL – Extension to cattery and additional vehicular access (Permission)

- 1001628FUL - Retention of part change of use from boarding cattery to parts counter for hydraulic fittings (Permission)
- 20/01966/FUL - Erection of No. 5 dwellings following the demolition of the existing redundant cattery & kennels (Refused)

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

*National Planning Policy Framework (NPPF) 2026

*Planning Practice Guidance (PPG)

The following NPPF Policies are considered relevant to this proposal:

DM3: Determining development proposals
 DM6: Use of planning conditions and obligations
 S3: Presumption in favour of sustainable development
 S5: Principle of development outside settlements
 H07: Meeting the need for homes
 H011: Isolated homes in the countryside
 L2: Making effective use of land
 L3: Achieving appropriate densities
 DP3: Key principles for well-designed places
 TR3: Locating development in sustainable locations
 P3: Living conditions and pollution
 F4: Assessing flood risk for decision-making
 F5: The sequential test
 F7: Ensuring development is safe from flooding
 N2: Improving the natural environment

- 4.2 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: Wastewater Management
 LP9: Small Settlements
 LP11: Design Context
 LP12: Design Implementation
 LP14: Amenity
 LP15: Surface Water

LP16: Sustainable Travel
 LP17: Parking Provision and Vehicle Movement
 LP30: Biodiversity and Geodiversity
 LP31: Trees, Woodland, Hedges and Hedgerows
 LP33: Rural Buildings
 LP37: Ground Contamination and Groundwater Pollution

4.3 Supplementary Planning Documents (SPD) and Guidance:

- oHuntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- oDeveloper Contributions SPD (2011)
- oDeveloper Contributions: Updates Costs 2019/2020
- oHuntingdonshire Landscape and Townscape Assessment (2022)
- oCambridgeshire Flood and Water SPD 2017
- oStrategic Flood Risk Assessment 2024
- oAnnual Monitoring Review regarding housing land supply 2024

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

4.4 There is no adopted neighbourhood plan in place for Hilton and so no weight is given to a Neighbourhood Plan in the determination of this application.

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	Objection.	Recommend refusal because footprint of proposed dwellings exceeds that of existing buildings. Site is outside of village curtilage and there is inadequate provision for waste and surface water issues. If implemented, the proposed scheme would have a negative impact on nearby businesses and place a high demand on services and result in negative ecological outcomes. Activities of existing businesses may generate complaints from occupants due to noise/odour etc.
Cambridgeshire County Council Highways	No objection.	Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that overall, it is expected that trip generation will reduce from the existing use as a cattery. There is parking and turning space within the site. Visibility splays have been demonstrated in line with the 85%ile speeds recorded. Based on the information submitted, from the

		<p>perspective of the Local Highway Authority the proposed development is acceptable.</p> <p>Conditions have been suggested by the Highways Authority which will be discussed in the proceeding sections of this report.</p>
Environmental Health Officer	No objection.	<p>I have reviewed the Odour Assessment submitted in support of the application, together with a historic noise assessment previously submitted as part of application 20/01966/FUL. I have also undertaken a site visit to assess odour and noise conditions. Based on this review and site assessment, I do not consider that odour or noise would adversely affect the amenity of future residents. We therefore have no objection to this proposal.</p> <p>During my site visit, I noted that some of the existing building roofs appeared to be constructed of asbestos-containing materials. If this is the case, I recommend that a suitably competent contractor be appointed to dismantle and safely dispose of any asbestos in accordance with relevant legislation, to prevent contamination of air or land.</p>
Emergency Planning Officer	No objection	<p>As the development lies within flood zone 1 and is only adjacent to flood zone 3 there are no comments to return. Developers should ensure that the finished floor level is 300mm above existing ground levels as stated in the FRA section 4.3</p>
Environment Agency	No objection	<p>Thank you for your consultation dated 11th June 2026. We have reviewed the documents as submitted and have no objections to the proposed development. We recommend the mitigation measures in the FRA are adhered to, in particular the minimum finished floor levels.</p>

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 No letters of support have been received. Three letters of objection have been received raising the following concerns regarding the proposal:

- Concerns that the new development could generate complaints due to factors of established business in the vicinity. Noise, odour, light spill and so on. Also concern that future occupants could be impacted by road noise and ancillary factors of the operational orchard to the north-east of the site.
- Increased noise generation from development such as fireworks and so on impacting the established rural businesses and creating conflict. Request that appropriate distance and mitigation measures have not been considered
- The limited connectivity (pedestrian and cycle) with nearby settlements.
- Impact on the character and appearance of the area as a result of introducing such development to the countryside and established uses expected within a rural setting. Concerns that the form, scale and massing will have a negative impact on the rural character.
- Increased vehicle use as a result of the rural location and concerns that parking is inadequate and general sustainability of the site for residential use.
- Queries on the submitted plans surrounding the demolition of the existing buildings on site. Suggestion that the increased floorspace is not modest in comparison with the buildings shown to be demolished.
- Waste water and surface water have not been fully considered. Concerns about flooding.
- Concerns that waste material which has been deposited within the site could be hazardous and how this will be removed/dealt with.
- Highway safety and visibility concerns.

7 APPRAISAL

Principle of Development

Housing Land Supply

- 7.1 This report should be read with the knowledge that the NPPF (2026) Annex D(8) 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 amended in August 2026 in the revised NPPF and associated NPPG (the standard method).

- 7.2 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 Annex D9 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. As a result, the Council currently has an evidenced unmet housing need.

Assessment of principle

- 7.3 The development strategy for Huntingdonshire as set out in the Huntingdonshire Local Plan is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan, providing further flexibility in the housing supply. The Huntingdonshire Local Plan to 2036 defines a built-up area (BUA) as distinct group of 30 or more homes and specifically excludes sites which are not surrounded by built development on two sides or more and isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form.
- 7.4 In this case, the site, given its rural location and lack of surrounding built form, is considered to be outside of the BUA and therefore is located within the countryside. Development in such locations is generally restricted by Policy LP10 of the Local Plan unless it is permitted via other local plan policies which support the rural economy or leisure uses within the countryside. Land which is considered 'well-related' to the BUA can be considered for residential development where it meets the tests as a 'rural exception site'. It has not been demonstrated that this development would fall within any of the policies which would generally allow for relaxation of Policy LP10 and so this is not a consideration in the determination of this application.
- 7.5 Local Plan Policy LP33 on which the 17 August DMC Officer report found the principle of the demolition of the redundant/disused buildings in this rural location and their replacement with 4 residential dwellings to be acceptable, is now considered to be materially inconsistent with new Policy S5, and so now is given very limited weight.
- 7.6 Policy S5 sets out the specific requirements for permitting development outside of settlements with the Policy stating that "Only certain forms of development

should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. In **summary**, the list comprises:

- a. Development for agriculture, horticultural or forestry, leisure uses, allotments, burial grounds, mineral, engineering operations and infrastructure, roadside facilities, defence and security or for nature conservation/restoration;
- b. Rural businesses (including tourism);
- c. The re-use, extension, alteration or replacement of an existing building. (Replacement buildings must be for the same use as the existing building);
- d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);
- e. Limited infilling within groups of houses;
- f. A rural exception site in accordance with NPPF Policy HO10;
- g. Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation;
- h. Residential and mixed-use development;
- i. Sites withing a Local Plan allocation;
- j. Development which would address an unmet housing need (such as a Council being unable to demonstrate a five-year housing land supply). This is caveated support.

7.7 NPPF Policy S5 (1) set out that only certain forms of development should be approved outside settlements. The proposed development does not accord with the proposed uses in part 1 a. and b. of this policy. In terms of 1.c. the proposed development does not accord with this part, as whilst the proposal is for the replacement of existing buildings, it is not for the same use as the previous cattery use and so would not accord with this part of the policy. The proposal does comply with part d. as it is previously developed land. The proposal does not accord with 1.e. as it is not considered to be limited infilling within groups of houses. It does not comply with 1.f. as it is not an exception site. The open market residential housing does not comply with 1.g. The location does not comply with 1.h. The site is not allocated for housing and so does not meet 1.i. The proposal would meet an evidenced unmet housing need and as 4 dwellings could be accommodated for by nearby infrastructure, however it would not be

physically well-related to an existing settlement, and so does not meet the requirements of 1.j. i.

- 7.8 In relation to Policy S5 part 2. It is not considered the benefits of the proposal would be substantially outweighed by the adverse effects. In relation to Policy S5 part 3, the site in line with the criteria of this part of the policy, comprise isolated homes, which is defined as those lying outside settlements or groups of houses. In line with part 3 these should not be approved other than in accordance with Policy H011.
- 7.9 Part 4 of Policy S5 is not applicable as the proposal does fall within a category of this policy. In terms of Part 5 of S5, the site is not in Green Belt or designated as local green space so this is not applicable to the development proposed.
- 7.10 The agent has submitted a Planning Policy Statement dated 30th of September 2026 and published on the public planning file on the same date. This attempts to justify the acceptability of the scheme when assessed against the new NPPF (2026) and should be read in conjunction with this report.
- 7.11 Taking each point in turn. NPPF Policy S5(1)(d) supports the redevelopment of previously developed land (including a material change of use to residential or mixed use residential). This is consistent with Local Plan Policy LP33 (Rural Buildings) which was afforded significant weight in the original decision making process. It is still regarded that the applicant demonstrated compliance with Policy LP33 of the Local Plan to 2036. Whilst Officers accept that Policy S5(1)(d) does allow weight to be afforded to the re-development of previously developed land it must be assessed against the NPPF as a whole, including Policy S5(3) and Policy HO11. Officers also draw attention to the fact that Policy S5 1. (c) only supports proposals for replacement buildings outside of settlements where it is for the **same use** as the existing building(s), so the proposal does not comply with this.
- 7.12 In identifying the adverse impacts Officers must attribute weight to Policy S5(3) which states that “development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11”. Policy HO11 states that “development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:
- a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b. The development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE4;
 - c. The development would reuse a redundant or disused building and enhance its immediate setting, including proposals which would secure the long-term reuse

of a vacant or underused listed building (subject to taking into account any harm to its significance, as set out in policy HE6);

- d. The development would involve the subdivision of an existing residential building; or
- e. The design is of exceptional quality, in that it:
 - i. Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

7.13 The proposals do not fall into any of the above categories, and so is contrary to Policy H011. It should be noted at this stage that the previous NPPF (2024) was less explicit stating that planning policies and decisions “**should avoid**” the development of isolated homes as opposed to “**should only be supported**” which is the new wording. Within the submitted statement the agent has attempted to demonstrate that the site should not be considered as ‘isolated’ thereby not requiring Policies S5(3) and H011 to be considered. If this were the case then only S5(1)(d) would be applicable. Policy S5(3) defines isolated homes as those lying outside of settlements or groups of houses. The submitted statement sets out the location of the site in relation to other dwellings in the vicinity of the application site including the immediately adjoining dwelling known as Fields View. Three of the other four dwellings are named a ‘farmhouse’ though it is noted that the NPPF does not differentiate between tied properties in the categorization of isolation. Due to the physical distance and visual separation between the site and these other surrounding dwellings and farmhouses highlighted, Officers do not agree with the agent’s assertion that the site is located within a group of houses and, so in line with S5 (3) would not be isolated homes. The site is also located outside a settlement and built up area as defined by the Local Plan. Therefore, Officers do consider dwellings on the site would be categorised as isolated homes in line with the NPPF requirements, and so Policies S5(3) and Policy H011 do apply.

7.14 Some of the objections raised reference the sustainability of the site and lack of connection to the adjacent settlements. Policy S5 is one of the new national decision making policies in trying to achieve sustainable patterns of development and limiting development away from settlements. Policy S5(j) also requires sites being physically well related to an existing settlement when dealing with an unmet need. Sustainability of a site was not previously a consideration under Local Plan Policy LP33. It should however be noted that Officers do not consider that the scale of development would place such a degree of strain on resources or infrastructure as referenced in some of the objections to such a degree which would justify a refusal.

- 7.15 In considering the above, the site is closer to Hilton than Fenstanton (approx. 608m north-east of the village) and approx. 1.9km south-west of Fenstanton. Hilton is therefore the closest settlement and is defined as a small settlement under Local Plan Policy LP9 which are considered suitable for accepting some development subject to tests relating to the level of services and infrastructure which they contain. Hilton is at the lower end of the settlement hierarchy but is by no means devoid of services. It contains a public house/bed and breakfast with a food offering, places of worship and a village hall to name a few. The site is also well located in respect of connectivity to other larger settlements such as Fenstanton (a Key Service Centre within the Local Plan) and the Spatial Planning Area of St Ives. What is key in this consideration is that the application attempts to address earlier concerns referencing the revised layout and cycle/pedestrian links to the north-east (crossing the A14). Whilst these are acknowledged, it is noted that these do not link directly with the site (the first link is adjacent to the egg and poultry site) nor do they link fully with Fenstanton. As such, users of this foot/cycleway would still need to navigate unlit rural roads in order to make these connections. Therefore, whilst there are settlements nearby where future residents could go to for services and facilities, the majority of trips are likely to be by car and the site could not be considered as physically well-related to an existing settlement (e.g. it does not share a boundary with a dwelling which is located firmly within the settlement nor does it have good infrastructure links).
- 7.16 The agent has provided an example of a recent appeal decision which the Planning Inspector determined under the revised NPPF (2026) and which the agent considers provides a position on the definition of isolated and previously developed land. This is 'Four Winds' appeal reference 6011217 where the Inspector allowed permission in principle for a single dwelling concluding that whilst the site lie outside of a settlement boundary, given it formed part of the residential curtilage of an established dwelling it fell within the definition of previously developed land. This is not a matter of contention in this case. Officers accept that the land is previously developed land (and so consistent with NPPF Policy S5(d)). Adverse impacts in this instance arise from non-compliance with Policy S5(3) and consequently Policy HO11 which have to be read and considered as a whole. Crucially, the Inspector in the appeal found that whilst the use of a private car would form part of travel patterns they also observed that the appeal site was well-related to the nearby settlement and specifically stated that it benefits from established pedestrian connections to the village centre which contains a range of services and facilities capable of meeting day-to-day needs. It was further noted that there was a bus stop immediately outside the site. As such, Officers do not consider that this decision provides a material position to recommend approval of this application. Each application must be assessed on its own merits but this site does not benefit from the connecting infrastructure which was referenced within the appeal.
- 7.17 Overall, having regard to the above assessment, Policy LP33 (the main Local Plan Policy under which the application was recommended for approval) is now materially inconsistent with the NPPF, and so now should be given limited weight. As detailed in the preceding sections of this report, having regard to Annex A of the NPPF (2026) development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies

in this Framework should be given very limited weight. Consequently, the proposals would result in the provision of isolated homes contrary to Policies S5(3) and HO11 of the NPPF (2026). As required by Policy S5(j), Officers have given consideration to the evidenced unmet housing need, however, it is not considered that the scheme accords with Policy S5(j)(i) because, as set out in the preceding sections of this report, the site is not physically well-related to an existing settlement.. The development is therefore considered to be unacceptable in principle as it comprises of isolated homes outside of a settlement and is therefore recommended for refusal.

Impact on Character of the Area

- 7.18 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states 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.
- 7.19 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part b sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 7.20 Fenstanton Road features very limited examples of built development. It is a rural road between settlements with the village boundaries of Hilton approx. 608m south-west and Fenstanton 1.9km north-east. The area is characterised by arable land with views across the open countryside. Built form is sporadic and mainly limited to farmhouses and their associated land or buildings which are agricultural in their scale, character and appearance. Whilst concerns have been raised regarding the introduction of a residential use in this location it cannot reasonably be considered that the site is an unspoilt rural location. It is adjacent to a route between settlements and has a commercial history as a boarding kennels and cattery. Thus, it is not considered that with careful conditions the development would conflict with LP10(b).
- 7.21 As referenced in the preceding sections of this report, the site is relatively well screened (especially from the main road) with dense hedgerows (which are proposed to be retained). There are glimpses of the buildings (most notably from the direction of Field View to the south-west. The existing buildings are single storey and utilitarian in their appearance and make little contribution to the character of the area. Concerns have been raised by the Parish Council and within the objections
- 7.22 This application proposes the erection of four, single storey dwellings (Plots 1 & 4 are identical as are plots 2 and 3). Dwellings on plots1 & 4 are set further forward in their plots when compared to those on plots 2 & 3. A single vehicle access point is proposed from Fenstanton Road with a paved turning area and soft landscaping either retained or proposed surrounding the site. The dwellings whilst generous in terms of footprint are limited in height and would not appear

excessive or dominant in the established landscape when compared against the existing buildings on site. They appear to have been carefully designed to assimilate well within their surroundings whilst the varied materials palette (for example the proposed use of black timber cladding) which are detailed both on the plans and within the Design, Access and Sustainability Statement offers a nod to the rural location. Proposed materials are recommended to be secured by condition.

- 7.23 In terms of outside space, each plot has some form of defensible space on their frontages. It is noted that the land attributed to Plot 1 is more generous than that of other plots. It is further noted that Plot 4 has a limited degree of garden in relation to the other plots. However, the defensible space remains generous and, given the rural context, with careful use of landscaping (which is recommended to be secured by condition) there should be no issues with privacy or the need to implement harsh or incongruous boundary treatments. It should further be noted that HDC does not have a specific policy in place to secure the degree of garden area which should be attributed to a dwelling, however the garden sizes proposed would not be out of keeping in a rural context and are much more generous than what would generally be proposed in suburban modern housing developments. Parking for motor vehicles, cycles as well as wheeled bin storage has all been considered which is welcomed. Details of soft landscaping including how this will be implemented and maintained have also been provided and are recommended to be secured by condition in the event of an approval.
- 7.24 Having regard to the above assessment (and those completed in the preceding sections of this report) whilst the concerns raised in the objections are noted and have been considered, it is concluded that the development would be acceptable in terms of its impact on the character and appearance of the area and would, subject to conditions accord with Policies LP10(b), LP11 and LP12 of the Local Plan to 2036.
- 7.25 Further to the above, the site is located within the South-East Claylands Landscape Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) 2022. This details that development proposals within this setting should:
- *Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.
 - *Avoid ribbon development to conserve the form of historic villages.
 - *Ensure preservation and interpretation of historic features remaining within the landscape.
 - *Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

*Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

In this case, it can be seen that not all aspects are relevant to this proposal. The land in question is already developed, it would not result in the significant loss of hedgerows and trees (the hedgerow to the front would be retained and the main tree losses are low category leylandii type trees) and, with the submitted landscaping scheme conditioned, it is considered that the development could integrate comfortably into the surroundings.

Residential amenity

- 7.26 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.27 One of the comments in the objections is a concern that the residential occupation of the site could lead to future complaints regarding the established activities which take place in the surrounding area. For example, there is a free range egg processing facility (Alpha Farms) approx. 95m north-east of the site and an orchard directly to the north-east. The egg facility has associated poultry houses and could be a source of noise or odour and was a reason for refusal of the 20/01966/FUL application as the proximity of the two sites was not fully considered as part of that application. In this case, the application is accompanied by an odour assessment prepared by NoiseAir Acoustics and Air Quality. HDC's Environmental Health Officers have assessed this along with a noise assessment submitted for the earlier application. They also state that they have carried out a visit to the site. Having done so, whilst the concerns raised are acknowledged, they are of the view that they do not consider that odour or noise from any sources would adversely affect the residential amenity of future residents of the site. Naturally it cannot be guaranteed that no complaints would ever be submitted to the Environmental Health team, but their Officer has assessed the impact on this development and found it to be acceptable and so feel complaints would likely to be unfounded. What is important to consider here is that when assessing against material planning considerations there is no identified harm found solely on this basis.
- 7.28 In terms of overbearing impacts, overshadowing and loss of light, the closest residential dwelling is Fields View to the south-west. There is a significant degree of separation between this and Plot 1 with the intervening landscaped area also providing a buffer between Fields View and the garden area of Plot 1. Given the scale of the proposed buildings alongside the separation to all other adjacent dwellings and amenity space there is considered to be no unacceptable harm. The proposed dwellings by virtue of their siting, scale, and layout would also not experience any unacceptable negative impacts to the dwellings themselves or the garden areas.

- 7.29 In terms of overlooking and loss of privacy, again, given the separation to adjacent dwellings and amenity land there is considered to be no unacceptable harm. There are some side windows in the north-east elevation of Fields View at both ground and first floor level. It is unclear which rooms these serve, however, there is in excess of 28m between these windows and the boundary of the garden associated with Plot 1 which is considered to be acceptable.
- 7.30 Having regard to the dwellings themselves, given the ground floor location of any windows, the arrangement of these and the rooms which they serve and the boundary treatments (which would be recommended to be secured by condition) it is concluded that there would not be any unacceptable privacy issues. The scale accords with the guidance set out within the technical housing standards guidance, and as discussed in the preceding sections of this report, there is adequate outside amenity space and facilities to all promote a high level of residential amenity.
- 7.31 One of the concerns raised in the objections was that the use of the site for residential purposes may give rise to factors such as the increased use of fireworks which would cause disturbance and harm on the welfare of the birds at the egg and poultry site. Whilst this is not disregarded, the frequency of any future residents letting off fireworks is likely to be low, and firework use is not prohibited in any other surrounding land, or dwellings, therefore Officers do not consider a condition to prevent the letting off of fireworks from the site to be reasonable in this instance.
- 7.32 Environmental Health Officers have raised no concerns with regard to potential land contamination; they have however noted that some of the buildings on the site are partially constructed in asbestos. Objections also highlight that waste has been deposited on the site which may be hazardous. Environmental Health recommend that this is dealt with by a suitably qualified contractor. Officers agree with this view and consider it prudent to attach a condition to any permission to secure details of how this will be managed.
- 7.33 Overall, taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Policies P3 and P4 of the NPPF (2026).

Highway Safety and Parking Provision

- 7.34 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.
- 7.35 There are currently two accesses from the site onto Fenstanton Road and these are both proposed to be retained. The north-eastern most access is proposed to be upgraded and used to serve the 4 proposed dwellings. The south-western

access is proposed to be retained to serve the paddocks to the rear (the land in ownership of the applicants referenced previously in this report). The track to access the paddocks would pass through the proposed landscaped buffer area and so would not conflict with the residential uses or present any safety issues.

- 7.36 It is acknowledged that third parties have raised concerns regarding the proposals impact on highway safety. The application is accompanied by a Transport Statement prepared by Dromos Transport Planning and dated June 2026. The Local Highways Authority (LHA) have been consulted on the application and have raised no objection to the proposal in terms of highway safety, subject to the imposition of appropriate conditions relating to the access construction, parking provision, visibility splays, drainage and requirement for a sealed surface. They also confirm (as per the submitted statement) that vehicle movements are likely to be reduced in comparison with the former approved use as a kennels and cattery.
- 7.37 In terms of parking provision, each proposed dwelling would have two parking spaces, the size and scale of which are acceptable for the proposed use. Tandem parking is proposed for Plots 2 and 3 is whilst less convenient, than side to side spaces, is considered acceptable. Objections have been raised as to the level of parking provision. Whilst it is acknowledged that these will be family homes it would be unusual to request an increased degree of parking than that proposed, and, given the location and character of the area it would be very unlikely that this would lead to parking overspill onto the adjacent highway. Furthermore, HDC do not have any Policies to dictate the level of parking which should be attributed to a development. Provision for cycle storage has also been proposed on plot and its scale accords with the policy guidance and the Huntingdonshire Design Guide and is recommended to be secured by condition in the event of an approval.
- 7.38 A concern which has been raised is the sustainability of the site in respect of the isolated location. As referenced in the preceding sections of this report, whilst this was not a matter for consideration under Policy LP33 of the Local Plan to 2036 it is now a consideration in assessing the isolation of the site and is discussed in detail at para. 6.13 of this report.
- 7.39 Overall, on balance the development is considered to be acceptable in terms of parking provision, sustainable travel and would not be significantly detrimental to highway safety in the locality, it therefore accords with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Flood Risk and Drainage

- 7.40 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.

- 7.41 The application site lies largely within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, a proportion to south-west and north-west is within Flood Zones 2 and 3. A small section (limited to the south-eastern boundary but excluding the access) is shown to be susceptible to surface water flooding. It should be noted that the footprints of all the dwellings themselves (as shown on the proposed site plan) are entirely within Flood Zone 1. Garden areas of Plots 1, 2 and 3 are all partially within Flood Zone 1, 2 or 3 to some degree.
- 7.42 The NPPF (2026) at Policies F4 and F5 sets out the process for assessing flood risk and, where required, applying the sequential test. Policy F5(2) states that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding unless a site specific flood risk assessment demonstrates clearly that “where the site would be at risk of surface water flooding only, 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 without increasing flood risk elsewhere in accordance with policy F7”. Policy F7 sets out the principles to ensure that a development is safe from flooding and does not increase flood risk elsewhere.
- 7.43 The application is accompanied by a Flood Risk Assessment prepared by MTC Engineering and dated April 2026. This assesses the risk from all forms of flooding, makes recommendations for mitigation measures (such as the height of finished floor levels) and considers that neither the sequential or exception tests need to be applied. Officers agree with this view. As referenced above, the footprint of the dwellings themselves would be outside of the flood risk zone, the mitigation measures proposed could be secured by condition should approval be given and the site is a brownfield site with a significant degree of hard surfacing already in place. Furthermore, as already established, the footprint of the proposed dwellings would not exceed that of the existing built form. The proposal would result in the introduction of a more vulnerable use class as defined by the NPPF but is only some degree the garden areas of three of the plots which lie within Flood Zones 2 and 3, and so with the carefully conditioned mitigation measures the occupants would be safe from the risk of flooding by virtue of the refuge and means of escape outside of the areas affected by flood risk. Furthermore, again having regard to the brownfield nature of the site and degree of hard surfacing and sustainable drainage systems already in place (with surface water drainage being dealt with in greater detail at the building regulations stages), along with the use of permeable materials for the landscaping (detailed within the Design, Access and Sustainability Statement) the development would not increase the risk of flooding to adjacent dwellings or land. It should also be noted that both the Environment Agency and HDC’s Emergency Planning Team have been consulted and neither raise objections to the proposed scheme.
- 7.44 Officers note that concern has been raised in the objections received both with regard to the risk of flooding and the disposal of both waste and surface water. As detailed above, such matters would be addressed in further detail at the

building regulations stages and surface water has already been discussed in the preceding sections of this report. In terms of foul drainage, the submitted statement details that it is intended that the site would be connected to the sewer, but one of the objections details that to their knowledge, there is no system in place. Having regard to the approved use of the site which during its operation would have very likely resulted in a degree of wastewater discharge, use of W.C facilities by staff, kitchen facilities, laundering animal bedding and so on it is not considered that the scale of the proposed development would result in such a degree of wastewater discharge that it would overwhelm any existing facilities. However, given the concerns raised, whilst Officers have no specific objections, it is considered prudent should the application be approved to secure details of foul water management by condition.

- 7.45 Overall, given the modest scale of the proposed development, the location of the site within an area of generally low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG, and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

- 7.46 Policy N2 of the NPPF (2026) states that development proposals should Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply). Policy LP30 of the Local Plan accords with this aim and 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.
- 7.47 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated July 2025.
- 7.48 The PEA summarises that there was no evidence of badgers found, and there would be no impact on badgers (subject to mitigation), reptiles, birds, great crested newts, principal habitats, plants or protected sites. It did identify that there was evidence of roosting features for bats within some of the buildings on site and opportunities for foraging or commuting bats. The latter was considered not to be significant nor require any further surveys given the very small area of suitable vegetation. The evidence within the buildings was deemed to require further investigation. Subsequently a Bat Survey Report again prepared by Hawthorn Ecology and dated May 2026 was provided with the application. This details that all six buildings on site were subject to survey, no droppings were found but building five did have a low number of potential roosting features albeit it was still recorded as having low suitability for roosting bats. All other buildings on site were considered to have negligible suitability for roosting bats.

- 7.49 Given the above findings it was deemed that a dusk emergence survey on building five was required. This was completed in August 2025 and recorded emergence of two bats from the building which then triggered two further surveys completed during May 2026. These recorded no additional bats emerging from the building. The report concludes that a license from Natural England would be required before any works can be carried out on building five and states that this can be obtained following a grant of planning permission, this shall therefore be secured by condition should approval be given as would the recommendations for mitigation and enhancement.
- 7.50 Separate from the above, new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that any development would be exempt. This development is not considered to fall within a category which would be exempt. A BNG metric and calculation summary accompanies the application with the uplift broadly relating to on-site habitat creation. However, the summary details that some of the losses cannot be fully offset by on site provision. Therefore, in order to achieve the required 10% uplift some off-site credits would be required and this is recommended to be secured by condition.
- 7.51 Overall therefore, the impacts on habitats and protected species is low. Mitigation and enhancement measures as well as a 10% uplift in BNG have all been detailed and could be secured by condition. The development therefore accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Impact on Trees

- 7.52 As referenced in the preceding sections of this report, there is tree planting within and surrounding the site though this is not afforded formal protection. Some tree removal is required in order to facilitate the development. The application is accompanied by an Arboricultural Impact Assessment prepared by Ligna Consultancy and dated April 2026. This details that some category C trees (low quality) are proposed to be removed. With the exception of one Elder in the centre of the site these all relate to Leylandii type trees. Works are also proposed to prune/reduce spread of other category C trees. Again, these are either mixed group trees or hawthorn as opposed to any notable species and are assessed as being of low value. No trees of higher category were identified within the site. It is noted that some trees are to be retained, for example the Willow to the south-west of the site. Whilst this is within the landscaped area there would be demolition works required within the vicinity of this tree and so the submission of a Tree Protection Plan is recommended to be secured by condition in the event that the application is approved. This should also provide tree protection along the north-eastern boundary with the orchard to ensure adequate protection to trees within and adjacent to the orchard.

- 7.53 Overall therefore, it is concluded that no trees of significance in terms of their species or amenity value would be impacted by the proposals. Subject to the conditions suggested above, the development broadly accords with Policy LP31 of the Local Plan to 2036.

Other Matters

*Accessible and adaptable homes

- 7.54 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. As per the submitted Design, Access and Sustainability Statement it is considered that there should be no barriers to achieving this as part of this development and this could be secured by condition.

*Water Efficiency Policy

- 7.56 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. This is recommended to be secured by condition.

*Wheeled bins

- 7.57 A Unilateral Undertaking for wheeled bin provision has been provided dated 31.07.26. This is considered acceptable and shall be retained on file. The development is considered to accord with Policy LP4 of the Local Plan to 2036.

*Community Infrastructure Levy

- 7.58 The development will be CIL liable which covers matters such as footpaths and access, health, community facilities, libraries and lifelong learning and education. CIL forms have been submitted and is a matter which shall be progressed by the Council's Implementation Team in the event that the application is approved.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Annex A of the NPPF (2026) details that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight.
- 8.2 The revised NPPF is explicit on where Policies permitting development outside of settlements (including the provision of isolated homes). It is considered that this proposal would result in development outside of a defined settlement and group of houses and so would be the provision of isolated homes. It has not been demonstrated that the proposal would fall into any of the categories which

would permit such development. Whilst the Council has an unmet need in line with Policy S5 (1)j, it does not comply with S5 (1)j. i, as the site is not physically well related to an existing settlement. Therefore, whilst there are benefits of boosting the five-year housing land as well as the economic benefits of supporting local business and contributing to other trades such as builders and suppliers it is not considered that these outweigh the adverse impacts when regard is given to the requirements of Policies S5(3) and HO11 of the NPPF (2026). It is therefore recommended that the application for planning permission is refused.

9 RECOMMENDATION

9.1 Refusal:

The development would result in the provision of isolated homes outside a settlement and group of dwellings, with no sustainable links to the nearby settlements, resulting in an unsustainable pattern of development, where adverse effects are not substantially outweighed by the benefits, contrary to the requirements of NPPF, in particular Policies S5(3) and HO11.

Development Management Committee – 17th August 2026

Application Number: 26/01048/FUL

Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure

Location: Fields View, Fenstanton Road, Hilton, PE28 9JA

Applicant: Sylvia Dighton & Dale Robinson

Agent: Mr Dale Robinson

Case Officer: Kevin Simpson

Parish: Hilton

Reason for Referral: Parish Objection

Committee Date: 17th August 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND THE COMPLETION OF A UNILATERAL UNDERTAKING TO SECURE WHEELED BINS CONTRIBUTION, WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of four detached single storey dwellings, together with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

The application site is approximately 0.43 hectares in size. The submitted location plan indicates that the land to the south-west and north-west is also within the ownership of the applicants.

Consultations

The following consultees have raised an **objection** to the application:

- Hilton Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers, Environment Agency, HDC's Emergency Planning Team.

The following consultees have not responded to the consultation request:

- Lead Local Flood Authority

Three letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The Principle of Development
- Impact on Character of the Area
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Impact on Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a 0.43-hectare broadly rectangular section of land which is located to the north-west of Fenstanton Road between the villages of Hilton and Fenstanton. It is currently vacant but was in most recent use as a boarding kennels and cattery. Officers understand that the business ceased trading during the Covid-19 Pandemic in 2020. The buildings associated with the former business are still on the site. The site is relatively well screened from Fenstanton Road by dense hedgerows and vegetation and there are two gated accesses set within the hedgerow. To the south-west is a detached dwelling (Fields View) which does not benefit from any established boundary with the site. The remaining boundaries are formed of sporadic but generally small scale hedge and tree planting. There is a large degree of hard surfacing within the site. The buildings show signs of vandalism but in general appear of sound construction.
- 1.2 According to the most recent Environment Agency Flood Risk Maps and Data, the majority of the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. Some sections of the site (though not within the footprint of the proposed dwellings) lie within Flood Zones 2 and 3. There is also some minor risk of surface water flooding along the site frontage. The SFRA shows the site to be largely outside the risk zone for groundwater flooding with a section to the farm north-east at very low risk.
- 1.3 The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity.
- 1.4 A previous application on the site (albeit extending further north-west) for five dwellings was refused on the 8th of July 2022 under planning application reference number 20/01966/FUL. There were four reasons for refusal which are summarised below:
- Unsustainable location in relation to services and facilities and requirement to use private vehicles to travel and access services.
 - The impact of the development on the countryside and character of the area.
 - Impact on future occupants of the development due to noise and odour from egg laying and poultry units.
 - No unilateral undertaking forms had been provided and so no provision for payment for wheeled bins was in place.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks full planning permission for the erection of four detached single storey dwellings, along with associated works including access and

infrastructure, following the demolition of the existing cattery and kennels buildings.

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

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:

- 8100416OUT – Boarding kennels and cattery (Permission)
- 8101064FUL – Stables, kennels, cattery (Permission)
- 83/0032/FUL – Kennel building (Permission)
- 8800490FUL – Extension to cattery and additional vehicular access (Permission)
- 1001628FUL - Retention of part change of use from boarding cattery to parts counter for hydraulic fittings (Permission)
- 20/01966/FUL - Erection of No. 5 dwellings following the demolition of the existing redundant cattery & kennels (Refused)

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

*National Planning Policy Framework (NPPF) 2024

*Planning Practice Guidance (PPG)

- 4.2 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: Wastewater Management
LP9: Small Settlements

LP11: Design Context
 LP12: Design Implementation
 LP14: Amenity
 LP15: Surface Water
 LP16: Sustainable Travel
 LP17: Parking Provision and Vehicle Movement
 LP30: Biodiversity and Geodiversity
 LP31: Trees, Woodland, Hedges and Hedgerows
 LP33: Rural Buildings
 LP37: Ground Contamination and Groundwater Pollution

4.3 Supplementary Planning Documents (SPD) and Guidance:

- o Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- o Developer Contributions SPD (2011)
- o Developer Contributions: Updates Costs 2019/2020
- o Huntingdonshire Landscape and Townscape Assessment (2022)
- o Cambridgeshire Flood and Water SPD 2017
- o Strategic Flood Risk Assessment 2024
- o Annual Monitoring Review regarding housing land supply 2024

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

4.4 There is no adopted neighbourhood plan in place for Hilton and so no weight is given to a Neighbourhood Plan in the determination of this application.

RESPONSE TO CONSULTATION

4.5 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	Objection.	Recommend refusal because footprint of proposed dwellings exceeds that of existing buildings. Site is outside of village curtilage and there is inadequate provision for waste and surface water issues. If implemented, the proposed scheme would have a negative impact on nearby businesses and place a high demand on services and result in negative ecological outcomes. Activities of existing businesses may generate complaints from occupants due to noise/odour etc.

Cambridgeshire County Council Highways	No objection.	<p>Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that overall, it is expected that trip generation will reduce from the existing use as a cattery. There is parking and turning space within the site. Visibility splays have been demonstrated in line with the 85thile speeds recorded. Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.</p> <p>Conditions have been suggested by the Highways Authority which will be discussed in the proceeding sections of this report.</p>
Environmental Health Officer	No objection.	<p>I have reviewed the Odour Assessment submitted in support of the application, together with a historic noise assessment previously submitted as part of application 20/01966/FUL. I have also undertaken a site visit to assess odour and noise conditions. Based on this review and site assessment, I do not consider that odour or noise would adversely affect the amenity of future residents. We therefore have no objection to this proposal.</p> <p>During my site visit, I noted that some of the existing building roofs appeared to be constructed of asbestos-containing materials. If this is the case, I recommend that a suitably competent contractor be appointed to dismantle and safely dispose of any asbestos in accordance with relevant legislation, to prevent contamination of air or land.</p>
Emergency Planning Officer	No objection	<p>As the development lies within flood zone 1 and is only adjacent to flood zone 3 there are no comments to return. Developers should ensure that the finished floor level is 300mm above existing ground levels as stated in the FRA section 4.3</p>
Environment Agency	No objection	<p>Thank you for your consultation dated 11th June 2026. We have reviewed the documents as submitted and have no objections to the proposed development. We recommend the mitigation measures</p>

		in the FRA are adhered to, in particular the minimum finished floor levels.
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5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

5.1 No letters of support have been received. Three letters of objection have been received raising the following concerns regarding the proposal:

- Concerns that the new development could generate complaints due to factors of established business in the vicinity. Noise, odour, light spill and so on. Also concern that future occupants could be impacted by road noise and ancillary factors of the operational orchard to the north-east of the site.
- Increased noise generation from development such as fireworks and so on impacting the established rural businesses and creating conflict. Request that appropriate distance and mitigation measures have not been considered
- The limited connectivity (pedestrian and cycle) with nearby settlements.
- Impact on the character and appearance of the area as a result of introducing such development to the countryside and established uses expected within a rural setting. Concerns that the form, scale and massing will have a negative impact on the rural character.
- Increased vehicle use as a result of the rural location and concerns that parking is inadequate and general sustainability of the site for residential use.
- Queries on the submitted plans surrounding the demolition of the existing buildings on site. Suggestion that the increased floorspace is not modest in comparison with the buildings shown to be demolished.
- Waste water and surface water have not been fully considered. Concerns about flooding.
- Concerns that waste material which has been deposited within the site could be hazardous and how this will be removed/dealt with.

- Highway safety and visibility concerns.

6 APPRAISAL

Principle of Development

Housing Land Supply

- 6.1 This report should be read with the knowledge that the 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).
- 6.2 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.
- 6.3 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.

Assessment of principle

- 6.4 The development strategy for Huntingdonshire as set out in the Huntingdonshire Local Plan is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan, providing further flexibility in the housing supply. The Huntingdonshire Local Plan to 2036 defines a built-up area (BUA) as distinct group of 30 or more homes and specifically excludes sites which are not surrounded by built development on two sides or more and isolated properties or areas of ribbon

and fragmented development which are physically and visually detached from the main built form.

- 6.5 In this case, the site, given its rural location and lack of surrounding built form, is considered to be outside of the BUA and therefore is located within the countryside. Development in such locations is generally restricted by Policy LP10 of the Local Plan unless it is permitted via other local plan policies which support the rural economy or leisure uses within the countryside. Land which is considered 'well-related' to the BUA can be considered for residential development where it meets the tests as a 'rural exception site'. It has not been demonstrated that this development would fall within any of the policies which would generally allow for relaxation of Policy LP10 and so this is not a consideration in the determination of this application.
- 6.6 Notwithstanding the above consideration, given the present housing supply situation and requirement to apply the tilted balance to assessments, the Local Planning Authority (LPA) must give reduced weight to Policy LP10 when considering housing led developments and must be able to demonstrate that the negative impacts of the development would significantly and demonstrably outweigh the benefits in order to sustain a refusal. Furthermore, Local Plan Policy LP33 (Rural Buildings) provides caveated support for redevelopment of such sites and this is considered in the proceeding sections of this report. The starting point for assessment is Policy LP10 (The Countryside) and is discussed below.
- 6.7 LP10 states that all development in the countryside must:
- a. Seek to use land of lower agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Considering each point in turn.

- 6.8 The application site is classed as grade 2 agricultural land and so not land of the highest value. The same grading (as well as grade 3) applies to the built-up area of both Fenstanton and Hilton. Within Huntingdonshire some 98% of land is classified as grades 1, 2 or 3 land. Whilst the loss of such land is regrettable, if housing is to be provided within this rural district it is somewhat inevitable. Weight should also be given to the current approved use of the

site given that it is not presently in use for agricultural purposes and so will not result in a direct 'loss'. It is judged that this loss could not be considered significantly and demonstrably harmful.

- 6.9 In terms of part b, Officers have given regard to the concerns raised by the Parish Council and within the third party objections. As referenced in the preceding sections of this report, the site is located on a connecting route between settlements and the rural character of the surroundings is not disputed. However, it remains that some weight must be given to the fact that the site is previously developed land rather than undeveloped, unspoilt, aesthetically pleasing countryside. Thus, a balancing exercise must be completed on the actual impacts on the rural setting when compared with that which exists. Visual impacts are considered in further detail in the assessment of LP33 (later in this report) but, for the purposes of this assessment it is not considered that the visual impacts of the re-development of this site with carefully worded conditions on any granted permission would be harmful.
- 6.10 In terms of part c, Officers note that many of the objections refer to the surrounding activities and factors of these (such as the generation of noise and odour from agricultural activities and so on). These are characteristic of a rural setting, and, as these clearly exist in the vicinity, it cannot be considered that the introduction of four dwellings (especially having regard to the approved use) would exacerbate these issues to cause significant and demonstrable harm or damage an intrinsically rural location.
- 6.11 Officers therefore conclude, that having regard to the existing approved use, the character of the site and the surroundings and the requirement to apply tilted balance to the decision, that the development proposed could be realised in broad accordance with Policy LP10 of the Huntingdonshire Local Plan to 2036.
- 6.12 Further to the above, the site is located within the South-East Claylands Landscape Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) 2022. This details that development proposals within this setting should:
- Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.
 - Avoid ribbon development to conserve the form of historic villages.
 - Ensure preservation and interpretation of historic features remaining within the landscape.
 - Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

- Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

6.13 In this case, it can be seen that not all aspects are relevant to this proposal. The land in question is already developed, it would not result in the significant loss of hedgerows and trees (the hedgerow to the front would be retained and the main tree losses are low category leylandii type trees) and, with the submitted landscaping scheme conditioned, it is considered that the development could integrate comfortably into the surroundings.

6.14 Given the previously developed nature of the site, the next stage of assessment and policy tests relates to Local Plan Policy LP33 (Rural Buildings). LP33 states that:

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

- i. redundant or disused,
- ii. of permanent and substantial construction;
- iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
- iv. structurally capable of being converted for the proposed use; and

b. the proposal:

- i. would lead to an enhancement of the immediate setting; and
- ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

The policy goes on to state that a proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.

6.15 The refusal under 20/01966/FUL considered that the proposal was contrary to Policy LP33 for two reasons:

- It was not considered that the submission provided sufficient justification that the buildings were redundant or disused and were not in a state of dereliction or disrepair.
- The development would not result in an enhancement of the immediate setting.

- 6.16 The applicant has sought to address these matters under this current application. It should also be noted that when the above application was refused, the Council could demonstrate it had a five-year housing land supply and so the tilted balance was not engaged.
- 6.17 As per the policy requirements, the initial elements to consider is the occupancy of the buildings (redundant or disused) and their condition. The application is supported by a Design, Access and Sustainability Statement as well as marketing information provided by Ellis Winters Sales and Lettings. At the time of the earlier refusal the Case Officer considered that whilst the use of the kennels and cattery may have declined during the Covid-19 pandemic no details had been provided as to why the approved use could not be re-established following the lifting of restrictions. The Design and Access Statement for that application detailed that the site was redundant at that time but lacked any further evidence. Officers have visited the site as part of this current application and can confirm that the site does appear disused. Supporting text of Policy LP33 at Para. 8.33 details that a building is considered to be redundant or disused only where it has not been made vacant for the sole purpose of complying with the policy. LP33 is silent on how it can be determined that a building has not been made redundant for the purposes of policy compliance. It therefore falls to a matter of judgement using the evidence presented and known by the LPA. The marketing information and site history is therefore key in assessing this position.
- 6.18 The submitted detail states that competition within the sector has altered since the business was established. Changes to licensing regulations in 2018 resulted in only approx. 50% of the original business being able to function. The statement details that an assessment of the viability of investing in the business was undertaken prior to Covid-19 which indicated that the level of capital investment would be unlikely to be justified against the likely return. It then goes on to state that the site ceased operating during the pandemic. Subsequently, the site was marketed between April 2023 and March 2024 with attempts to maximise interest with different approaches (the site as a whole, individual units, redevelopment purposes and so on). Ellis Winters state that there was a reasonable degree of interest and 48 viewings took place during the marketing period, but these did not translate into any meaningful offers or progression to any transactions.
- 6.19 Overall, when considering the history of the site, the passage of time, its current condition (confirmed as part of the site visit), the details within the Design, Access and Sustainability Statement and advice from Ellis Winters, Officers are satisfied that the site has not been made vacant solely for the purposes of complying with the policy and that economically, the opportunities for the existing use to be brought back into service is unlikely to be viable.
- 6.20 In terms of the condition of the buildings, another difference between this and the earlier refused application is that this application is accompanied by a Structural Report prepared by Gawn Associates and dated 1st of April 2026. This assesses the six buildings shown on the existing site plan and this

concludes that all would be capable of retention and conversion and would not require significant reconstruction. This view opines with the visual appearance of the buildings during the site visit with solid concrete slab floors and substantial construction materials all evident.

- 6.21 Accordingly, Officers consider the development complies with Policy LP33 part a i-iii.
- 6.22 Given the above, the next stage is to consider whether the proposals would lead to an enhancement of the immediate setting. As alluded to in the preceding sections of this report, the site is relatively well screened by hedgerows and trees though there are glimpses of the single storey buildings via the access points and from the south-west (immediately adjacent to Fields View). A marked difference between this and the refused scheme is that the proposed dwellings have been reduced from five to four, the layout has been amended, there is now only one access from Fenstanton Road and the dwellings are all single storey (max 5.14m ridge) in height which is directly comparable to the tallest buildings on the site presently – buildings one and six at approx. 5m. All range from a minimum of approx. 2.8-5m at present. Topographical information shows the site to be broadly set lower than the main road. The refused scheme proposed dwellings with, at their maximum a ridge height of approx. 6.8m. The design and layout of the proposed dwellings is discussed in further detail in the proceeding sections of this report but, for the purposes of this assessment it is considered that with the use of conditions these could be assimilated well into their surroundings, and that their scale and design would not significantly and demonstrably harm the rural character of the area but instead would enhance it when the condition of the existing buildings and the wider site are considered. The plans propose the retention of the frontage hedgerow and the introduction of soft landscaping (all of which can be secured by condition). Furthermore, based upon the ancillary factors of the uses in the locality (as detailed in the objections), the overall impacts of introducing four dwellings in this location in terms of generation of noise, odour, light etc would be neutral.
- 6.23 The supporting text of LP33 details that a modest increase in floorspace will be supported. The Design, Access and Sustainability Statement compares the footprint of the buildings to be demolished with the proposed footprint and this shows a shortfall with the proposed dwellings having a reduced floorspace in comparison with the existing buildings on site. Officers have assessed this on the corresponding plans and opine with this. What is important to note is that as per the policy the calculation relates to *floorspace* as opposed to footprint. Given that the dwellings are single storey, Officers are satisfied that the resultant floorspace will be decreased as per the calculations. It is noted that one of the objections notes that the new buildings will only cover the space currently occupied by two of the existing buildings. Whilst Officers note that the dwellings would only occupy the space occupied by buildings one and two the development as a whole requires the buildings to be demolished and this shall be conditioned.

- 6.24 It is noted that the objections cite the sustainability of the site and its lack of connection to the adjacent settlements. This is discussed in the highway safety section in the proceeding sections of this report but it should be noted that Policy LP33 considers only the reuse or replacement of redundant or existing disused rural buildings, and so their location and the sustainability of it, are not matters for consideration.
- 6.25 Overall, the proposal is considered to comply with Policy LP33 of the Huntingdonshire Local Plan to 2036. This, coupled with compliance with LP10 means that residential use of the site is acceptable in principle, subject to compliance with all other material planning considerations and conditions.

Impact on Character of the Area

- 6.26 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states 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.
- 6.27 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part b sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 6.28 Fenstanton Road features very limited examples of built development. It is a rural road between settlements with the village boundaries of Hilton approx. 608m south-west and Fenstanton 1.9km north-east. The area is characterised by arable land with views across the open countryside. Built form is sporadic and mainly limited to farmhouses and their associated land or buildings which are agricultural in their scale, character and appearance.
- 6.29 As referenced in the preceding sections of this report, the site is relatively well screened (especially from the main road) with dense hedgerows (which are proposed to be retained). There are glimpses of the buildings (most notably from the direction of Field View to the south-west. The existing buildings are single storey and utilitarian in their appearance and make little contribution to the character of the area.
- 6.30 This application proposes the erection of four, single storey dwellings (Plots 1 & 4 are identical as are plots 2 and 3). Dwellings on plots 1 & 4 are set further forward in their plots when compared to those on plots 2 & 3. A single vehicle access point is proposed from Fenstanton Road with a paved turning area and soft landscaping either retained or proposed surrounding the site. The dwellings whilst generous in terms of footprint are limited in height and would not appear excessive or dominant in the established landscape when compared against the existing buildings on site. They appear to have been carefully designed to assimilate well within their surroundings whilst the varied materials palette (for example the proposed use of black timber cladding) which are detailed both on the plans and within the Design, Access and Sustainability Statement offers a

nod to the rural location. Proposed materials are recommended to be secured by condition.

- 6.31 In terms of outside space, each plot has some form of defensible space on their frontages. It is noted that the land attributed to Plot 1 is more generous than that of other plots. It is further noted that Plot 4 has a limited degree of garden in relation to the other plots. However, the defensible space remains generous and, given the rural context, with careful use of landscaping (which is recommended to be secured by condition) there should be no issues with privacy or the need to implement harsh or incongruous boundary treatments. It should further be noted that HDC does not have a specific policy in place to secure the degree of garden area which should be attributed to a dwelling, however the garden sizes proposed would not be out of keeping in a rural context and are much more generous than what would generally be proposed in suburban modern housing developments. Parking for motor vehicles, cycles as well as wheeled bin storage has all been considered which is welcomed. Details of soft landscaping including how this will be implemented and maintained have also been provided and are recommended to be secured by condition in the event of an approval.
- 6.32 Having regard to the above assessment (and those completed in the preceding sections of this report) whilst the concerns raised in the objections are noted and have been considered, it is concluded that the development would be acceptable in terms of its impact on the character and appearance of the area and would, subject to conditions accord with Policies LP10(b), LP11 and LP12 of the Local Plan to 2036.

Residential amenity

- 6.33 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.
- 6.34 One of the comments in the objections is a concern that the residential occupation of the site could lead to future complaints regarding the established activities which take place in the surrounding area. For example, there is a free range egg processing facility (Alpha Farms) approx. 95m north-east of the site and an orchard directly to the north-east. The egg facility has associated poultry houses and could be a source of noise or odour and was a reason for refusal of the 20/01966/FUL application as the proximity of the two sites was not fully considered as part of that application. In this case, the application is accompanied by an odour assessment prepared by NoiseAir Acoustics and Air Quality. HDC's Environmental Health Officers have assessed this along with a noise assessment submitted for the earlier application. They also state that they have carried out a visit to the site. Having done so, whilst the concerns raised are acknowledged, they are of the view that they do not consider that odour or noise from any sources would adversely affect the residential amenity of future residents of the site. Naturally it cannot be guaranteed that no complaints would

ever be submitted to the Environmental Health team, but their Officer has assessed the impact on this development and found it to be acceptable and so feel complaints would likely to be unfounded. What is important to consider here is that when assessing against material planning considerations there is no identified harm found solely on this basis.

- 6.35 In terms of overbearing impacts, overshadowing and loss of light, the closest residential dwelling is Fields View to the south-west. There is a significant degree of separation between this and Plot 1 with the intervening landscaped area also providing a buffer between Fields View and the garden area of Plot 1. Given the scale of the proposed buildings alongside the separation to all other adjacent dwellings and amenity space there is considered to be no unacceptable harm. The proposed dwellings by virtue of their siting, scale, and layout would also not experience any unacceptable negative impacts to the dwellings themselves or the garden areas.
- 6.36 In terms of overlooking and loss of privacy, again, given the separation to adjacent dwellings and amenity land there is considered to be no unacceptable harm. There are some side windows in the north-east elevation of Fields View at both ground and first floor level. It is unclear which rooms these serve, however, there is in excess of 28m between these windows and the boundary of the garden associated with Plot 1 which is considered to be acceptable.
- 6.37 Having regard to the dwellings themselves, given the ground floor location of any windows, the arrangement of these and the rooms which they serve and the boundary treatments (which would be recommended to be secured by condition) it is concluded that there would not be any unacceptable privacy issues. The scale accords with the guidance set out within the technical housing standards guidance, and as discussed in the preceding sections of this report, there is adequate outside amenity space and facilities to all promote a high level of residential amenity.
- 6.38 One of the concerns raised in the objections was that the use of the site for residential purposes may give rise to factors such as the increased use of fireworks which would cause disturbance and harm on the welfare of the birds at the egg and poultry site. Whilst this is not disregarded, the frequency of any future residents letting of fireworks is likely to be low, and firework use is not prohibited in any other surrounding land, or dwellings, therefore Officers do not consider a condition to prevent the letting off of fireworks from the site to be reasonable in this instance.
- 6.39 Environmental Health Officers have raised no concerns with regard to potential land contamination; they have however noted that some of the buildings on the site are partially constructed in asbestos. Objections also highlight that waste has been deposited on the site which may be hazardous. Environmental Health recommend that this is dealt with by a suitably qualified contractor. Officers agree with this view and consider it prudent to attach a condition to any permission to secure details of how this will be managed.

- 6.40 Overall, taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF (2024).

Highway Safety and Parking Provision

- 6.41 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.
- 6.42 There are currently two accesses from the site onto Fenstanton Road and these are both proposed to be retained. The north-eastern most access is proposed to be upgraded and used to serve the 4 proposed dwellings. The south-western access is proposed to be retained to serve the paddocks to the rear (the land in ownership of the applicants referenced previously in this report). The track to access the paddocks would pass through the proposed landscaped buffer area and so would not conflict with the residential uses or present any safety issues.
- 6.43 It is acknowledged that third parties have raised concerns regarding the proposals impact on highway safety. The application is accompanied by a Transport Statement prepared by Dromos Transport Planning and dated June 2026. The Local Highways Authority (LHA) have been consulted on the application and have raised no objection to the proposal in terms of highway safety, subject to the imposition of appropriate conditions relating to the access construction, parking provision, visibility splays, drainage and requirement for a sealed surface. They also confirm (as per the submitted statement) that vehicle movements are likely to be reduced in comparison with the former approved use as a kennels and cattery.
- 6.44 In terms of parking provision, each proposed dwelling would have two parking spaces, the size and scale of which are acceptable for the proposed use. Tandem parking is proposed for Plots 2 and 3 is whilst less convenient, than side to side spaces, is considered acceptable. Objections have been raised as to the level of parking provision. Whilst it is acknowledged that these will be family homes it would be unusual to request an increased degree of parking than that proposed, and, given the location and character of the area it would be very unlikely that this would lead to parking overspill onto the adjacent highway. Furthermore, HDC do not have any Policies to dictate the level of parking which should be attributed to a development. Provision for cycle storage has also been proposed on plot and its scale accords with the policy guidance and the Huntingdonshire Design Guide and is recommended to be secured by condition in the event of an approval.
- 6.45 A concern which has been raised is the sustainability of the site in respect of the relatively isolated location. As referenced in the preceding sections of this report this is not a matter for consideration under Policy LP33 of the Local Plan

to 2036 which is the main 'principle' policy related to this application. It is however referenced here for completeness.

- 6.46 The site is closer to Hilton than Fenstanton (approx. 608 north-east of the village). Hilton is defined as a small settlement under Local Plan Policy LP9 which can be suitable for accepting some development subject to tests relating to the level of services and infrastructure which they contain. Hilton is at the lower end of the settlement hierarchy but is by no means devoid of services. It contains a public house/bed and breakfast with a food offering, places of worship and a village hall to name a few. The site is also well located in respect of connectivity to other larger settlements such as Fenstanton (a Key Service Centre within the Local Plan) and the Spatial Planning Area of St Ives. The application attempts to address earlier concerns referencing the revised layout and cycle/pedestrian links to the north-east (crossing the A14). Whilst these are acknowledged, it is noted that these do not link directly with the site (the first link is adjacent to the egg and poultry site) nor do they link fully with Fenstanton. As such, users of this foot/cycleway would still need to navigate unlit rural roads in order to make these connections. Therefore there are settlements nearby where future residents could go to for services and facilities, but the majority of trips are likely to be by car. However, we are not considering a greenfield site, in a countryside setting where the sustainability of the site would be a key consideration. This is a brownfield site, where car trips would have existed for the previous business use and so in line with Policy LP33 as the buildings proposed are to replace those, the sustainability of the site is not a consideration or a reason that could be used to resist the proposal.
- 6.47 Overall, on balance the development is considered to be acceptable in terms of parking provision, sustainable travel and would not be significantly detrimental to highway safety in the locality, it therefore accords with Policies LP16 and LP17 of the Huntingdonshire

Flood Risk and Drainage

- 6.48 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.
- 6.49 The application site lies largely within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, a proportion to south-west and north-west is within Flood Zones 2 and 3. A small section (limited to the south-eastern boundary but excluding the access) is shown to be susceptible to surface water flooding. It should be noted that the footprints of all the dwellings themselves (as shown on the proposed site plan) are entirely within Flood Zone 1. Garden areas of Plots 1, 2 and 3 are all partially within Flood Zone 1, 2 or 3 to some degree.
- 6.50 The NPPF at Para. 175 (in considering the application of the sequential test) details that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding (even if a site lies within Flood Zone 1). It goes on to state that the exception to this is situations where a site-specific

flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 6.51 Planning Practice Guidance (PPG) at Para.027 details 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.”
- 6.52 The application is accompanied by a Flood Risk Assessment prepared by MTC Engineering and dated April 2026. This assesses the risk from all forms of flooding, makes recommendations for mitigation measures (such as the height of finished floor levels) and considers that neither the sequential or exception tests need to be applied. Officers agree with this view. As referenced above, the footprint of the dwellings themselves would be outside of the flood risk zone, the mitigation measures proposed could be secured by condition should approval be given and the site is a brownfield site with a significant degree of hard surfacing already in place. Furthermore, as already established, the footprint of the proposed dwellings would not exceed that of the existing built form. The proposal would result in the introduction of a more vulnerable use class as defined by the NPPF, but is only some degree the garden areas of three of the plots which lie within Flood Zones 2 and 3, and so with the carefully conditioned mitigation measures the occupants would be safe from the risk of flooding by virtue of the refuge and means of escape outside of the areas affected by flood risk. Furthermore, again having regard to the brownfield nature of the site and degree of hard surfacing and sustainable drainage systems already in place (with surface water drainage being dealt with in greater detail at the building regulations stages), along with the use of permeable materials for the landscaping (detailed within the Design, Access and Sustainability Statement) the development would not increase the risk of flooding to adjacent dwellings or land. It should also be noted that both the Environment Agency and HDC’s Emergency Planning Team have been consulted and neither raise objections to the proposed scheme.
- 6.53 Officers note that concern has been raised in the objections received both with regard to the risk of flooding and the disposal of both waste and surface water. As detailed above, such matters would be addressed in further detail at the building regulations stages and surface water has already been discussed in the preceding sections of this report. In terms of foul drainage, the submitted statement details that it is intended that the site would be connected to the sewer, but one of the objections details that to their knowledge, there is no system in place. Having regard to the approved use of the site which during its

operation would have very likely resulted in a degree of wastewater discharge, use of W.C facilities by staff, kitchen facilities, laundering animal bedding and so on it is not considered that the scale of the proposed development would result in such a degree of wastewater discharge that it would overwhelm any existing facilities. However, given the concerns raised, whilst Officers have no specific objections, it is considered prudent should the application be approved to secure details of foul water management by condition.

- 6.54 Overall, given the modest scale of the proposed development, the location of the site within an area of generally low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG, and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

- 6.55 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 accords with this aim and 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.
- 6.56 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated July 2025.
- 6.57 The PEA summarises that there was no evidence of badgers found, and there would be no impact on badgers (subject to mitigation), reptiles, birds, great crested newts, principal habitats, plants or protected sites. It did identify that there was evidence of roosting features for bats within some of the buildings on site and opportunities for foraging or commuting bats. The latter was considered not to be significant nor require any further surveys given the very small area of suitable vegetation. The evidence within the buildings was deemed to require further investigation. Subsequently a Bat Survey Report again prepared by Hawthorn Ecology and dated May 2026 was provided with the application. This details that all six buildings on site were subject to survey, no droppings were found but building five did have a low number of potential roosting features albeit it was still recorded as having low suitability for roosting bats. All other buildings on site were considered to have negligible suitability for roosting bats.
- 6.58 Given the above findings it was deemed that a dusk emergence survey on building five was required. This was completed in August 2025 and recorded emergence of two bats from the building which then triggered two further surveys completed during May 2026. These recorded no additional bats emerging from the building. The report concludes that a license from Natural England would be required before any works can be carried out on building five

and states that this can be obtained following a grant of planning permission, this shall therefore be secured by condition should approval be given as would the recommendations for mitigation and enhancement.

- 6.59 Separate from the above, new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that any development would be exempt. This development is not considered to fall within a category which would be exempt. A BNG metric and calculation summary accompanies the application with the uplift broadly relating to on-site habitat creation. However, the summary details that some of the losses cannot be fully offset by on site provision. Therefore, in order to achieve the required 10% uplift some off-site credits would be required and this is recommended to be secured by condition.
- 6.60 Overall therefore, the impacts on habitats and protected species is low. Mitigation and enhancement measures as well as a 10% uplift in BNG have all been detailed and could be secured by condition, The development therefore accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Impact on Trees

- 6.61 As referenced in the preceding sections of this report, there is tree planting within and surrounding the site though this is not afforded formal protection. Some tree removal is required in order to facilitate the development. The application is accompanied by an Arboricultural Impact Assessment prepared by Ligna Consultancy and dated April 2026. This details that some category C trees (low quality) are proposed to be removed. With the exception of one Elder in the centre of the site these all relate to Leylandii type trees. Works are also proposed to prune/reduce spread of other category C trees. Again, these are either mixed group trees or hawthorn as opposed to any notable species and are assessed as being of low value. No trees of higher category were identified within the site. It is noted that some trees are to be retained, for example the Willow to the south-west of the site. Whilst this is within the landscaped area there would be demolition works required within the vicinity of this tree and so the submission of a Tree Protection Plan is recommended to be secured by condition in the event that the application is approved. This should also provide tree protection along the north-eastern boundary with the orchard to ensure adequate protection to trees within and adjacent to the orchard.
- 6.62 Overall therefore, it is concluded that no trees of significance in terms of their species or amenity value would be impacted by the proposals. Subject to the conditions suggested above, the development broadly accords with Policy LP31 of the Local Plan to 2036.

Other Matters

*Accessible and adaptable homes

- 6.63 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. As per the submitted Design, Access and Sustainability Statement it is considered that there should be no barriers to achieving this as part of this development and this could be secured by condition.

*Water Efficiency Policy

- 6.64 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. This is recommended to be secured by condition.

*Wheeled bins

- 6.65 A Unilateral Undertaking for wheeled bin provision has been provided dated 31.07.26. This is considered acceptable and shall be retained on file. The development is considered to accord with Policy LP4 of the Local Plan to 2036.

*Community Infrastructure Levy

- 6.66 The development will be CIL liable which covers matters such as footpaths and access, health, community facilities, libraries and lifelong learning and education. CIL forms have been submitted and is a matter which shall be progressed by the Council's Implementation Team in the event that the application is approved.

7 PLANNING BALANCE AND CONCLUSION

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 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 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated 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.
- 7.3 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'.

7.4 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.'*

7.5 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 'tilted balance' is engaged.

7.6 The principle of development for the erection of four dwellings on this brownfield site is considered acceptable and meets the tests set out within Local Plan Policy LP33 for the re-development of rural buildings.

7.7 In terms of the benefits of the scheme, the proposed development would deliver four new homes, contributing to the district's housing supply at a time when the

Council cannot demonstrate a five-year housing land supply. This is given moderate weight in the planning balance.

- 7.8 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.
- 7.9 In terms of the environmental and social dimensions of sustainable development, the proposal would achieve biodiversity net gain (subject to agreement of the baseline) and well as support to local services and facilities
- 7.10 As set out within this report, as the Council is in tilted balance, the proposal does not give rise to conflict with the provisions of the Local Plan, and any limited visual or countryside harm would be outweighed by the benefits and adverse impacts could be appropriately mitigated through the use of planning conditions or planning obligations (including Biodiversity Net Gain).
- 7.11 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.

8 RECOMMENDATION/CONDITIONS AND REASONS

- 8.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as shown on the approved plans and detailed within the submitted Design, Access and Sustainability Statement received by the Local Planning Authority (LPA) on the 10th of June 2026 unless otherwise agreed in writing by the LPA

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside and provides an enhancement in accordance with Policies, LP10, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Obscure Glazing

4. The development, hereby permitted, shall not be occupied until any proposed windows serving a bathroom or en-suite have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To secure a high level of residential amenity for future occupants of the dwellings.

Soft Landscaping

5. All soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Hard Landscaping

6. Notwithstanding the details required by Condition 5 of this permission, no development above slab level (aside from demolition and site clearance) shall take place until details of hard landscaping has been submitted to and

approved in writing by the Local Planning Authority. These details shall include:

- a. boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
- b. a hard landscaping plan, indicating location, manufacturer, type, colour and size.

Reason: To ensure the development is satisfactorily assimilated into the area and provides a high level of residential amenity in accordance with Policies LP10, LP12, LP14 and LP33 of the Huntingdonshire Local Plan to 2036.

Demolition

7. All existing buildings detailed as buildings one, two, three, four, five and six on plan reference PL (11)01 Revision P1 shall be demolished before any above slab level works in relation to the development hereby approved commences.

Reason: To ensure full compliance with Policy LP33 of the Huntingdonshire Local Plan to 2036 and to ensure that the development is completed in accordance with the plans consulted upon and assessed.

CEMP

8. No development, including demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of demolition and construction:
 - a. Details of the demolition of buildings and how hazardous construction materials shall be removed and disposed of.
 - b. Details of how hazardous materials deposited within the site shall be disposed of.
 - c. Details of how dust management during the demolition phases shall be managed.

Reason: In the interests of good practice to ensure that hazardous materials are dealt with appropriately and to ensure that occupants of dwellings and businesses in the vicinity are not negatively impacted by exposure to dust and other particulate in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Cycle Storage

9. The cycle facilities hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Flood Alleviation

10. The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the submitted Flood Risk Assessment, prepared by MTC Engineering, dated April 2026 and received by the Local Planning Authority on the 10th of June 2026. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Foul Water

11. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the LPA.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

BNG

12. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:
 - a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements (whichever applies), statutory biodiversity credits and trading summary (whichever applies).
 - b) A Biodiversity Method Statement which provides details of how the recommendations contained within the submitted Preliminary Ecological Appraisal and Bat Survey Report both prepared by Hawthorn Ecology, dated 10th of July 2025 and 5th of June 2026 respectively and received by the Local Planning Authority on the 10th of June 2026 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site and off-site biodiversity net gain (whichever applies) including 30-year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Bat License

13. Prior to any works to building five, proof of the applicant obtaining a Natural England License in relation to bats shall be provided to and approved in writing by the Local Planning Authority.

Reason: to ensure that habitats of protected species are appropriately protected and managed throughout the development process in accordance with the Environment Act 2021 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

External Lighting

14. No external lighting shall be provided or installed for each dwelling other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Tree Protection

15. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority (LPA). The approved Tree Protection Plan should have regard to trees within and adjacent to the orchard north-east of the site and shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary, their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

New Access – Construction

16. Prior to the occupation of each dwelling and being brought into first use their associated vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved plans and to the Cambridgeshire County Council specification and shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Provision of Visibility Splays

17. Prior to the occupation of each dwelling and the site being brought into first use the associated visibility splays shall be provided on each side of the vehicular access in full accordance with the details indicated on the submitted plan no. PL(90)01 Rev P1.

The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Provision of Parking, Manoeuvring and Service Areas

18. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) Enter, turn and leave the site in forward gear
- b) Park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

Drainage

19. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent surface water pooling on the highway in accordance with Policies LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

Metalled Surface Provision

20. A metalled surface shall be provided for a minimum distance of 5 metres along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous materials from being deposited on the highway in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Water Efficiency

21. The dwellings hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

Accessible and Adaptable Buildings

22. The dwellings hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

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Developmentcontrol@huntingdonshire.gov.uk

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Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/01048/FUL Case Officer 1APP Connector

Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure

Location: Fields View Fenstanton Road Hilton

Observations of Hilton Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)

1. Footprint of proposed dwellings exceeds that of buildings to be demolished outside of village curtilage. 2. Inadequate provision for waste and surface water issues. 3. Proposal, if implemented, would have a negative impact on nearby/adjacent businesses and place a high demand on services in a rural location; and facilitate a negative ecological outcome. 4. Activities of existing businesses (eg odours etc) likely to produce complaints from occupants of proposed dwellings expecting a more "urban" environment.

☐ No observations either in favour or against the proposal

Nigel Di Castiglione Clerk to Hilton Town/Parish Council. (For GDPR purposes please do not sign)

Date :

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Pathfinder House, St Mary's Street
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Developmentcontrol@huntingdonshire.gov.uk

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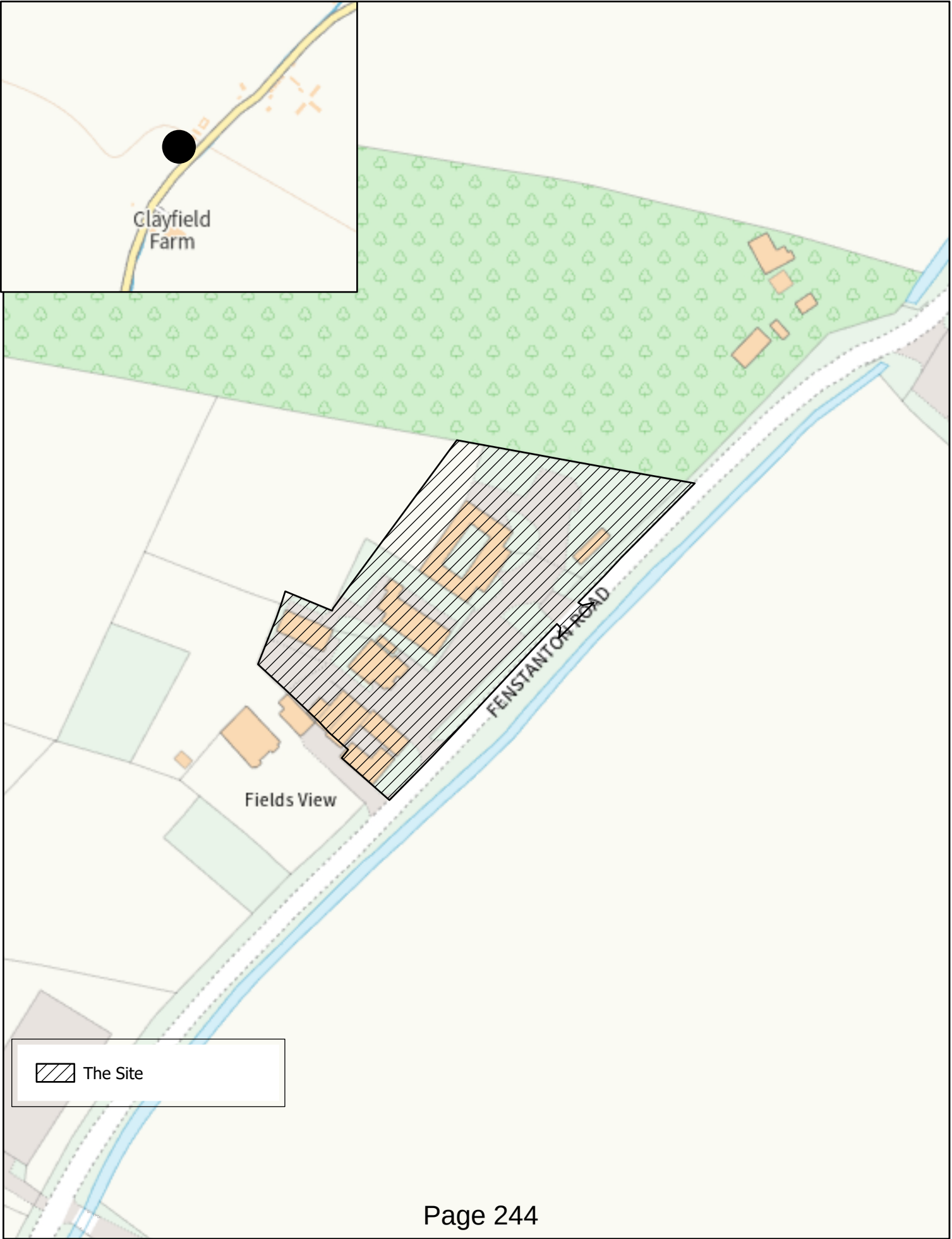
Date :

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Development.control@huntingdonshire.gov.uk

(Development Management)





general notes

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All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

LEGEND

■■■■ SITE BOUNDARY

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Location Plan

drawing no	PL(00)01	checked	DSR
scale	1:1250	original	A1
status	PLANNING		

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general notes

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- LEGEND
- SITE BOUNDARY
 - OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
 - EXISTING TREES- SEE TREE SURVEY
 - +24.40 EXISTING SITE LEVELS
 - FLOOD ZONE 2- AS PER EA MAPS
 - FLOOD ZONE 3- AS PER EA MAPS

rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Existing Site Plan

drawing no PL(11)01 checked DSR

scale 1:250 original A1

status PLANNING

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ACCOMODATION SCHEDULE

Plot 1- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)
Plot 2- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 3- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 4- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)

TOTAL 4No. units
TOTAL GIA- 729.4m² (7,851sq.ft)

LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
- EXISTING TREES- SEE TREE SURVEY
- PROPOSED NEW PLANTING
- EXISTING TO BE REMOVED
- AIR SOURCE HEAT PUMPS
- EV CHARGING POINT
- SOFT LANDSCAPING
- FLAG PAVING TO PATIOS AND PATHS
- PERMEABLE BLOCK PAVING TO DRIVEWAY- SUITABLE FOR 32TONNE REFUSE VEHICLE
- PERMEABLE BLOCK PAVING TO PARKING BAYS
- TARMACADAM ACCESS POINT
- EXISTING SITE LEVELS
- PROPOSED SITE LEVELS
- FLOOD ZONE 2- AS PER EA MAPS
- FLOOD ZONE 3- AS PER EA MAPS

rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Proposed Site Plan

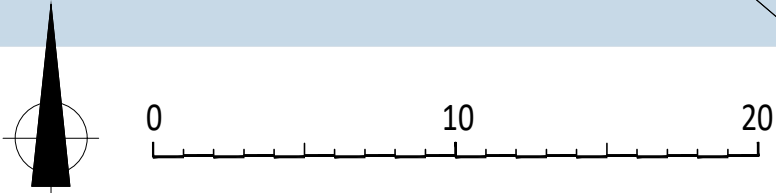
drawing no PL(90)01 checked DSR

scale 1:250 original A1

status PLANNING

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CB1 3EB

telephone +44 (0)1223 212253
email info@29architecture.co.uk
website www.29architecture.co.uk



Shrubs				
Ref.	Species	Size	Type	Quantity
Cha	Chamaemelum nobilis	0.5-1L	Pot	8
ChTe	Choisya ternata	2-5L	Pot	8
DaP	Daphne pontica	0.5-1L	Pot	11
DaT	Daphne tangutica	0.5-1L	Pot	10
EuCG	Euonymus fortunei 'Canadale Gold'	0.5-1L	Pot	13
EuEG	Euonymus fortunei 'Emerald Gaiety'	0.5-1L	Pot	22
HaM	Hakonechola macra 'All Gold'	0.5-1L	Pot	10
HeBa	Hebe 'Baby Marie'	0.5-1L	Pot	40
HeRa	Hebe rakaiensis	0.5-1L	Pot	32
Ho	Hosta plantaginea	0.5-1L	Pot	11
HydA	Hydrangea arborescens	2-5L	Pot	4
LA	Lavandula angustifolia 'Hidcote'	0.5-1L	Pot	29
Nep	Nepeta racemosa 'Walker's Low'	0.5-1L	Pot	8
PitBB	Pittosporum tenuifolium 'Bannow Bay'	0.5-1L	Pot	8
SaN	Salvia nemorosa 'Caradonna'	0.5-1L	Pot	30
SyMe	Syringa meyeri 'Palibin'	2-5L	Pot	16
Vi	Vinca minor f. alba 'Gertrude Jekyll'	Plug	Plug	12
VIOP	Viburnum opulus 'Roseum'	2-5L	Pot	6

Hedging				
Ref.	Species	Size	Type	Quantity
-	Mixed Native Hedging - Hawthorn (50%), Bird Cherry (10%), Field Maple (10%), Dog Rose (10%), Hazel (10%) and Blackthorn (10%)	60-90cm whips	Whips planted in double staggered rows 5p/m	585

Trees				
Ref.	Species	Size	Type	Quantity
-	Acer campestre 'Louisa Red Shine'	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Betula pendula	3-3.5m, 12-14cm girth	35L Container / Bareroot	4
-	Prunus avium	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Prunus padus	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Quercus robur	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aria	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aucuparia 'Fastigiata'	3-3.5m, 12-14cm girth	35L Container / Bareroot	2
-	Tilia cordata	3-3.5m, 12-14cm girth	35L Container / Bareroot	3

Other				
Ref.	Species	Size	Type	Quantity
-	Native wildflower lawn mix EL1 from Emorsgate Seeds	-	Seed	1425 m2
-	Native wildflower meadow mixture EM2 from Emorsgate seeds	-	Seed	802 m2
-	Root Barrier (50cm deep)	-	-	190 m



- Soft Landscaping Specification**
- 1) Setting Out**
- All planting beds and plant positions shall be set out in accordance with the approved soft landscaping plan, using dimensions taken from fixed, permanent reference points.
 - Planting beds shall be a minimum width of 600 mm wherever site conditions allow. Where planting beds are sealed or underlain by concrete, the contractor shall notify the site manager before proceeding, to agree whether the scheme is to be amended or local modifications made.
 - The soft landscaping works shall be carried out in the first planting season following commencement of development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or which are removed and/or become seriously damaged or diseased in that period, shall be replaced in the first available planting season with others of similar size and species.
- 2) Ground Preparation**
- Manual removal of weeds preferred. Systemic herbicide, where required, to be applied in accordance with the manufacturer's instructions, the Control of Pesticides Regulations 1986 (as amended), and COSHH 2002. Application will be undertaken by a suitably qualified operative, with appropriate measures taken to avoid impacts on non-target species and surrounding habitats.
 - Topsoil within planting beds shall be inspected and remediated to comply with BS 3882:2015. Stones, rubble, and debris greater than 50 mm shall be removed.
 - To achieve free-draining, non-compacted conditions:
 - Beds <5 m wide: cultivate to 300 mm depth by hand or rotovator.
 - Beds >5 m wide: subsoil with tractor-mounted ripper at 500 mm centres to a depth of 500 mm, except within 10 m of trees or 3 m of hedges, or where underground services are present.
 - Where subsoil or topsoil has >20% clay content, ameliorate with suitable organic matter or soil improvers to achieve a friable structure. Apply a slow-release fertiliser (e.g. Hortibase CRF 16-8-12) at 100 g/m² in accordance with manufacturer's guidance.
 - Adjacent to grass or paved areas, planting beds shall be graded to 65 mm below finished surface level. Turf shall be flush with or up to 10 mm below adjoining hard surfaces.
 - Imported topsoil shall comply with BS 3882:2015, with a texture class appropriate to planting requirements, <20% clay, and free of stones >50 mm.
- 3) Planting**
- Shrubs and Herbaceous Plants**
- Planting shall be carried out in accordance with the approved drawings, plant schedule, and BS 4428:1989.
 - Plant at correct depth with the root collar at finished soil level.
 - Substitutions shall not be permitted without prior written approval of the project manager and client. All stock shall comply with the HTA National Plant Specification, be healthy, vigorous, free from pests, diseases, deformity, or damage, and true to type.
 - Shrubs (except ground cover) shall be 400-600 mm height and spread, unless otherwise specified.
 - Immediately after planting, apply water at 20 L/m².
- Tree Planting Methodology**
- Excavation: Excavate square pits at least 300 mm wider than the rootball/container/root spread. The pit base shall be slightly domed; break up only if drainage is poor.
 - Backfilling: Place tree so that the root collar is level with finished ground. Backfill with subsoil up to ~400 mm below surface, then topsoil to match site profile. Firm backfill in layers.
 - Tree Stock: Trees may be supplied as containerised, rootballed, or bare-root stock, provided they comply with the approved specification and the HTA National Plant Specification. Bare-root trees must be planted during the dormant season (Nov-Mar) and roots kept covered/damp prior to planting.
 - Staking & Ties: In line with BS 8545:2014, provide:
 - All standard and heavy standard trees shall be double-staked using two round timber stakes driven outside the rootball.
 - Stakes shall be positioned opposite each other and driven into undisturbed ground, projecting approximately 600 mm above ground level.
 - Trees shall be secured using adjustable, non-abrasive ties (e.g. rubber or equivalent), allowing for limited movement while preventing stem damage.
 - Ties shall be checked and adjusted regularly as part of the maintenance regime.
 - Watering Dish (grassed areas only):
 - A shallow, circular depression formed in the soil around the tree base, with raised edges to retain irrigation directly over the rootball.
 - Standard trees (<3 m height): approx. 1.0 m diameter.
 - Heavy standards (>3 m height or >12-14 cm girth): approx. 1.5 m diameter.
 - Not required in shrub or mulched beds.
 - Initial Watering: Apply a minimum of 25 L clean water per tree immediately after planting.
 - Irrigation Systems: Install a slow-release irrigation system such as a 75 L Treegator or equivalent to each standard and heavy standard tree.
 - Mulching: Apply medium-grade, untreated organic woodchip mulch to a minimum settled depth of 50 mm:
 - Standard trees: minimum 1.0 m diameter.
 - Heavy standards: minimum 1.5 m diameter.
 - Mulch must be kept 50 mm clear of the stem.
 - Timing: Planting shall be carried out in the first planting season (October-February) following commencement of development works.
- Hedge Planting**
- Trenches shall be minimum 400 mm deep x 600 mm wide.
 - Plants to be set at the same depth as grown in the nursery.
 - Hedgeplants shall be planted in a double staggered row at 300 mm centres within rows and 400 mm between rows, unless otherwise specified.
 - Roots of bare-root plants must not dry out prior to planting. Keep roots covered with damp hessian/straw, or heel into soil until planting.
 - After planting, firm in thoroughly and water during dry weather.
 - Apply untreated organic woodchip mulch to a minimum settled depth of 50 mm.
 - Planting shall be carried out in the first planting season (October-February) following commencement of development works.
- 4) Mulch and Supports**
- Climbing plants requiring support shall be trained onto galvanised or stainless steel wire supports fixed with stainless steel eyescrews at 250 mm from ground and 250 mm from the top of the wall/fence, with wires tensioned between. Fix climbers with plastic-coated wire ties.
 - Tree staking and mulching as set out above under Tree Planting Methodology.
 - Where grassed areas extend to the tree pit edge, install rabbit/deer guards in line with BS 8601:2013.
- 5) Aftercare**
- Maintain hedges, trees, and shrubs for 3-5 years following planting to ensure successful establishment. Carry out annual pruning/trimming in accordance with species requirements.
 - Provide supplementary irrigation for the first 24 months, tailored to prevailing weather. During summer months, water 3-7 times per week to maintain soil moisture and plant health.
 - Trees shall receive supplementary irrigation for at least 2 years. Water every 3-5 days in summer. Tree hydration bags (e.g. 75 L Treegator) are recommended to reduce frequency and ensure deep watering.

01020

Project		Fields View, Hilton	
Client		Twenty-Nine Architecture Ltd	
Drawing		Soft Landscaping Scheme (01)	
Drawing Ref	Version	Date	
P6344-SLS01	V1	12/05/2026	
Scale	A. Beighton		
Sheet No	Proposed Site Plan		

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Consultancy

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This drawing was produced in colour - a monochrome copy should not be relied upon.

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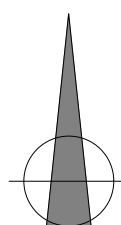
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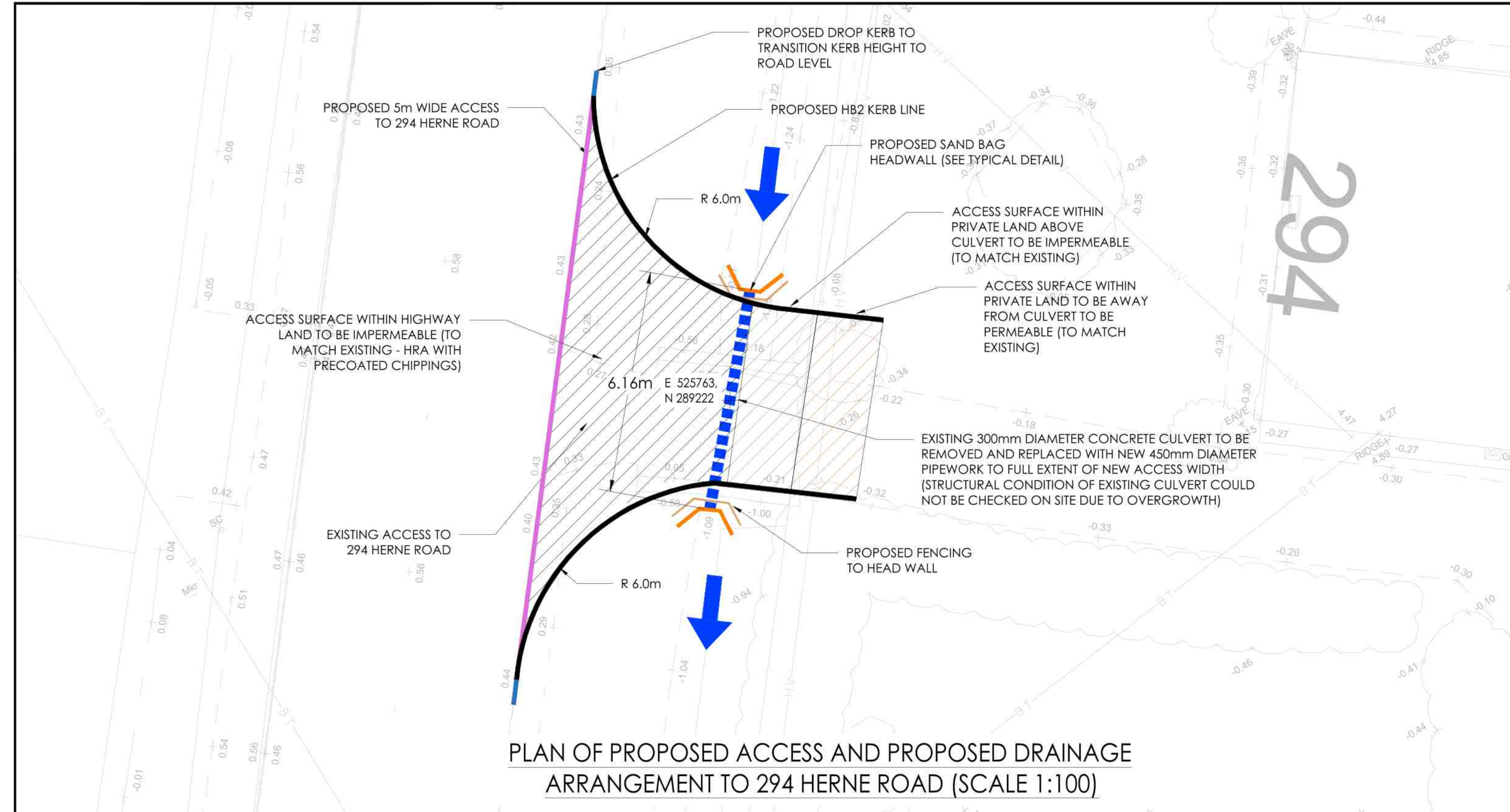
0510

Project		Fields View, Hilton	
Client		Twenty-Nine Architecture Ltd	
Drawing		Soft Landscaping Scheme (02)	
Drawing Ref	Rev	Date	
P6344-SLS02	V1	12/05/2026	
Scale	1:100 - A1		
Author	A. Beighton		
Proposed Site Plan			

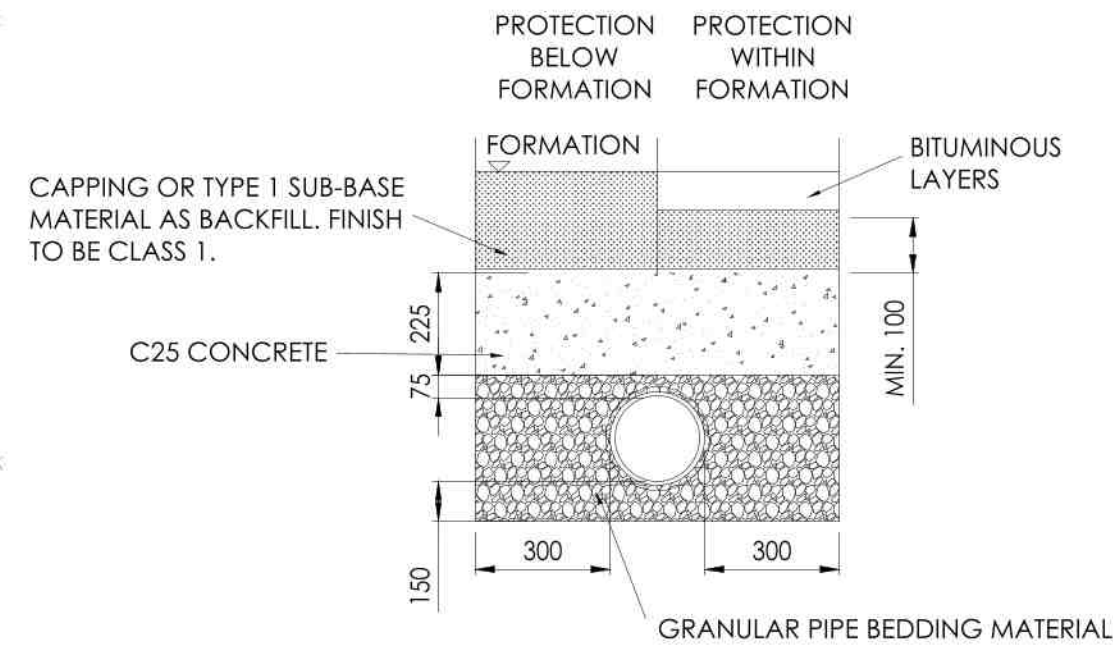


Ligna Consultancy

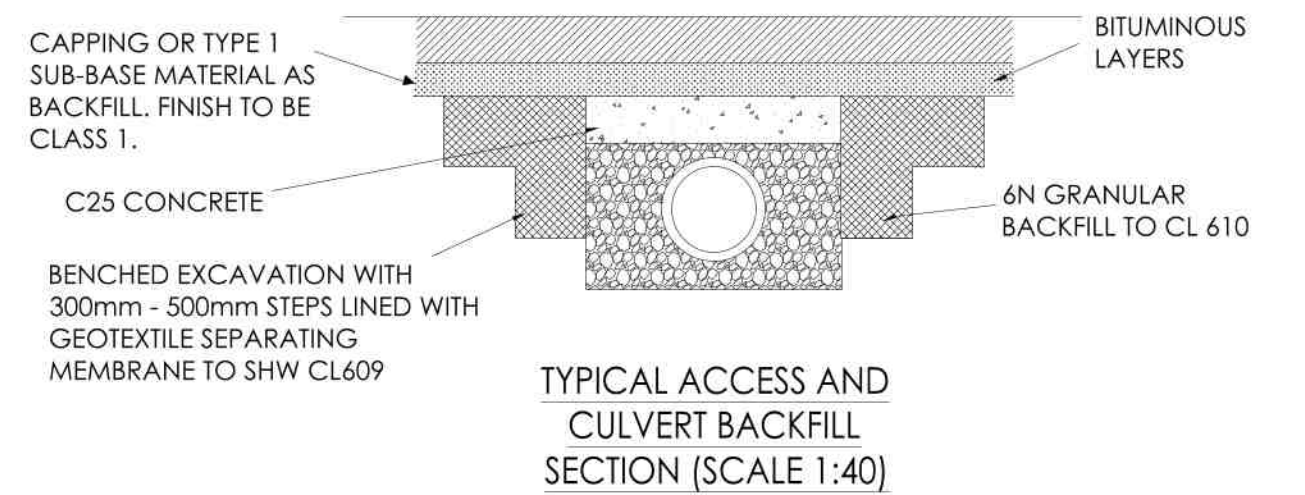
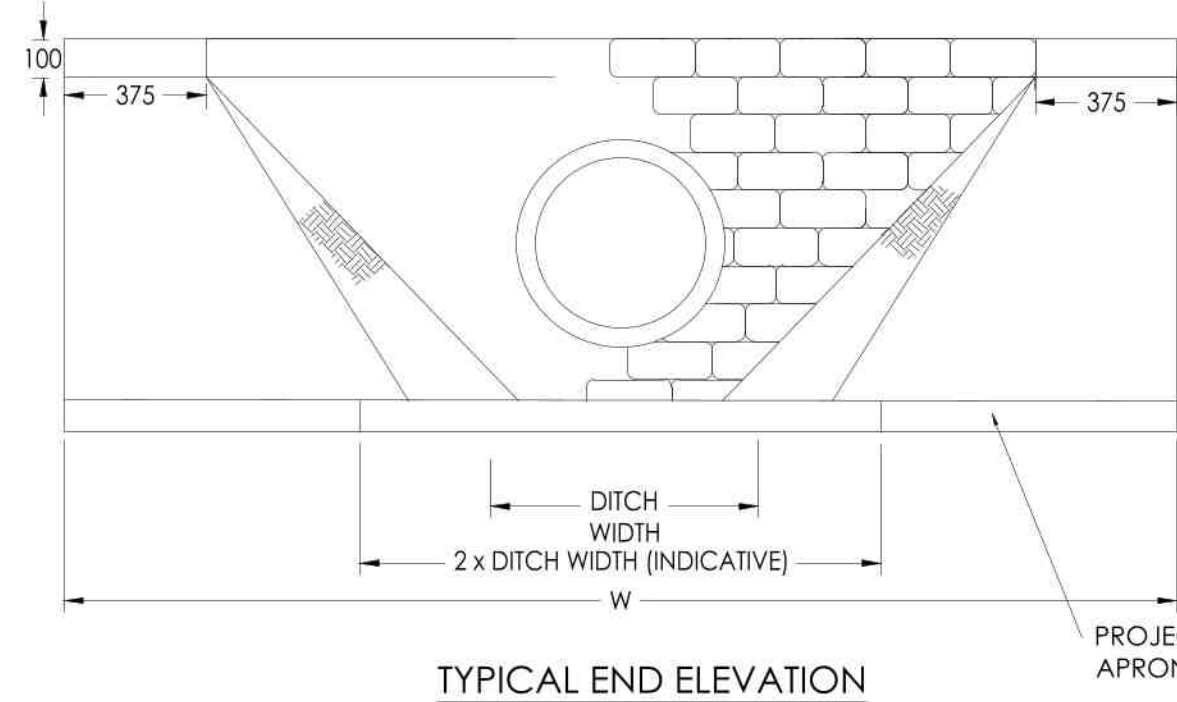
All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please refer to the drawing for dimensions. Ligna Consultancy Ltd accepts no liability for any errors or omissions in this drawing or design, and is not responsible for any errors or omissions in the construction of the project. This drawing is for information only and is not a contract. It is the responsibility of the client to ensure that the drawing is used for the intended purpose. The drawing is produced in colour - a monochrome copy should not be relied upon.



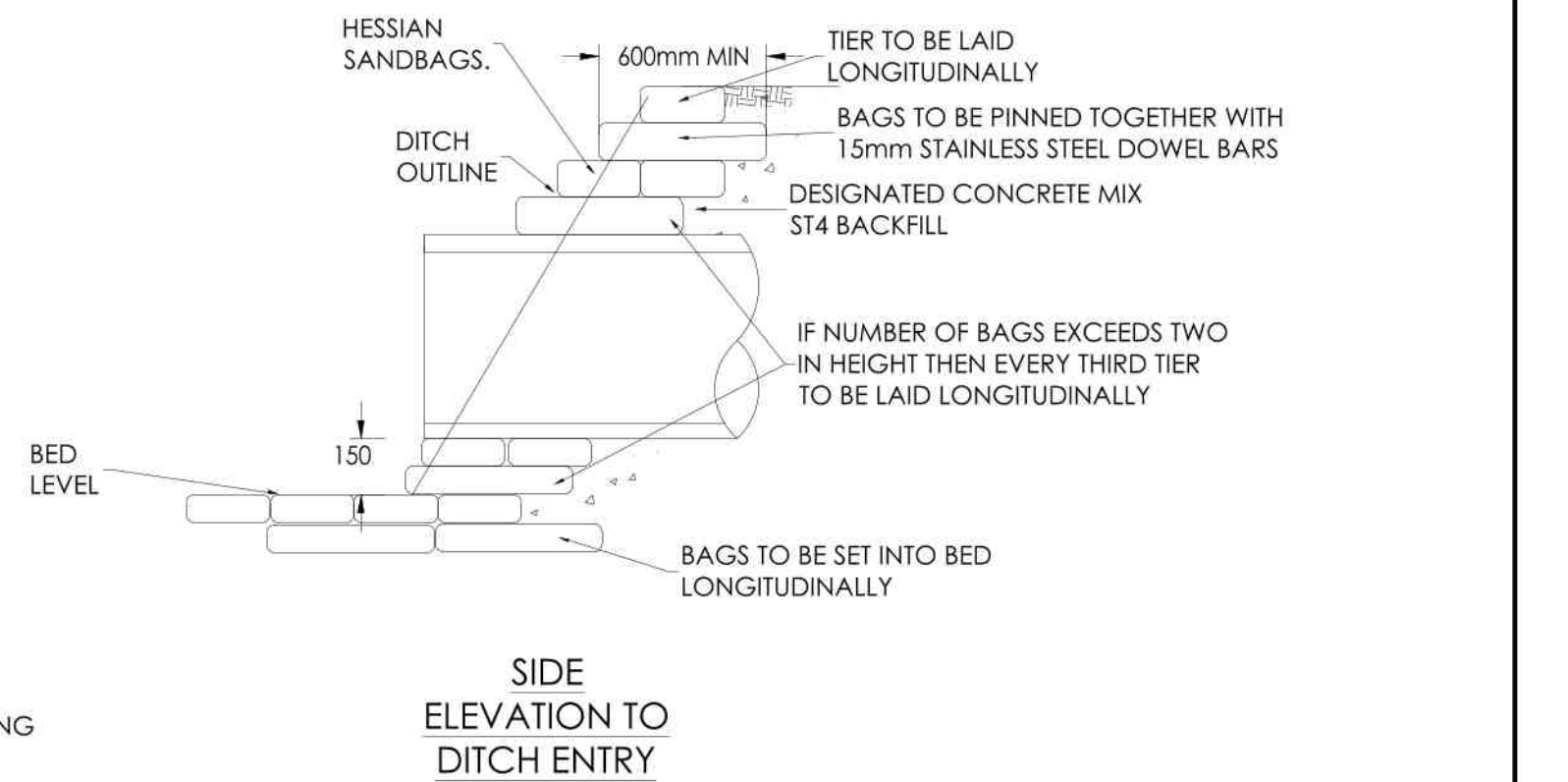
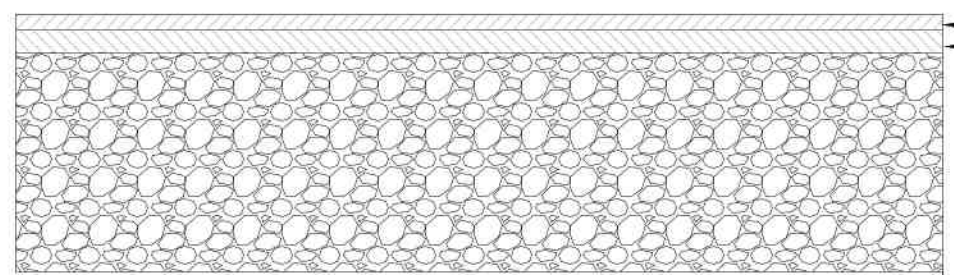
PLAN OF PROPOSED ACCESS AND PROPOSED DRAINAGE ARRANGEMENT TO 294 HERNE ROAD (SCALE 1:100)



CONCRETE PIPE PROTECTION (SCALE 1:40)



CEMENT BAG HEADWALL FOR CULVERT OUTLETS TO DITCH (SCALE 1:20)



TYPICAL ACCESS CONSTRUCTION - FULL DEPTH (SCALE 1:20):

SURFACE COURSE
40 mm THICK HRA 30/14 SURF 40/60 TO BS EN 13108 LAID AND COMPACTED TO BS EN 594987:2007 WITH 20mm PRE COATED CHIPPINGS GRANITE TO COMPLY WITH BS EN 13108-4 HAVING A MINIMUM PSV 55.

BINDER COURSE
60 mm THICK AC20 DENSE BIN 40/60 PEN TO BS EN 13108 LAID IN 2 LAYERS AND COMPACTED TO BS 594987:2007.

SUB-BASE
TYPE 1 UNBOUND MIXTURE SUB-BASE TO CURRENT D.T.p. SPECIFICATION FOR HIGHWAY WORKS CL.802 & CL.803 TABLE 8/2. FOR DEPTHS SEE ADJACENT TABLE.

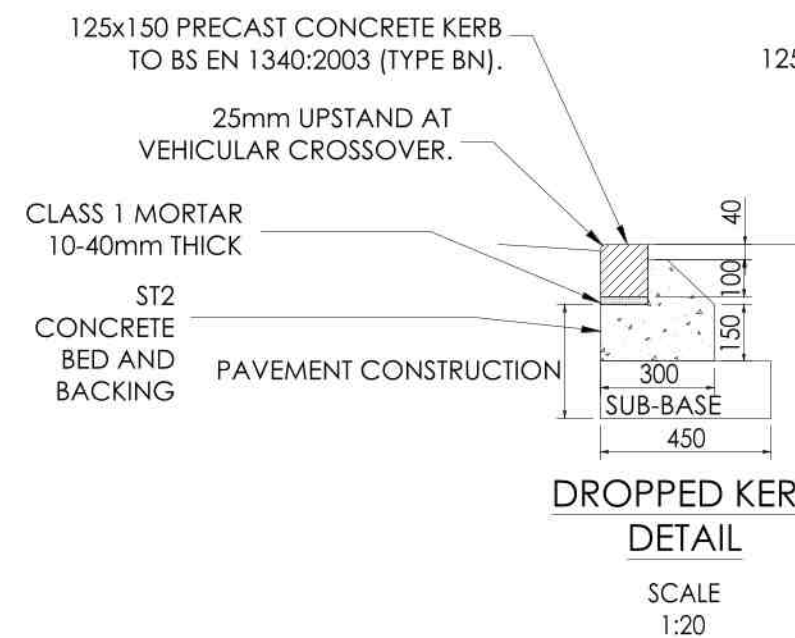
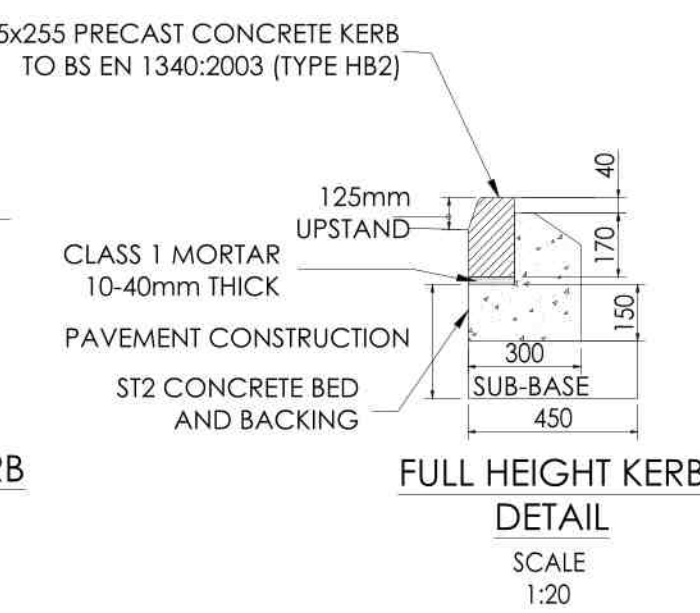
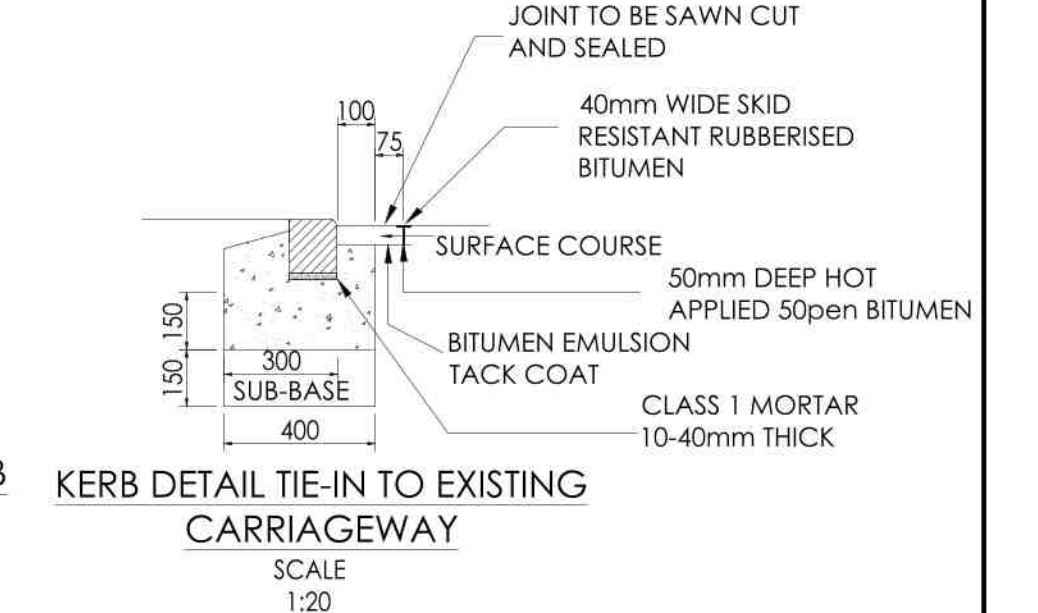
MEASURED CBR VALUES	REQUIRED DEPTH OF SUB-BASE
CBR 2.5%	350 mm ± 10 mm (MINIMUM THICKNESS)
CBR 3%	310 mm ± 10 mm
CBR 4%	270 mm ± 10 mm
CBR 5%	230 mm ± 10 mm
CBR 9%	200 mm ± 10 mm
CBR 15%	150 mm ± 10 mm

NOTES:

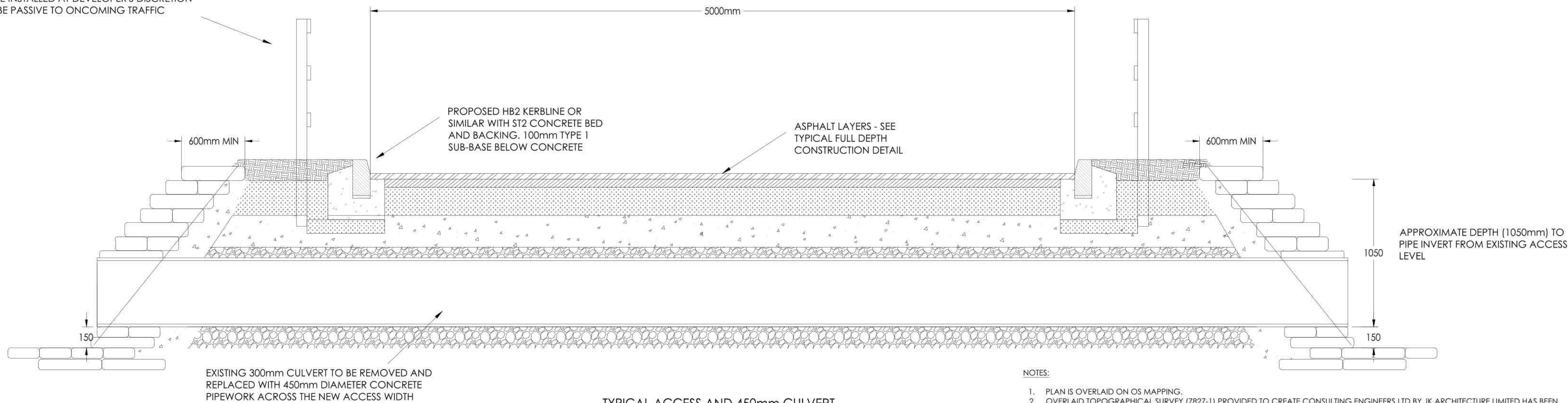
BOND COAT TO BE APPLIED BETWEEN ALL LAYERS AND VERTICAL FACES OF ASPHALT IN ACCORDANCE TO BS 594987 CL: 5.5

AT THE DISCRETION OF THE ENGINEER THE THICKNESS SHALL BE INCREASED IF SOFT AREAS ARE ENCOUNTERED. THE MATERIAL SHALL BE SPREAD EVENLY ON THE FORMATION IN LAYERS OF A DEPTH NOT MORE THAN 150mm COMPACTED THICKNESS.

FORMATION LEVEL TO BE PROOF ROLLED TO CLAUSE 609. SOFT SPOTS TO BE EXCAVATED BACK TO GOOD GROUND AND FILLED WITH FULLY COMPACTED TYPE 1 SUB-BASE MATERIAL TO THE SPECIFICATION FOR HIGHWAY WORKS CLAUSE 616, OR ALTERNATIVE AS AGREED WITH THE HIGHWAY INSPECTOR.



FENCING EDGE PROTECTION TO BE INSTALLED AT DEVELOPER'S DISCRETION
- WHERE REQUIRED, FENCING TO BE PASSIVE TO ONCOMING TRAFFIC



TYPICAL ACCESS AND 450mm CULVERT SECTION (SCALE 1:20)

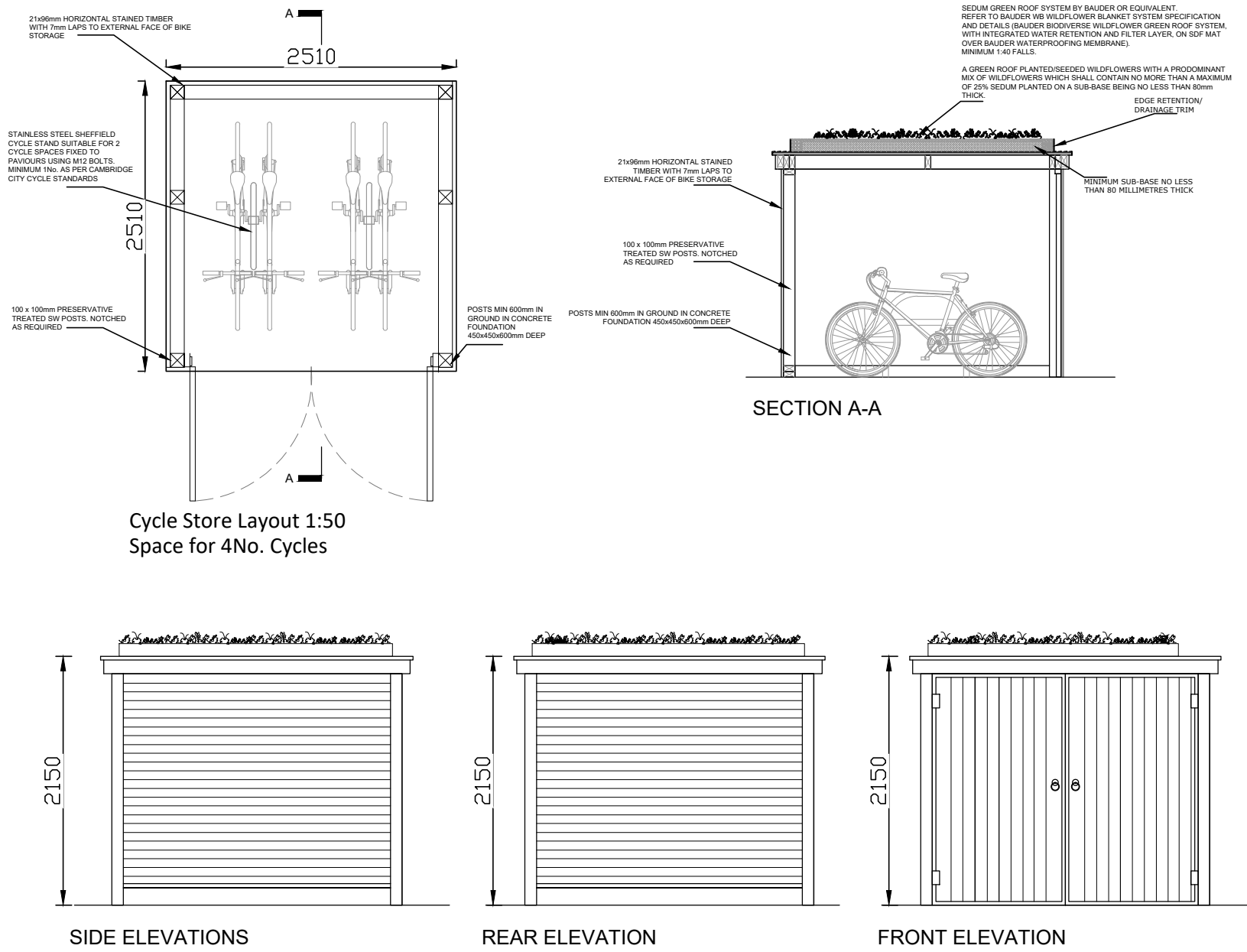
NOTES:

1. PLAN IS OVERLAID ON OS MAPPING.
2. OVERLAID TOPOGRAPHICAL SURVEY (7827-11) PROVIDED TO CREATE CONSULTING ENGINEERS LTD BY JK ARCHITECTURE LIMITED HAS BEEN MOVED AND ROTATED TO BEST FIT THE OS MAPPING BY CREATE CONSULTING ENGINEERS LTD.
3. ALL PROPOSED DRAINAGE AND HIGHWAY WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CAMBRIDGESHIRE COUNTY COUNCIL HIGHWAYS STANDARD DETAILS.
4. THIS DRAWING IS NOT FOR CONSTRUCTION. IT IS TO AID THE DISCHARGE OF CONDITIONS.
5. EXISTING DITCHES TO BE CLEARED OF OVERGROWN VEGETATION EITHER SIDE OF THE PROPOSED ACCESS.
6. ALL EXISTING UTILITIES SHOULD BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO EXCAVATION IN ACCORDANCE WITH HSG47.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
C	07/10/26	ANNOTATION REMOVED.	LJM	BWA
B	23.09.26	UPDATED ANNOTATIONS. ADDED COORDINATES AND FLOW ARROW	LMD	LJM
A	09.09.26	PIPE DRAWN TO 450mm	LMD	LJM

PROJECT	DATE	DRAWING STATUS
294 HERNE ROAD	03.09.21	AS
RAMSEY ST. MARYS	SC	SC
HUNTINGDON, PE26 2TD	SC	SC
DRAWING TITLE	SHOWN	CHECKED
TYPICAL ACCESS AND DRAINAGE	BA	BA
DETAILS	BA	BA
CLIENT	DRAWING No	REVISION
STEVEN LANCASTER	02_001	C

www.createconsultingengineers.co.uk



Cycle Store Layout 1:50
Space for 4No. Cycles



general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

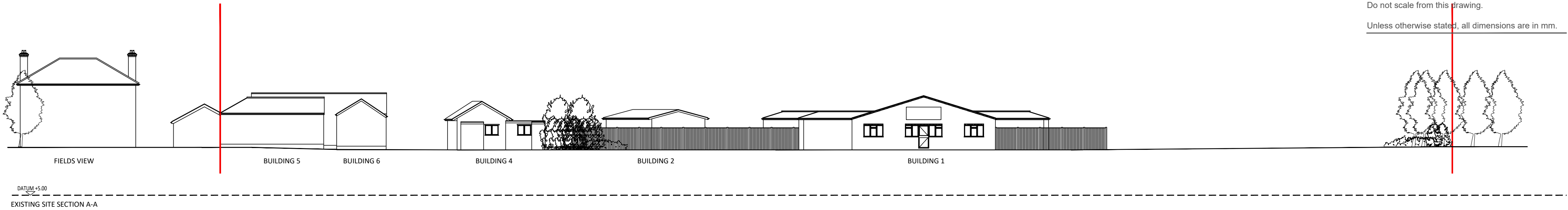
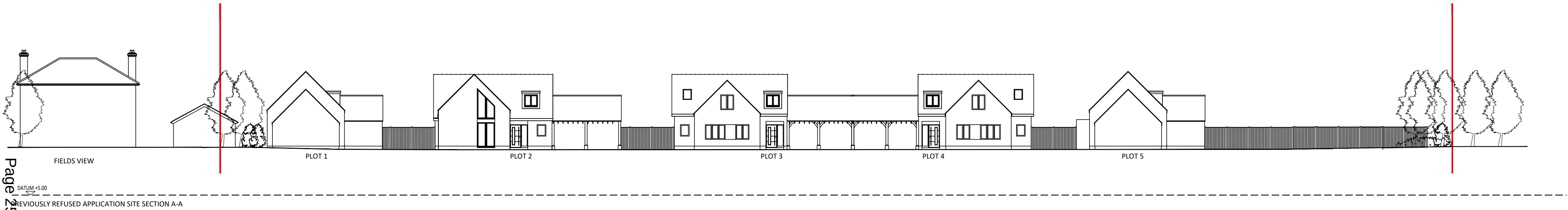
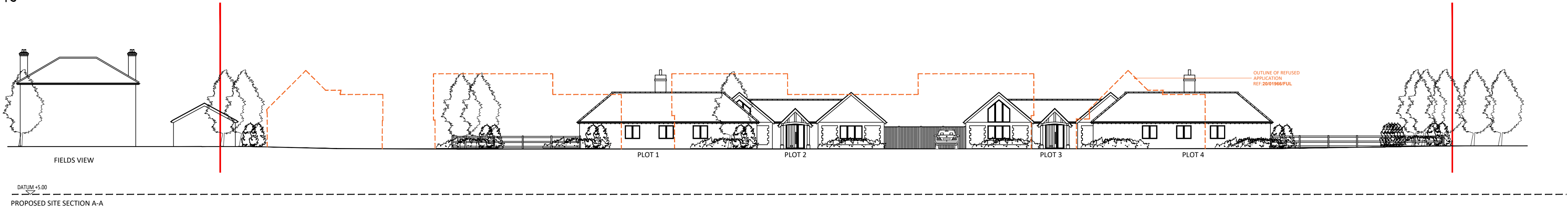
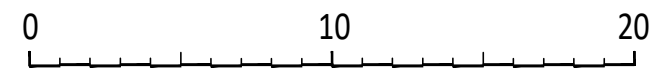
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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Cycle Store Design				
drawing no	PL(21)05	checked	DSR		
scale	1:50	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing and Proposed Site Sections				
drawing no	PL(21)03	checked	DSR		
scale	1:250	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
telephone	+44 (0)1223 212253				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk				



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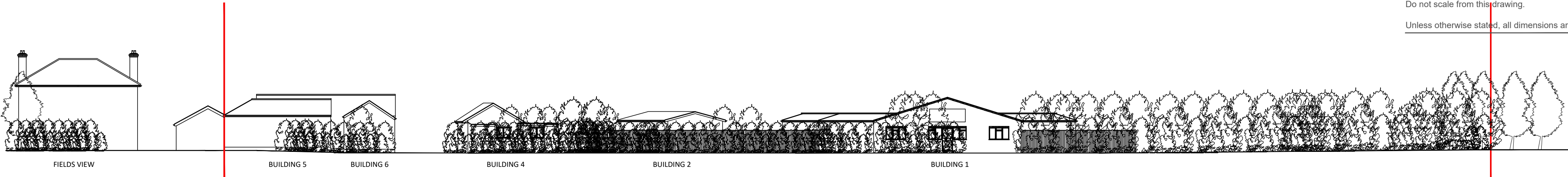
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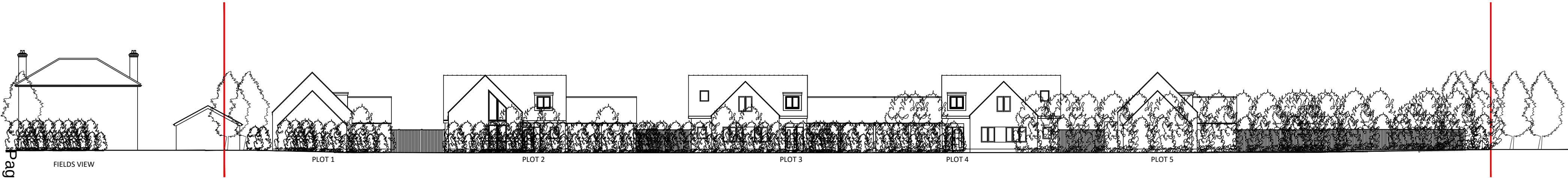
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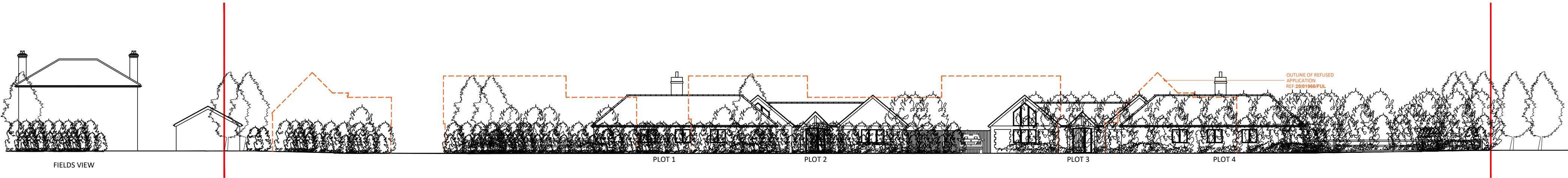
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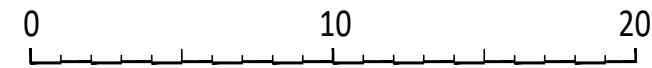
EXISTING STREET SCENE



PREVIOUSLY REFUSED APPLICATION STREET SCENE



PROPOSED STREET SCENE



rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing and Proposed Street Scene				
drawing no	PL(21)04	checked	DSR		
scale	1:250	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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project **Fields View, Fenstanton Road,
Hilton, Huntingdon PE28 9JA**

drawing no	PL(11)02	checked	DSR
scale	1:100	original	A1
status	PLANNING		

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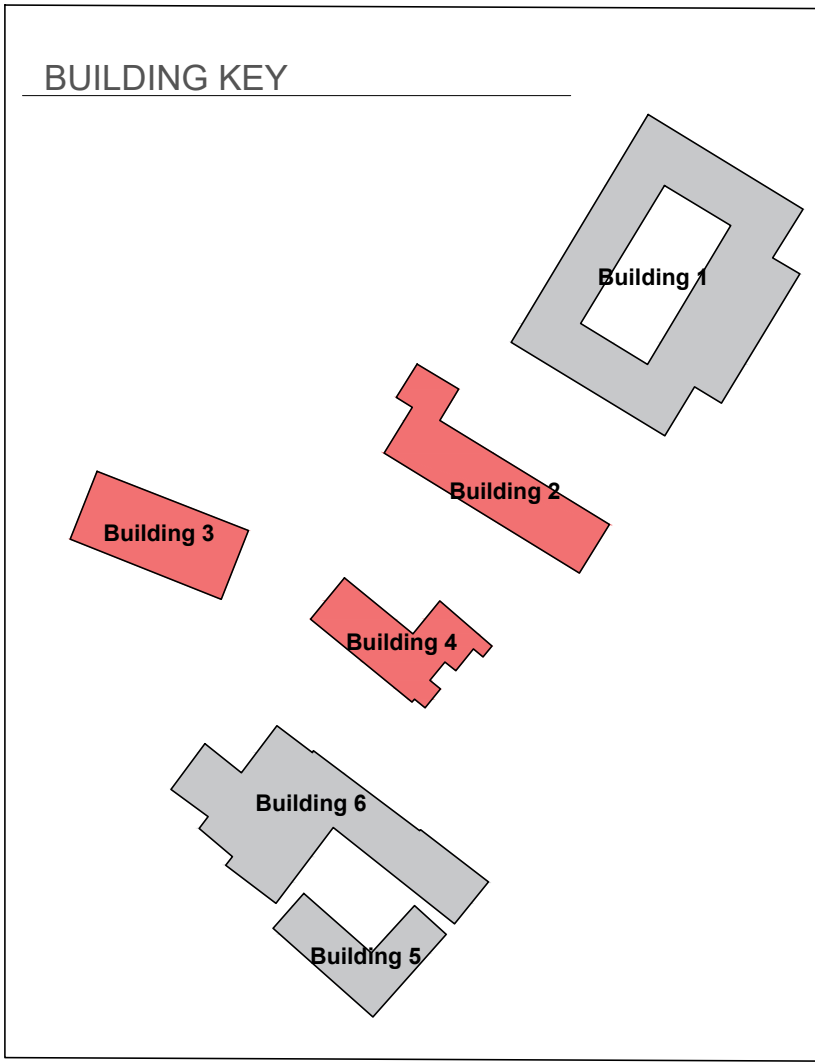
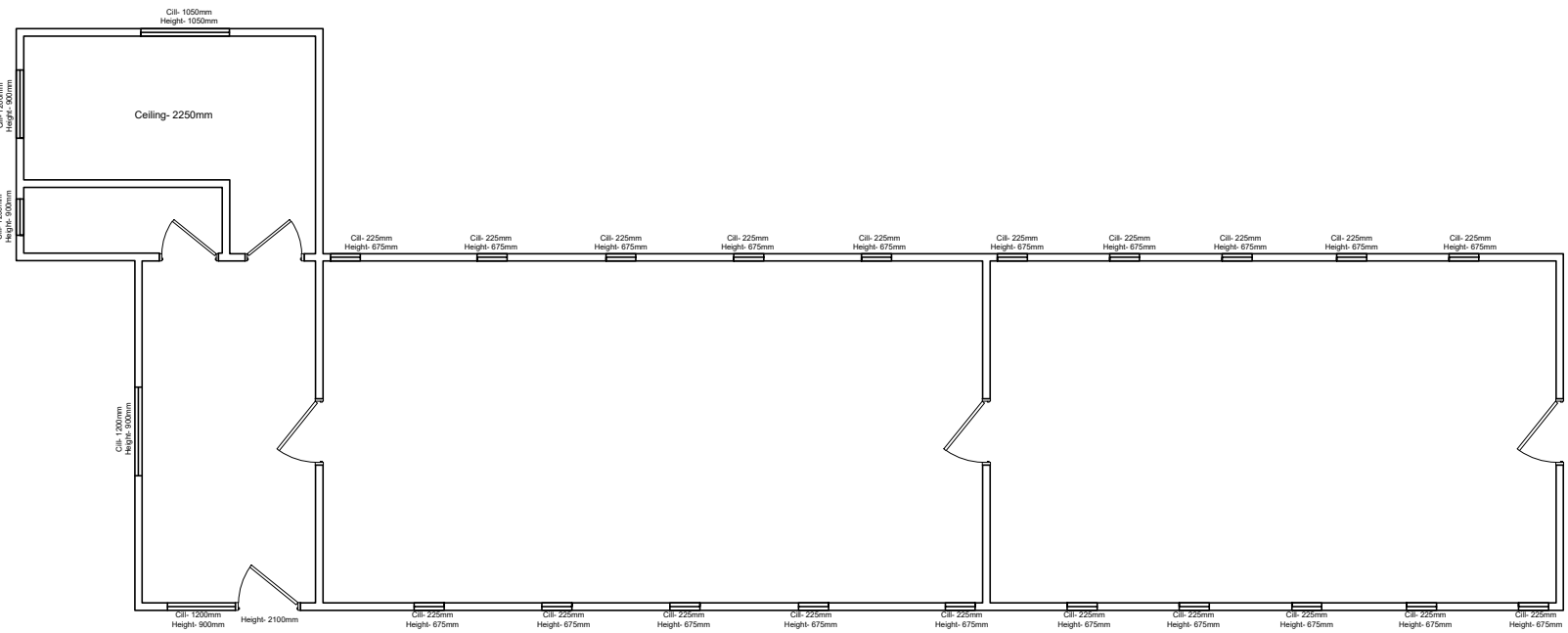
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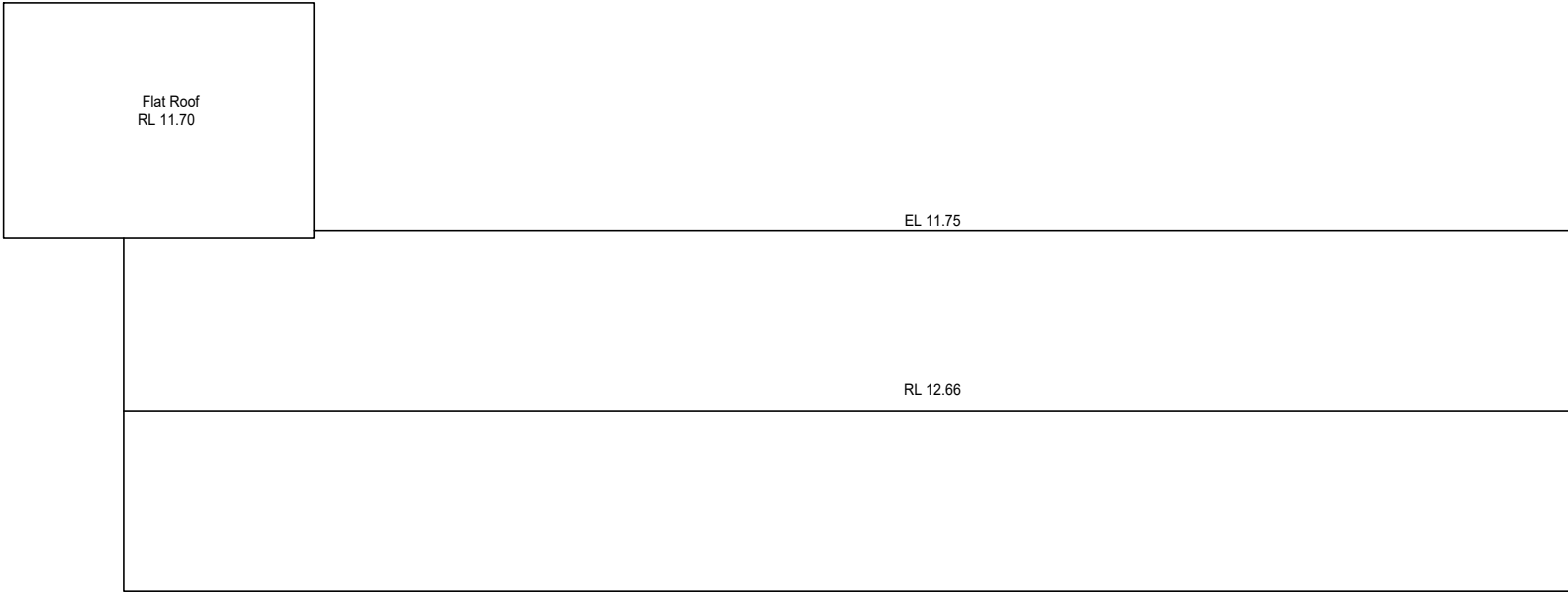
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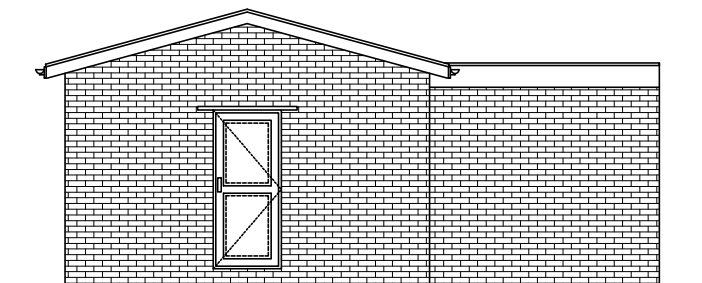
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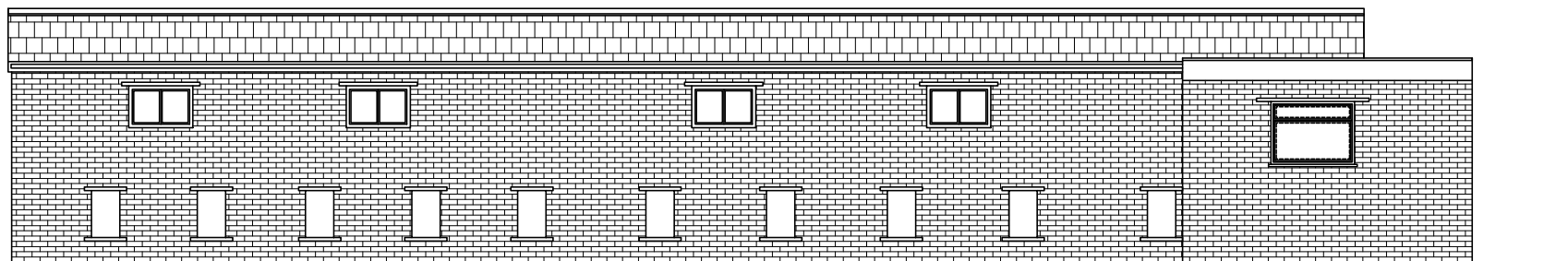
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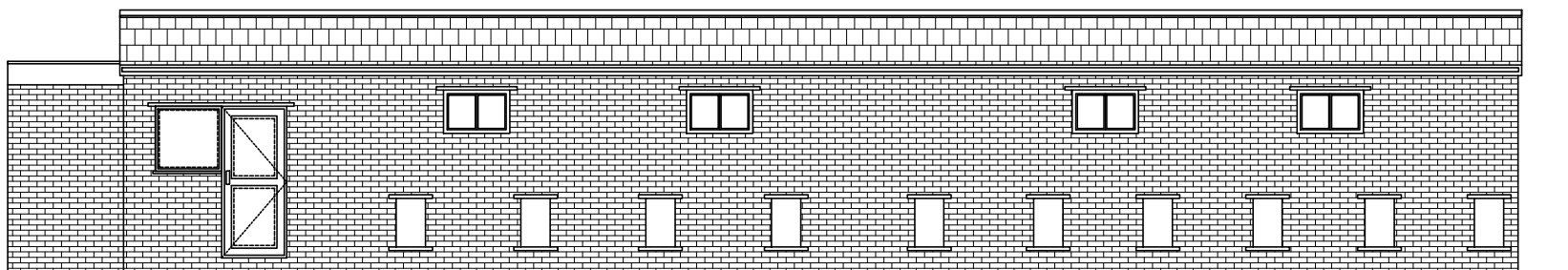
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EXISTING FRONT ELEVATION



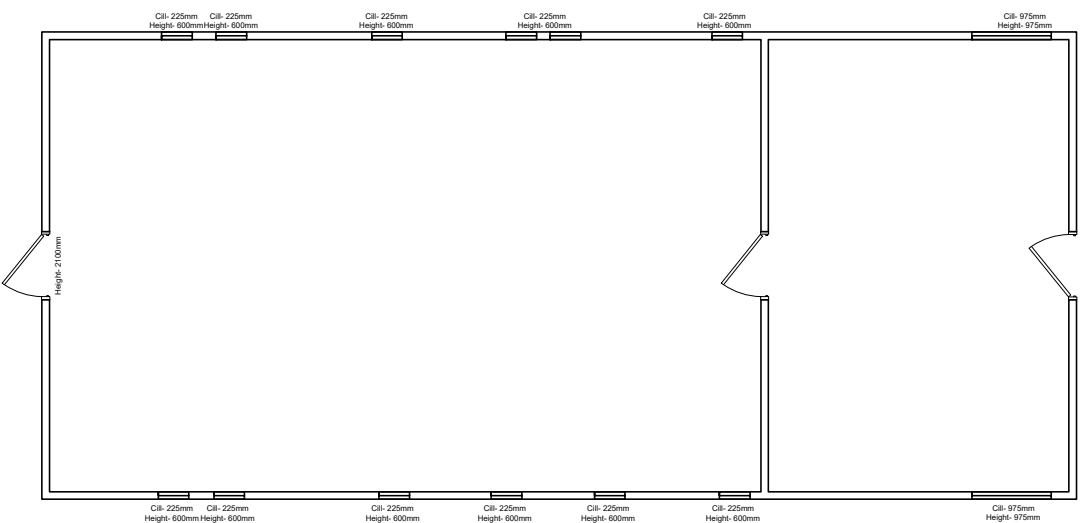
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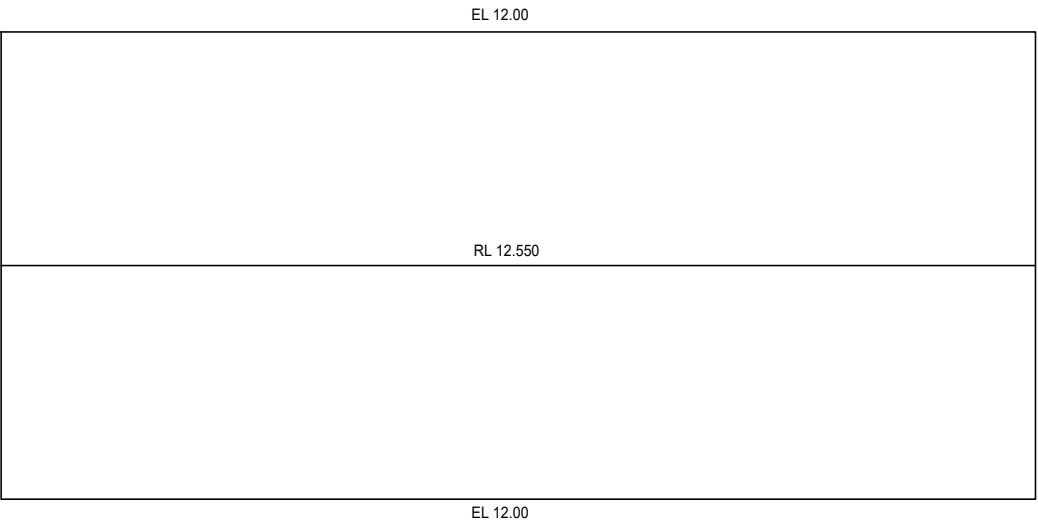
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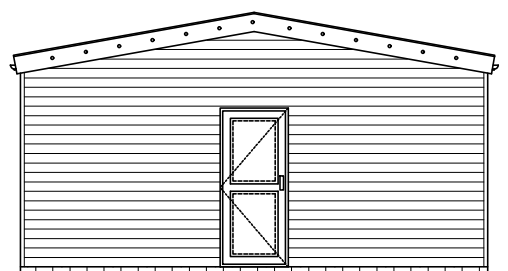
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EXISTING GROUND FLOOR PLAN - BUILDING 3



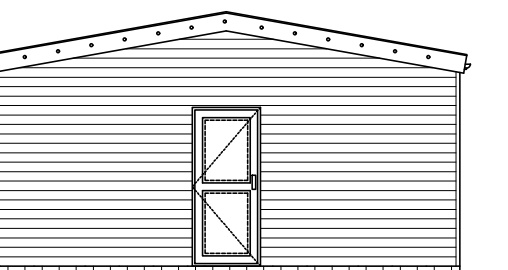
EXISTING ROOF PLAN - BUILDING 3



EXISTING FRONT ELEVATION



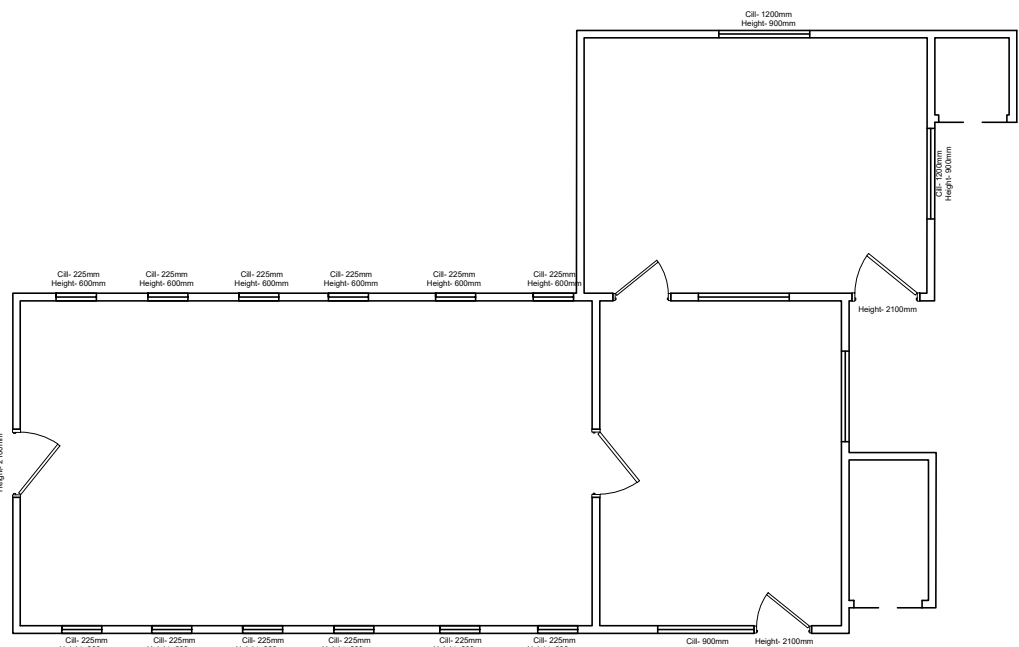
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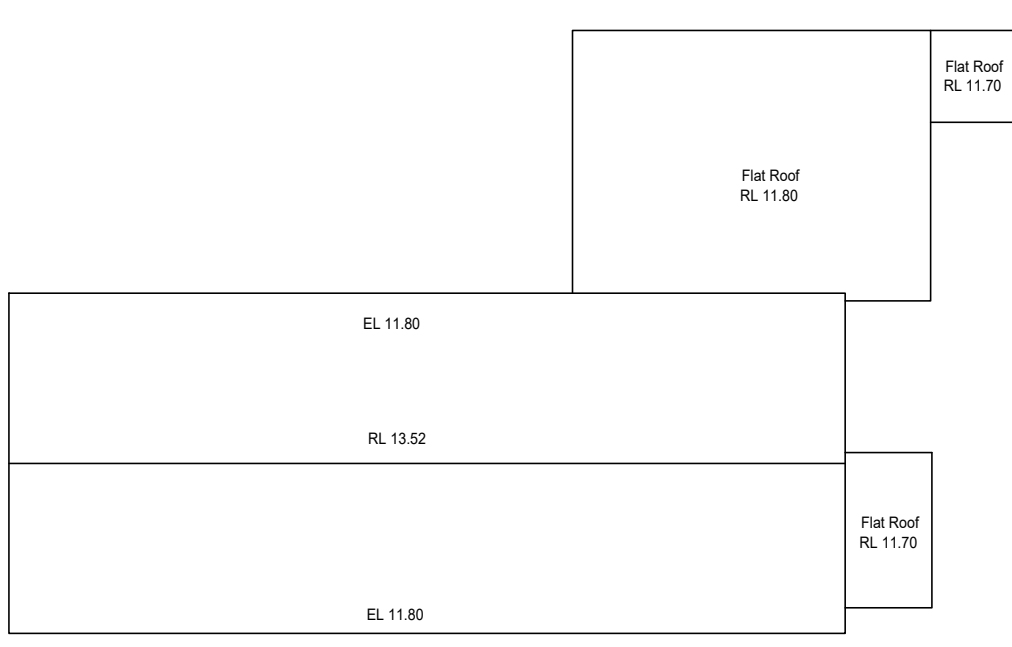
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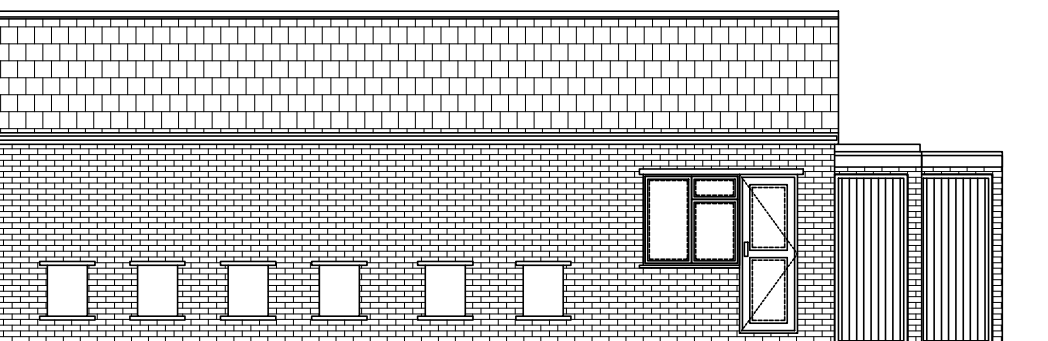
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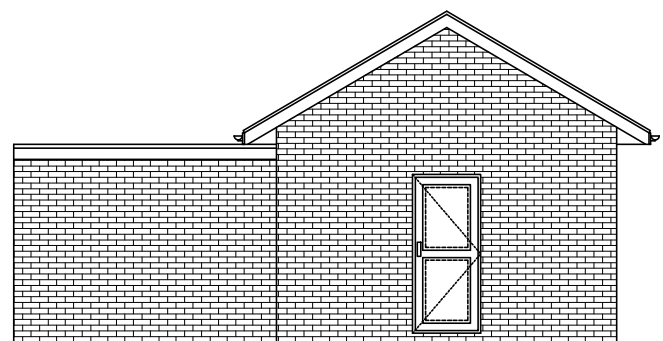
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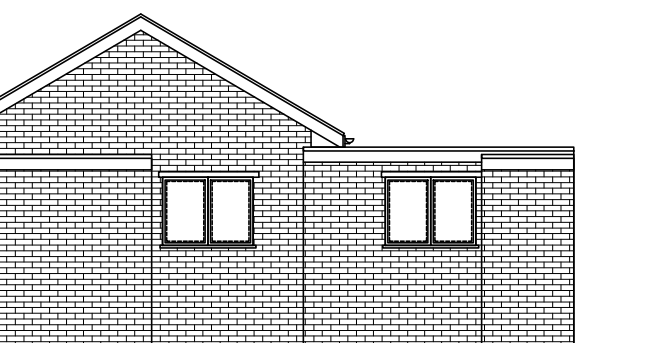
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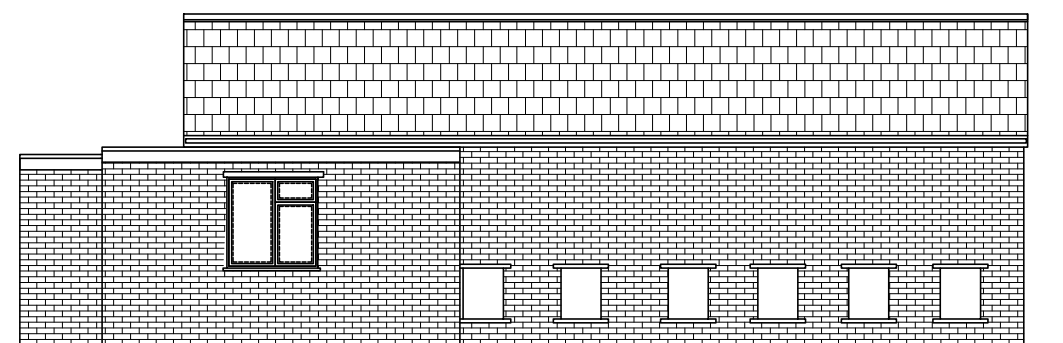
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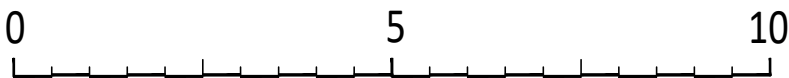
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				

project

Fields View, Fenstanton Road,
Hilton, Huntingdon PE28 9JA

drawing title

Buildings 2,3 and 4 Existing Plans
and Elevations

drawing no	PL(11)03	checked	DSR
scale	1:100	original	A1
status	PLANNING		

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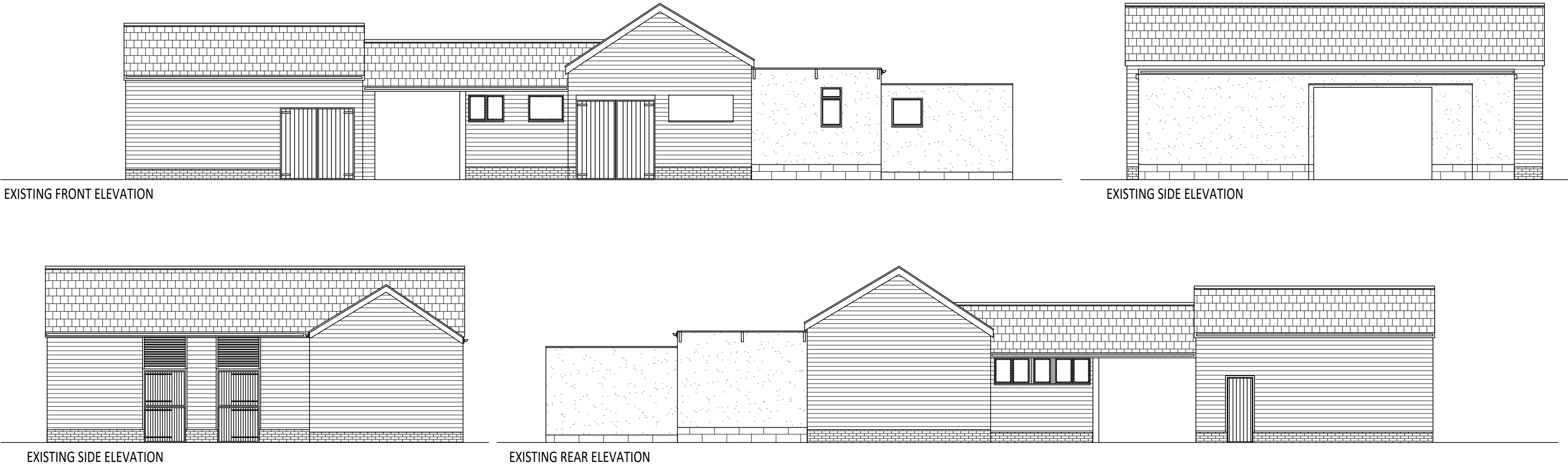
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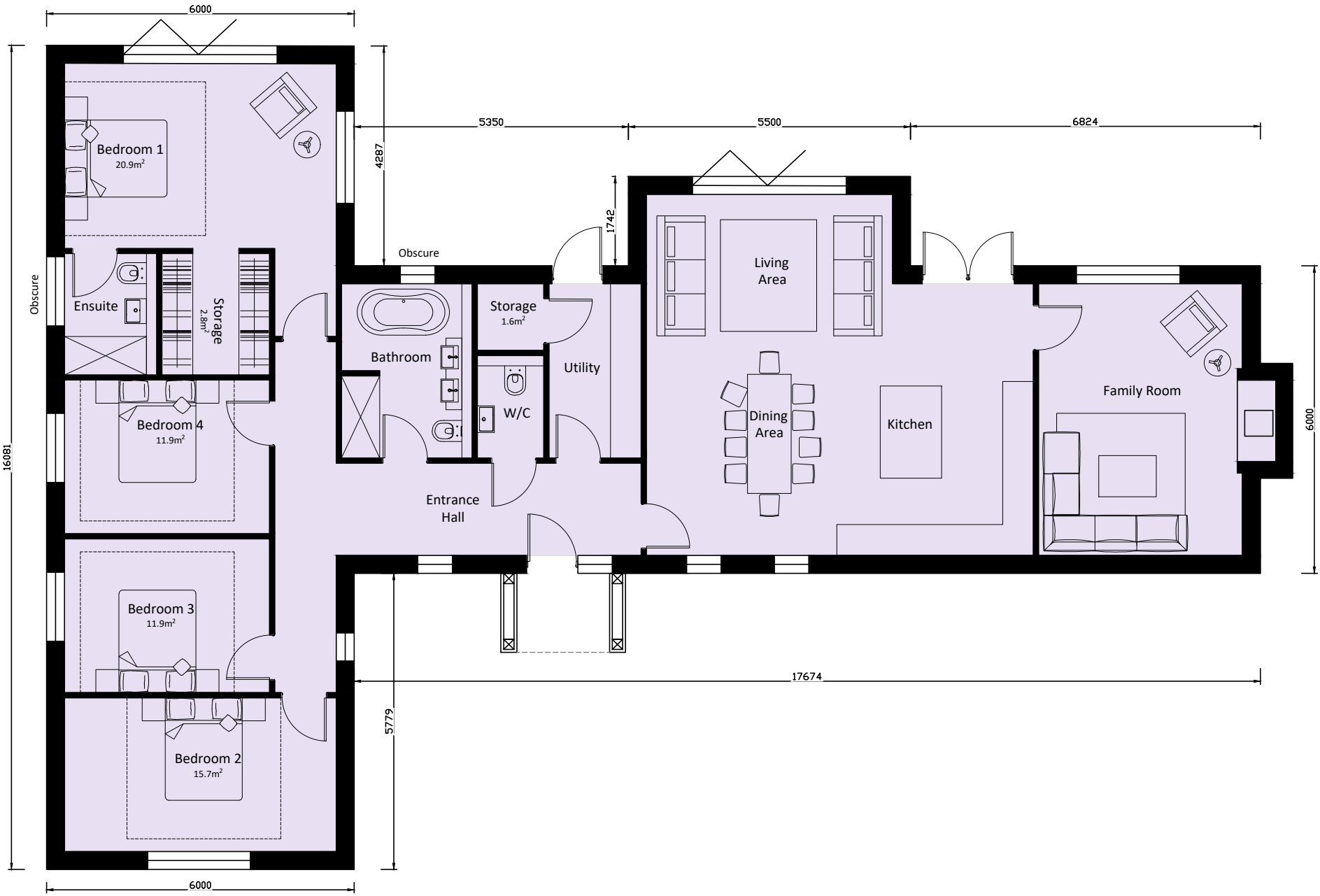
client **Sylvia Dighton and Dale Robinson**

drawing title **Buildings 5 and 6 Existing Plans
and Elevations**

scale 1:100 original A1

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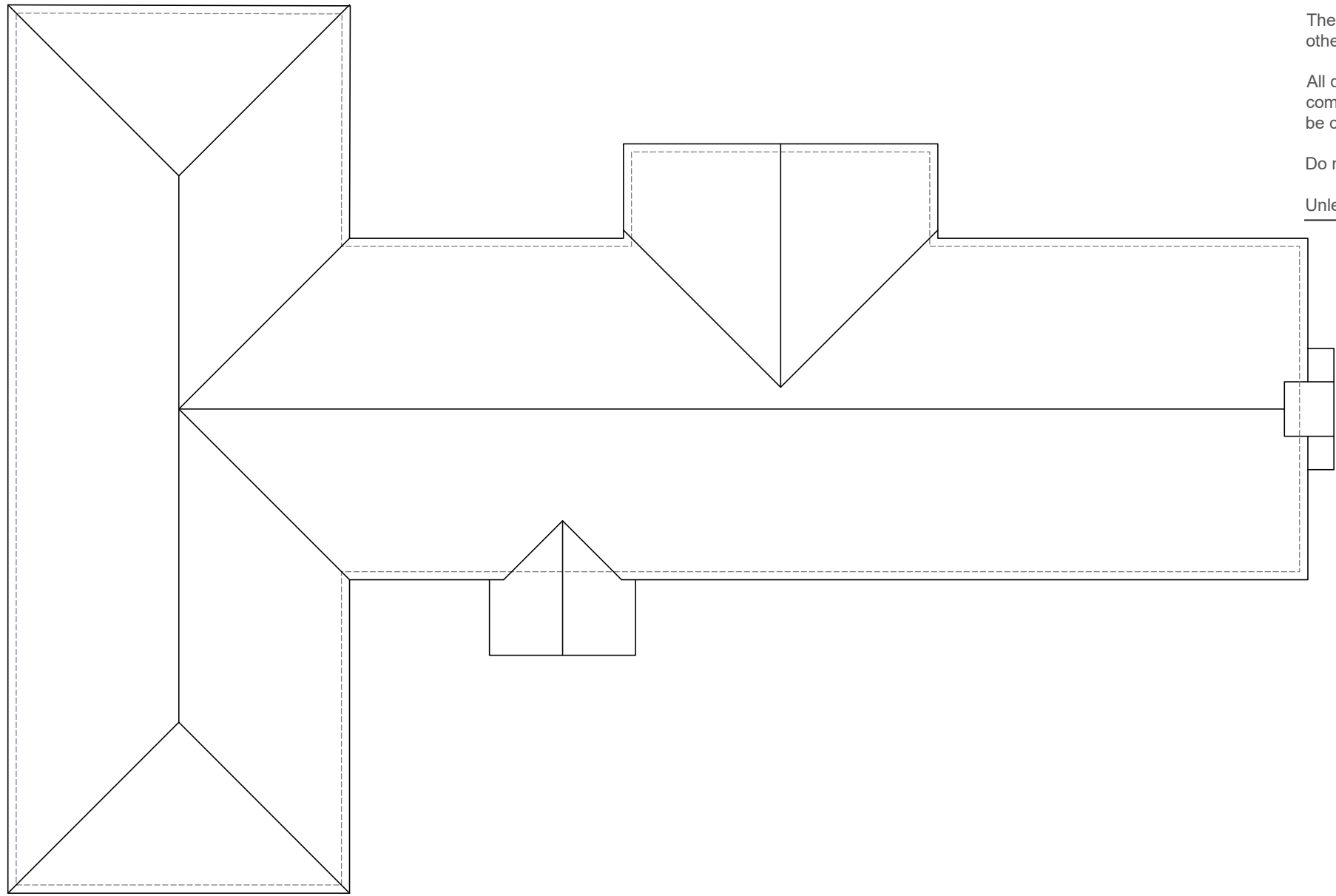




PLOTS 1 AND 4 GROUND FLOOR PLAN (Plot 4 Handed)

184.5m² (1,986sq.ft)
1 Storey, 4Bedroom, 8Persons

Page 257



PLOTS 1 AND 4 ROOF PLAN (Plot 4 Handed)

general notes

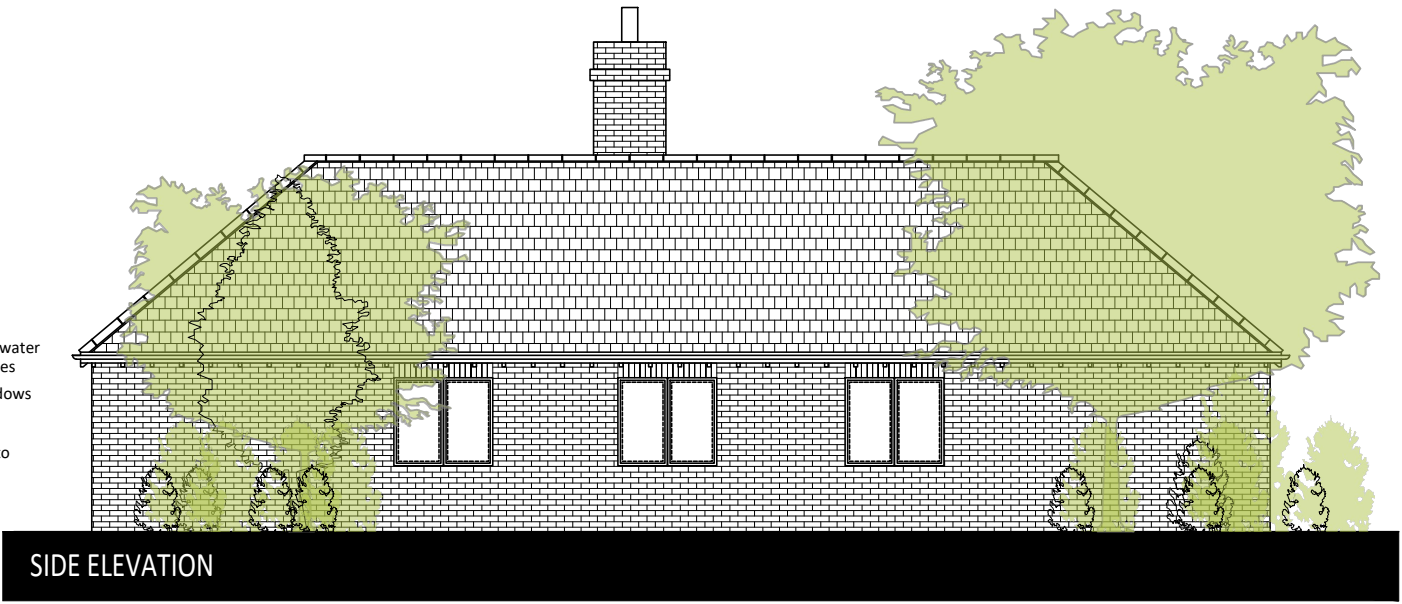
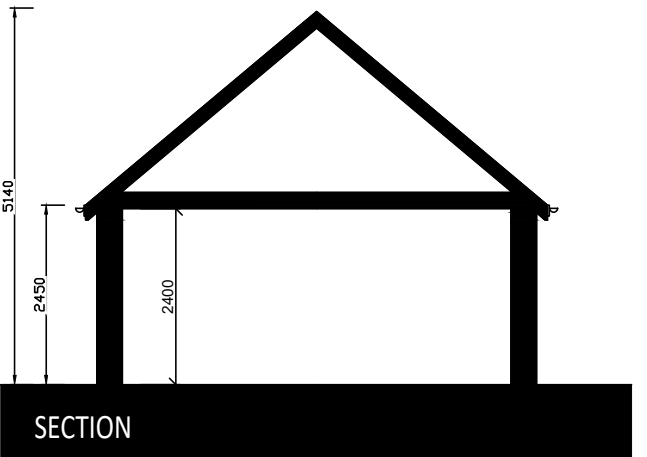
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rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Plots 1 and 4 Proposed Floor Plans and Elevations

drawing no PL(21)01 checked DSR

scale 1:100 original A2

status PLANNING

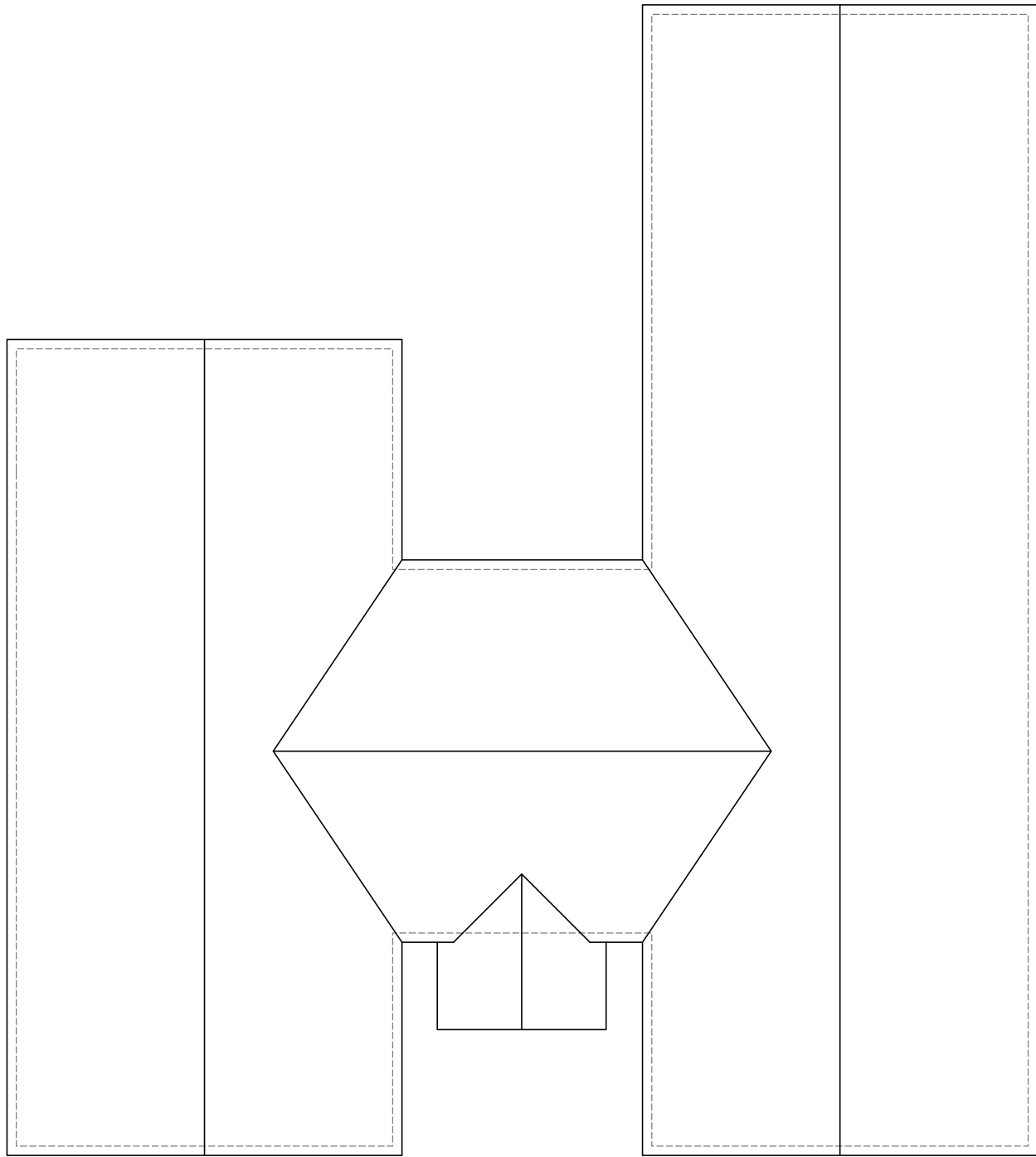
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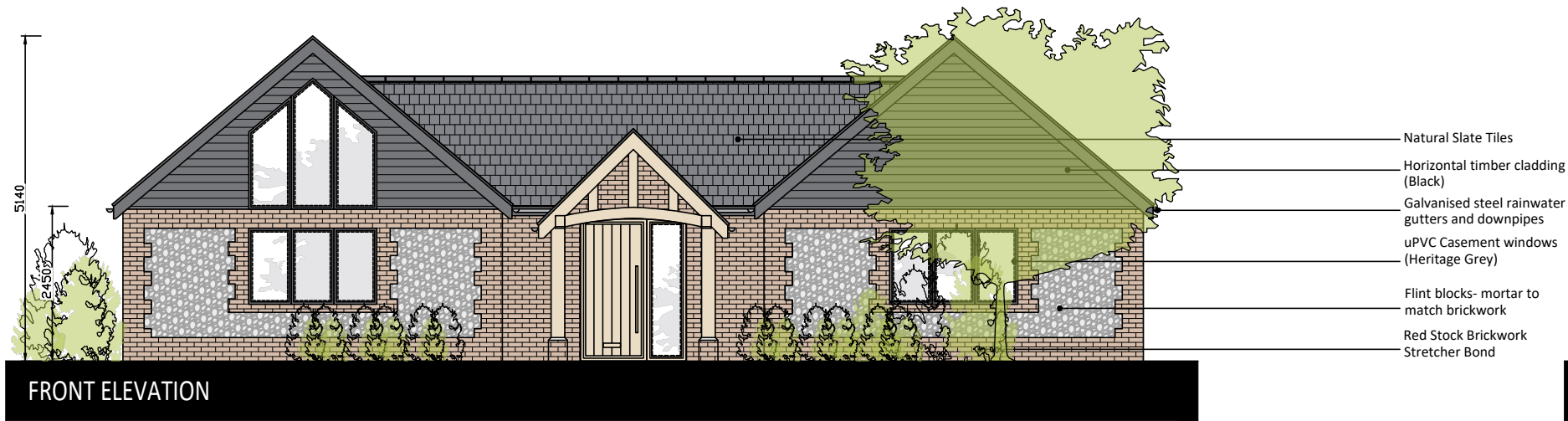
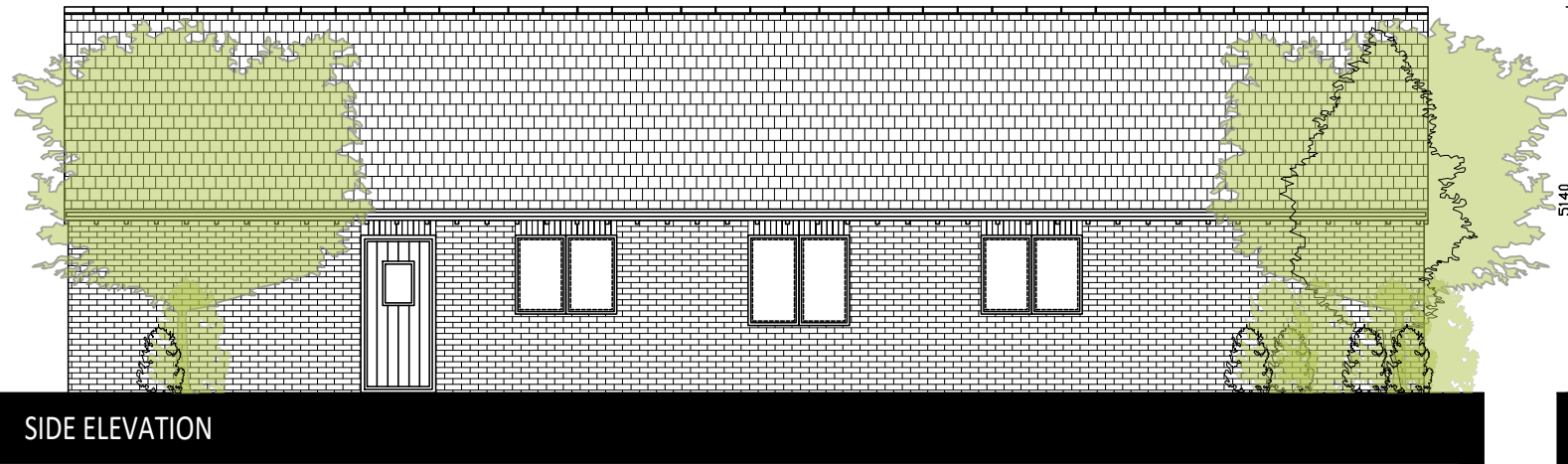
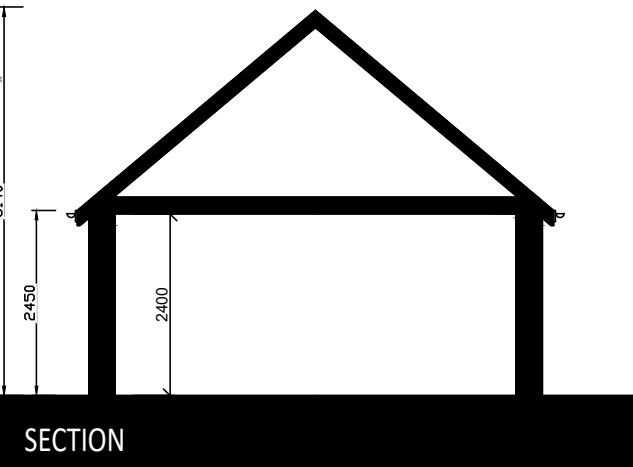
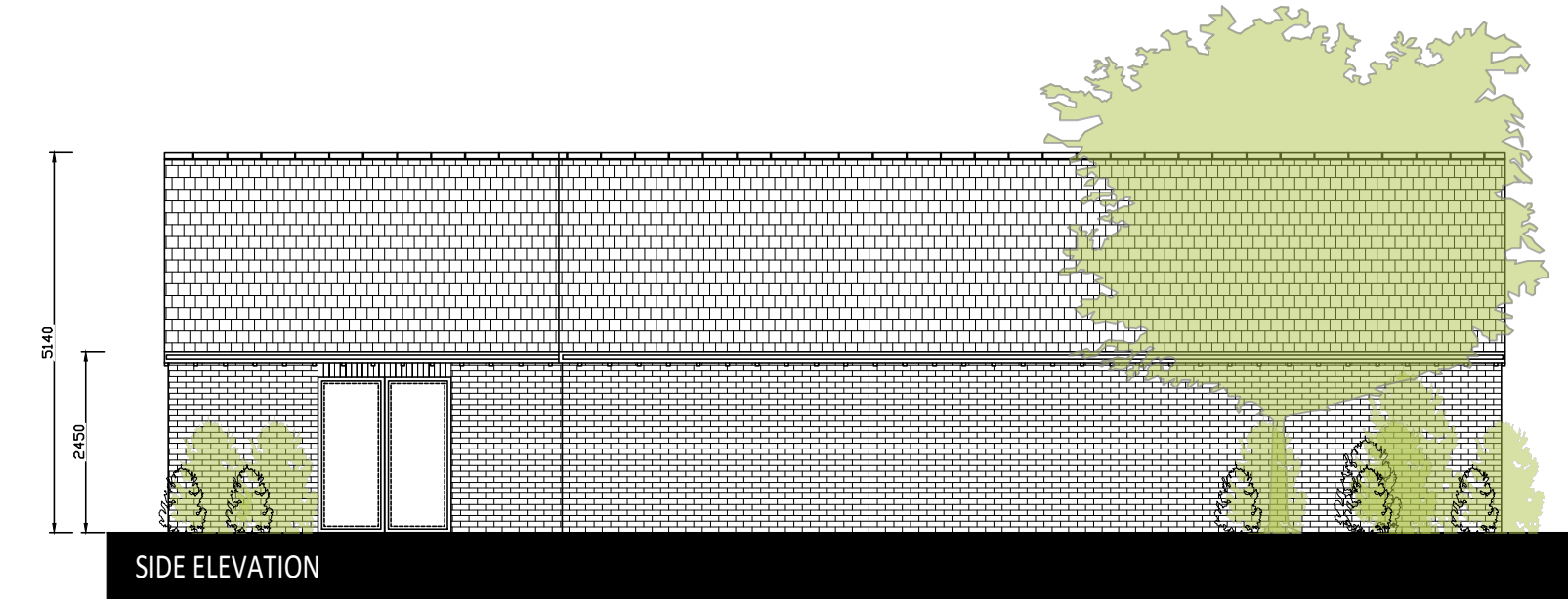
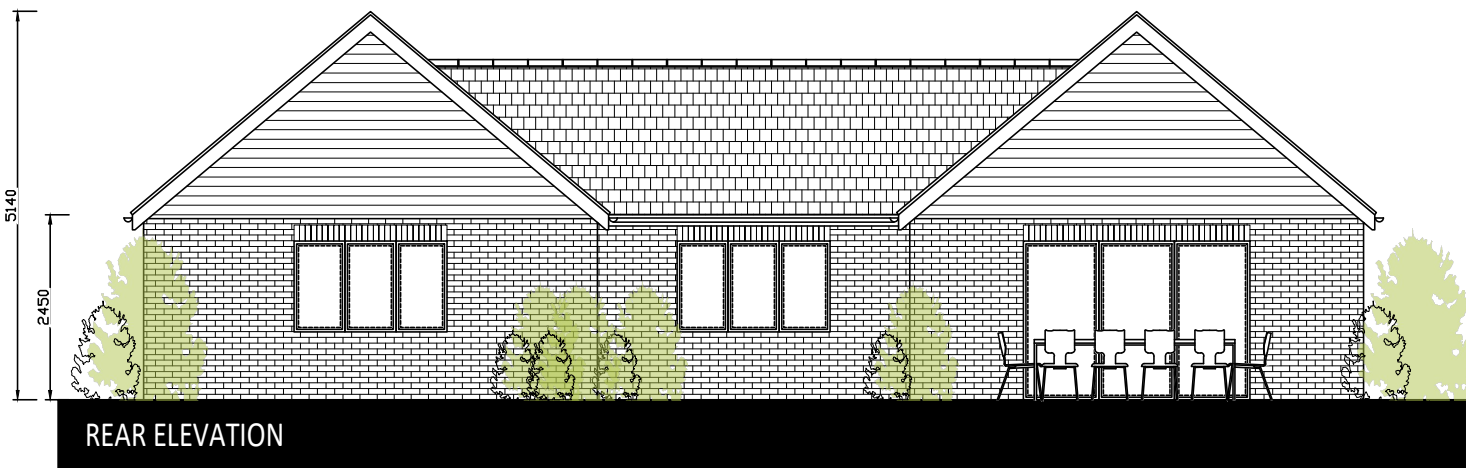




PLOTS 2 AND 3 GROUND FLOOR PLAN
180.2m² (1,940sq.ft)
1 Storey, 4Bedroom, 8Persons



PLOTS 2 AND 3 ROOF PLAN



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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Plots 2 and 3 Proposed Floor Plans and Elevations				
drawing no	PL(21)02	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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Development Management Committee – 19th October 2026

Application Number: 26/01169/S73

Proposal: Variation of condition 8 (deliveries and dispatches) of 25/02081/S73 to alter delivery/collection times on weekdays to 04:00 to 20:00 and 07:00 to 13:30 on Saturdays to reflect the operational requirements of the site

Location: The Orchard, Garden Farm, The Town, Great Staughton, St Neots, PE19 5BE

Applicant: Zantra Properties Ltd / Agrovista Uk Ltd

Agent: Mr Alan Brown

Case Officer: Charlotte Dew

Parish: Great Staughton

Reason for Referral: Cllr Call in and parish council objection contrary to officer recommendation

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This proposal seeks planning permission for the variation of Condition 8 (Deliveries and Dispatches) attached to planning permission ref. 25/02081/S73 to amend the approved delivery and collection hours. The proposed hours are 04:00 to 20:00 on weekdays and 07:00 to 13:30 on Saturdays, reflecting the operational requirements of the site at The Orchard, Garden Farm, The Town, Great Staughton, St Neots, PE19 5BE.

OFFICIAL

Planning permission for the erection of a warehouse and office development, including ancillary landscaping, was originally granted on 31 August 2018 under application ref. 17/00764/FUL. Subsequent Section 73 applications have been approved to vary conditions relating to the approved plans and delivery/dispatch hours, including application refs. 24/02336/S73 and 25/02081/S73. The warehouse and office development benefits from extant planning permission.

The current application seeks only to amend the delivery and collection times secured by Condition 8. No physical alterations to the approved development are proposed. No objections have been received from the Council's technical consultees, including Environmental Health and the Highway Authority, in relation to the proposed changes to the delivery and collection hours.

Consultations

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers, Archaeology and Conservation Officer and Lead Local Flood Authority.

The following consultees have raised **objections** to the application:

- Parish Council, Ward and County Cllrs

Sixteen letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application are:

- The principle of development
- Impact on neighbour amenity
- Highways

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

OFFICIAL

MAIN REPORT**1 APPLICATION SITE AND LOCALITY**

- 1.1 This application relates to a parcel of land (approximately 0.76ha) within the wider site of Garden Farm, Great Staughton. This Section 73 application seeks to vary condition 8 attached to planning permission 25/02081/S73, which was originally permitted under application ref 17/00764/FUL, for the "Proposed warehouse/office development including ancillary landscaping" at The Orchard, Garden Farm, The Town, Great Staughton, St Neots PE19 5BE.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Condition 9 of planning permission 17/00764/FUL states that no deliveries or dispatches to or from the development shall take place outside the following hours:
a) 23:00 to 07:00 Monday to Friday
b) 07:00 to 13:30 on Saturdays
No deliveries or dispatches shall take place on Sundays or Public Holidays.
The condition was imposed in the interests of safeguarding the amenities of nearby residential occupiers.
- 2.2 Subsequently, planning permission 24/02336/S73 was granted to vary the delivery and dispatch hours. Condition 8 of that permission states that no deliveries or dispatches to or from the development shall take place outside the following hours:
a) 07:00 to 23:00 Monday to Friday
b) 07:00 to 13:30 on Saturdays
No deliveries or dispatches shall take place on Sundays or Public Holidays.
The condition was imposed in the interests of safeguarding the amenities of nearby residential occupiers.
- 2.3 The variation approved under application 24/02336/S73 corrected an error within the wording of Condition 9 attached to permission 17/00764/FUL. Whilst the Environmental Health Officer had recommended restrictions to prevent deliveries occurring during overnight periods, the wording of the original condition inadvertently restricted deliveries to overnight hours only. Given that the purpose of the condition was to protect the amenities of neighbouring residents from disturbance associated with delivery and dispatch movements, the condition was amended to ensure deliveries were confined to daytime hours on weekdays and Saturdays,
- 2.4 This application seeks to vary Condition 8 (Deliveries and Dispatches) attached to planning permission 25/02081/S73 to amend the approved delivery and collection hours to 04:00 to 20:00 on weekdays. The approved Saturday delivery and collection hours of 07:00 to 13:30 would remain unchanged. Whilst the weekday delivery period would commence three hours earlier and conclude three hours earlier, the overall duration would remain unchanged at 16 hours. The amendment is sought to reflect the operational requirements of the business.

- 2.5 Officers have scrutinised the submission and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 25/02081/S73- Variation of Condition 1 (Approved plans) for 24/02336/S73 relating to Condition 2 for permission 17/00764/FUL S73 approval - 24/02336/S73 -Permitted 28.01.2026
 - 24/01862/AGDET- Erection General Purpose Agricultural Shed-Prior approval not required 07.11.2024.
 - 24/02336/S73-Variation of Condition 2 (Approved plans) and Condition 9 (Hours of deliveries or dispatches) for 17/00764/FUL- Permitted 25.02.2025
 - 19/80326/COND- Conditional Information for 17/00764/FUL: C3 (SWD scheme), C4 (maintenance of SWD), C5 (Foul Water Strategy), C6 (WSI Archaeology), C7 (Landscape management plan)- Discharged 09.12.2019
 - 17/00764/FUL- Proposed warehouse/office development including ancillary landscaping-Permitted 31.08.2018
 - 16/00799/FUL- Change of Use from Agricultural Barn to B2 (workshop/motor repairs) and other associated work- Permitted 08.06.2016
 - 1200153FUL- Change of use of existing building to a micro brewery from class (B8) to class (B2)-Permitted 15.05.2012
 - 1100308FUL- Change of use of existing agricultural building to storage of agricultural products, formation and landscaping of new access to highway and garden cottage- Permitted 21.07.2011

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

RESPONSE TO CONSULTATION

- 4.2 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	No objection.	Great Staughton Parish Council objects to the application on the grounds that bringing weekday delivery and dispatch hours forward to 04:00 would result in unacceptable harm to residential amenity, contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036 and Policy GSNP17 of the

		Great Staughton Neighbourhood Plan. The Parish Council considers that the existing delivery restrictions were imposed to protect nearby residents and the rural character of the area, and that no evidence has been provided to demonstrate that the current arrangements are acceptable. Concerns are also raised regarding noise, disturbance, vibration and HGV movements during early morning hours, together with the potential impact on rural tranquillity, highway safety and the operation of the local road network. The Parish Council therefore considers that the proposal would undermine the planning balance previously struck when permission was granted and requests that the application be refused.
Cambridgeshire County Council Highways	No objection.	The changes to the delivery and collection times do not impact on the site access or the number of vehicle movements. Therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission. The Local Highway Authority raises no objections to the proposed variation of condition 8 (deliveries and dispatches).
Conservation Officer	No objection.	The variation of Condition 8 (deliveries and dispatches) has no heritage implications and therefore I have no comment for this application.
Environmental Health Officer	No Objection.	Our main concern relates to any potential increase in noise levels associated with the proposed development. The application does not make it clear whether there has been, or will be, an increase in vehicle movements following Agrovista UK Ltd's acquisition of Zantra Ltd in 2025. Nevertheless, I note that the nearest residential receptors are Garden Farm, which

		appears to be associated with the Agrovista business. Other noise-sensitive receptors are located along The Town and would already be subject to typical road traffic noise. On this basis, Environmental Health has no objection to the proposed variation of condition.
Lead Local Flood Authority	No objection.	The application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.
Historic England	No comment	
Environment Agency	No comment	
Archaeological Officer	No objection.	Thank you for the consultation with regards to the archaeological implications of the above referenced application. There are no archaeological considerations and we have no comments.
Ward Cllr	Objection	The Ward Member objects to the application and has requested that it be referred to the Development Management Committee. The objection is based on concerns that permitting deliveries and collections from 04:00 would introduce additional noise, disturbance and lighting impacts during sensitive early morning hours, resulting in harm to residential amenity. Concerns are also raised regarding potential conflicts with Policy LP14 of the Huntingdonshire Local Plan and the implications of early morning HGV movements for highway safety. The Ward Member considers that the proposal is of significant public interest and warrants determination by Committee.
County Cllr	Objection	The proposed amendment to Condition 8, allowing deliveries and dispatches between 04:00 and 20:00 on weekdays, would result in increased noise, disturbance, vibration and vehicle movements

		during sensitive early morning hours, causing harm to the amenities of neighbouring residents contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036. The Cllr also notes that, as the development has not yet become operational, no evidence has been provided to demonstrate a need for the revised delivery hours and considers that the existing restrictions should remain in place to protect the living conditions and quality of life of nearby occupiers.
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5 RESPONSE TO PUBLICITY

5.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

5.2 There have sixteen number of objections to the proposal. The following concerns are raised by objectors as summarised:

- Concerns that deliveries from 04:00 would cause unacceptable noise, vibration and sleep disturbance to nearby residents.
- Numerous reports that existing HGV movements already cause homes, including older and listed buildings, to shake.
- Objections that HGV noise, air brakes, reversing alarms and loading activities would be particularly harmful during early morning hours.
- Concerns that the proposal would harm the tranquillity and rural character of Great Staughton and its conservation area.
- Claims that local roads are narrow, unsuitable for HGVs and already experience congestion, conflicts and highway safety issues.
- Concerns that HGVs frequently exceed the 20mph speed limit, increasing noise, vibration and safety impacts.
- Objections that increased vehicle movements could damage roads, historic buildings and residential properties.
- Concerns that the development has expanded beyond what was originally envisaged and now operates more as an industrial/logistics facility.
- Concerns that Agrovista's acquisition of Zantra may lead to a greater scale of operation than originally assessed.
- Objections that the original delivery restrictions were imposed to protect residential amenity and that circumstances have not changed to justify their removal.
- Concerns that the site has not yet been fully operational and no evidence has been provided to demonstrate a need for extended delivery hours.
- Concerns over adverse impacts on residents' health, wellbeing and quality of life.
- Some objections raise concerns regarding light pollution, visual impacts and insufficient screening.

- Residents consider the proposal contrary to Policy LP14 and national planning policies that seek to protect residential amenity.
- Overall view that the existing delivery hours should remain in place to protect local residents and the rural environment.

6 APPRAISAL

- 6.1 This application seeks to vary Condition 8 (Deliveries and Dispatches) of planning permission 25/02081/S73 to amend the approved delivery and collection hours. The proposed hours are 04:00 to 20:00 on weekdays and 07:00 to 13:30 on Saturdays, reflecting the operational requirements of the site. Whilst the weekday delivery period would be brought forward by three hours, the overall duration would remain unchanged at 16 hours. No changes are proposed to the approved Saturday delivery and collection hours, with a continued restriction of no deliveries on Sundays and Bank Holidays.
- 6.2 The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals. It advises where these modifications are fundamental or substantial, a new planning application will be required. Where less substantial changes are proposed a non-material amendment application can be submitted, or a S73 application where there is a relevant condition that can be varied.
- 6.3 The PPG advises that "Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged". As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original consent.
- Principle of development
- 6.4 Planning permission for the warehouse and office development, together with associated landscaping works at The Orchard, Garden Farm, The Town, Great Staughton, St Neots, PE19 5BE, was originally granted under application reference 17/00764/FUL.
- 6.5 Since the grant of that permission, a number of Section 73 applications have been approved to amend the development, most recently under application references 24/02336/S73 and 25/02081/S73.
- 6.6 The current application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 to vary Condition 8 (Deliveries and Dispatches) attached to planning permission 25/02081/S73.

- 6.7 The principle of the warehouse and office development at the site has been established through the grant of planning permissions 17/00764/FUL, 24/02336/S73 and 25/02081/S73. The current proposal relates solely to the amendment of the approved delivery and collection hours and does not alter the nature, scale or extent of the approved development.
- 6.8 No changes are proposed to the approved arrangements relating to access, drainage, biodiversity, lighting, landscaping or the external appearance of the buildings. All other aspects of the development would remain as previously approved under planning permission 25/02081/S73, with the only amendment being the introduction of earlier weekday delivery and collection hours, resulting in the delivery period commencing three hours earlier than currently permitted.
- 6.9 As confirmed in decisions 24/02336/S73 and 25/02081/S73, officers concluded that "a lawful start was made before the application's expiry." Officers are therefore satisfied planning permission 17/00764/FUL is extant.

Highways

- 6.10 Details submitted in support of the original application 17/00764/FUL indicated that, in a worst-case scenario, the approved warehouse and office development would generate approximately 194 two-way vehicle movements per day, including 37 HGV movements.
- 6.11 The planning history of the site is also a material consideration. Planning permission 1100308FUL permitted the change of use of an existing agricultural building for the storage of agricultural products, together with the formation and landscaping of a new access and Garden Cottage. The Transport Assessment submitted in support of application 17/00764/FUL confirmed that the lawful use of the site under permission 1100308FUL was capable of generating approximately 673 two-way vehicle movements per day.
- 6.12 The submitted assessment further concluded that the approved warehouse and office development under 17/00764/FUL would result in a traffic increase of approximately 22.3% when compared with the previously permitted agricultural storage use.
- 6.13 Therefore, when considering the current proposal, it is important to recognise that the principle of vehicle movements associated with the site has long been established through previous permissions. Furthermore, the current Section 73 application does not seek to increase the volume of traffic generated by the approved development and relates solely to the timing of delivery and collection times.
- 6.14 During the determination of application ref 17/00764/FUL, Cambridgeshire County Council Highways raised no objection to the proposal. The Highway Authority advised that the surrounding highway network was capable of accommodating the type and level of traffic associated with the development and already experienced HGV movements associated with both the site and surrounding agricultural operations. It was therefore concluded that there were

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no sustainable grounds on which to resist the development on highway safety grounds. The Highway Authority also acknowledged the site's rural location and noted that, given the absence of footway provision in the area, it would be unreasonable to require pedestrian or cycling infrastructure as part of the proposal.

- 6.15 The current application, which seeks to amend the approved weekday delivery and collection hours, is supported by a Statutory Declaration. This legally binding document confirms that the proposed amendment would not result in any increase in the traffic generation associated with the permitted warehouse and office development.
- 6.16 It is acknowledged that objections have been received from third parties, the Parish Council and the local Ward Member regarding the traffic implications of the proposal. However, the application does not seek to increase the scale of the approved development or the number of vehicle movements generated by the site. The submitted Statutory Declaration confirms that traffic levels would remain unchanged, and it is noted that the Highway Authority previously concluded that the approved development would not give rise to unacceptable highway safety impacts.
- 6.17 The Local Highway Authority has been consulted on the current application and has confirmed that the proposed changes to the delivery and collection hours would not affect the site access arrangements or increase vehicle movements associated with the development. Accordingly, the Highway Authority considers that the proposal would not result in a significant adverse impact on the public highway and has raised no objection to the variation of Condition 8 (Deliveries and Dispatches).
- 6.18 Having regard to the comments of the Local Highway Authority, the supporting Statutory Declaration, and the fact that the proposal would not result in any increase in traffic generation, the amendment to the approved delivery and collection hours is not considered to give rise to an unacceptable impact on highway safety or the operation of the local highway network. Accordingly, no objection is raised on highway grounds.
- 6.19 Policy GSNP 17 (Road Safety and Parking) of the Great Staughton Neighbourhood Plan states that development proposals for non-residential development and new dwellings will be assessed having regard to their impact on road safety. The policy advises that proposals which would result in an unacceptable adverse impact on road safety, including B2 and B8 development without direct access to a B-Class road, should be resisted.
- 6.20 In this case, the proposal relates solely to an amendment to approved delivery and collection hours and would not alter the existing access arrangements, increase traffic generation, or otherwise prejudice highway safety. For the reasons set out above, Officers are satisfied that the proposal would not have an adverse impact on road safety and therefore accords with Policy GSNP 17 of the Great Staughton Neighbourhood Plan.

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- 6.21 Accordingly, the proposal is considered to comply with Policy LP17 of the Huntingdonshire Local Plan to 2036, Policy GSNP 17 of the Great Staughton Neighbourhood Plan and National Decision-Making Policy TR6: Assessing transport impacts of the National Planning Policy Framework 2026.

Neighbour Amenity

- 6.22 As set out above, an error occurred during the determination of application reference 17/00764/FUL, whereby the wording of Condition 9 inadvertently permitted deliveries during overnight hours rather than restricting them to daytime hours as originally intended. Consequently, the permission as issued allows deliveries to take place during nighttime periods.
- 6.23 Whilst planning permission was subsequently granted under application 24/02336/S73 to rectify this drafting error and impose delivery hours consistent with the Local Planning Authority's original intention, significant weight must be given to the lawful fallback position. As a result of the historic error, the applicant would retain the ability to operate under the terms of the original permission, which permits deliveries during overnight periods.
- 6.24 Further weight is afforded to the planning history of the site, which includes permission for the change of use of an existing agricultural building to the storage of agricultural products, together with the formation of a new access and landscaping works (ref. 1100308FUL). That permission did not impose any restrictions on operational hours, indicating that unrestricted operations on the site have previously been considered acceptable in planning terms.
- 6.25 Third party concerns have been carefully considered by officers. However, it is important to note that the application does not seek to increase the scale of the approved development, intensify the authorised use, or increase the number of vehicle movements associated with the site. Rather, the proposal seeks only to amend the timing of deliveries and collections. The impacts of the proposal must therefore be assessed in the context of the established lawful use of the site and the extant fallback position, which already permits deliveries during overnight hours.
- 6.26 It is acknowledged that the proposed variation has generated a significant number of objections from local residents, predominantly relating to concerns over noise, vibration and disturbance associated with Heavy Goods Vehicle (HGV) movements, particularly during the early morning period. Concern has also been expressed regarding the potential impact on the character of Great Staughton and the living conditions of nearby occupiers.
- 6.27 Officers recognise the concerns raised and acknowledge that HGV movements have the potential to generate noise and vibration. However, it is important to note that this Section 73 application does not seek to increase the scale of the approved development, expand the floorspace, intensify the authorised use or increase the number of vehicle movements associated with the site. Instead, the application seeks only to amend the approved delivery and collection hours

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by extending the weekday commencement time from 07:00 to 04:00, representing a three-hour shift in the permitted delivery window.

- 6.28 In assessing the impact of the proposal, significant regard has been had to the fallback position. Should the current application be refused, deliveries could nevertheless continue during overnight periods under the terms of the original permission due to the drafting error identified above. Consequently, the proposed delivery hours must be assessed in the context of what could already lawfully occur at the site.
- 6.29 Furthermore, the proposal would not result in additional traffic generation above that already associated with the approved development. During consideration of the original planning application, Cambridgeshire County Council Highways advised that the traffic impacts arising from the development would not be severe, noting that the scale of development and associated trips could not be considered significant. No objection has been raised by the Highway Authority in respect of the current proposal.
- 6.30 The site is also located at a considerable distance from the main built-up area of Great Staughton. The closest residential property is Garden Farm Cottage, located approximately 150 metres from the site, whilst the main concentration of residential development within Great Staughton lies approximately 1 kilometre to the east, albeit with a small number of sporadic dwellings located along Great Staughton Road between the site and the village.
- 6.31 It is acknowledged that vehicles associated with the development may travel through Great Staughton when accessing the wider highway network. However, the application does not seek to increase the number of HGV movements already associated with the lawful use of the site. Consequently, any disturbance arising from traffic movements would largely relate to the timing of those movements rather than a material increase in their frequency.
- 6.32 The Environmental Health Officer has carefully considered the proposal and raises no objection. In reaching this conclusion, the Officer noted that the application does not clearly demonstrate whether the acquisition of Zantra Ltd by Agrovista UK Ltd has resulted in any increase in vehicle movements. As detailed above, the application is accompanied with a Statutory Declaration. This legally binding document confirms that the proposed amendment would not result in any increase in the traffic generation associated with the permitted warehouse and office development.
- 6.33 Nevertheless, Environmental Health recognised that the nearest receptors are limited in number and that dwellings located along The Town are already subject to background road traffic noise. On this basis, no unacceptable impact on residential amenity was identified.
- 6.34 Whilst the concerns raised by local residents are noted and given due consideration, the absence of any technical objection from Environmental Health or the Highway Authority attracts significant weight. Officers have not

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been presented with substantive evidence demonstrating that the proposed amendment would result in noise, vibration or disturbance of such a magnitude as to cause significant harm to residential amenity.

- 6.35 Having regard to the lawful fallback position permitting overnight deliveries, the limited nature of the proposed amendment, the absence of any increase in approved traffic generation, the separation distances between the site and the majority of residential receptors, and the conclusions of the Council's technical consultees, officers are satisfied that the proposal would not give rise to an unacceptable impact upon the living conditions of neighbouring occupiers.
- 6.36 In addition to concerns relating to noise and vibration, third parties have raised concerns regarding the potential impact of the proposed extended operating hours on external lighting levels. Whilst these concerns are acknowledged, it is noted that the existing operation is already capable of functioning during hours of darkness, particularly during the winter months when daylight hours are reduced. As such, it is not considered that the proposed changes to operating hours would, in themselves, result in a material increase in external lighting impacts.
- 6.37 Notwithstanding this, to safeguard the amenity and to ensure that any future lighting proposals are appropriately assessed, Officers recommend the imposition of a condition requiring that no additional external lighting be installed on the site without the prior written approval of the Local Planning Authority.
- 6.38 Accordingly, the proposal is considered to comply with Policy LP14 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy P3: Living Conditions and Pollution of the National Planning Policy Framework 2026.

Additional Duties

Public Sector Equalities Duties

- 6.39 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.40 The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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- 6.41 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

Human Rights

- 6.42 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 PLANNING BALANCE AND CONCLUSION

- 7.1 Section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2 Planning permission for the erection of a warehouse and office development, including associated landscaping, was originally granted under application ref. 17/00764/FUL. Subsequent Section 73 permissions, including refs. 24/02336/S73 and 25/02081/S73, have varied conditions relating to the approved plans and operational arrangements. The development benefits from an extant planning permission and the principle of the use is established.
- 7.3 The current application seeks solely to vary Condition 8 (Deliveries and Dispatches) to amend the approved delivery and collection hours. No physical alterations, increase in floorspace, changes to the approved use, or increase in vehicle movements are proposed.
- 7.4 The proposed hours would allow deliveries and collections between 04:00 and 20:00 on weekdays and 07:00 and 13:30 on Saturdays. Whilst the weekday commencement time would be brought forward by three hours, the overall duration of the delivery period would remain unchanged at 16 hours.
- 7.5 In assessing the proposal, significant weight has been afforded to the lawful fallback position arising from the wording of Condition 9 attached to planning permission 17/00764/FUL, which inadvertently permitted overnight deliveries. It is therefore a material consideration that deliveries during more extensive nighttime periods could lawfully occur irrespective of the outcome of the current application.
- 7.6 The proposal has been assessed having regard to the representations received, particularly those relating to noise, vibration and disturbance from HGV movements. Notwithstanding these concerns, no objections have been raised by the Council's Environmental Health Officer or the Highway Authority. Furthermore, the application would not result in any increase in the number of vehicle movements associated with the approved development.

- 7.7 Having regard to the extant permission, the lawful fallback position, the absence of any increase in traffic generation, the separation distances to nearby residential receptors and the absence of any objection from technical consultees, officers conclude that the proposal would not result in a significant adverse impact on residential amenity or highway safety.
- 7.8 The proposal seeks only to amend the approved delivery and collection hours associated with an established and lawfully permitted use. Whilst local concerns regarding potential noise and disturbance have been carefully considered, the proposal would not increase the scale of development or traffic generation and must be considered in the context of the lawful fallback position which permits overnight deliveries. In the absence of any technical objections and having regard to all material planning considerations, officers consider that the proposal complies with the relevant provisions of the Development Plan and National Decision-Making Policies and therefore recommend that planning permission be granted subject to conditions.
- 7.9 Should the application be permitted by members, all conditions imposed under 25/02081/S73 would be repeated, where relevant and amended to compliance conditions where the conditions have been discharged, as per advice in the PPG.

8 RECOMMENDATION/CONDITIONS AND REASONS

- 8.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

1. Condition- Approved Plans

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

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

2. Condition- Surface Water Drainage

Prior to the first occupation of the development, the surface water drainage scheme approved (in respect of Condition 3 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019, as detailed within

- o SEA Structural Engineers, Letter in support of planning Condition 3 - Ref: L-1707/W/002, received 09.10.2019.

- o Proposed Drainage Layout (Sheet 1 of 2) - Dwg No: 1707/W/E01 B, received 09.10.2019. (in respect of surface water drainage only)

shall be installed and shall be retained as such thereafter.

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Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

3. Condition- Surface Water Maintenance

Prior to the first occupation of the development, the long term maintenance arrangements for the surface water drainage system (including all SuDS features) approved (in respect of Condition 4 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019, as detailed within

- o SEA Structural Engineers, Surface Water Drainage Maintenance Plan - Ref: E-1707W-001, received 09.10.2019.

shall be installed and shall be retained as such thereafter.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

4. Condition. – Foul Water Drainage.

Prior to the first occupation of the development, the foul water drainage scheme approved (in respect of Condition 4 of application reference number 25/02081/S73) under reference number 26/80166/COND issued by the Local Planning Authority on the 17.08.2026, as detailed within

- o Marsh Ensign Package Sewage Treatment Plant, received by the LPA 29/06/2026.

- o Marsh Ensign Evaluation Test Cert, received by the LPA 29/06/2026.

- o Proposed Drainage Strategy (dwg non 1707/W/E115), received by the LPA 29/06/2026.- In relation to foul water only.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

5. Condition- Written Scheme of Investigation.

The development shall be undertaken in strict accordance with the Written Scheme of Investigation approved (in respect of Condition 6 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019 as detailed within

- o University Of Leicester Archaeological Services, Written Scheme of Investigation for Archaeological Evaluation - received 09.10.2019.

- o University Of Leicester Archaeological Services, Archaeological Evaluation - report No. 2018- 134, received 09.10.2019

Reason: To ensure that the works are undertaken in accordance with the previously approved Written Scheme of Investigation in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition- Landscape Management Plan

Prior to the first occupation of the development, the Landscape Management Plan approved (in respect of Condition 7 of application reference number

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17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019 as detailed within

o aspect landscape planning, Landscape Management Plan - Ref: 6.96.LMP.002, received 03.12.2019.

shall be installed and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition- Materials

The materials to be used in the construction of the external surfaces of the warehouse/office development hereby permitted shall be in accordance with the elevation drawings as submitted 13.12.2024 (Building A Proposed Elevations: Z/GSw/25/006 Rev D; Building B Proposed Elevations: Z-GSw-25-305 Rev A; Offices / Welfare Block Z-GSo-25-002), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

8. Condition- Delivery and dispatch hours.

No deliveries or dispatches to/from the development hereby approved shall take place outside the following hours:

a) 04:00- 20:00 Monday to Friday

b) 07:00 - 13:30 on Saturdays

No deliveries or dispatches to/from the development hereby approved shall take place on Sundays or public holidays.

Reason: In the interests of residential amenity and Policy LP14 of the Huntingdonshire Local Plan to 2036.

9. Condition-External Lighting

No additional external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

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Great Staughton Parish Council response to 26/01169/S73 - Variation of Condition 8 (Delivery and Dispatch Hours)

Great Staughton Parish Council **recommends refusal** of the proposed variation of Condition 8, which currently restricts deliveries and dispatches to:

- **No deliveries or dispatches between 23:00 and 07:00 Monday–Friday**
- **Deliveries permitted 07:00–13:00 on Saturdays**
- **No deliveries or dispatches on Sundays or Bank Holidays**

This condition was imposed **in the interests of residential amenity**, and the Parish Council considers it both necessary and justified.

The objection relates specifically to **Policy LP14** of the Huntingdonshire District Council Local Plan and **Policy GSNP17** of the Great Staughton Neighbourhood Plan. The Parish Council's concerns centre on **residential amenity** and **road safety**, both of which would be significantly harmed by the proposed variation.

1. Policy Basis for Objection

LP14 – Amenity (Huntingdonshire Local Plan to 2036)

LP14 requires development to maintain a **high standard of amenity** for neighbouring occupiers, including:

- Noise and vibration
- Disturbance from vehicle movements
- Traffic generation
- Hours of operation
- Effect on the enjoyment of nearby homes

Allowing deliveries from **04:00** would materially worsen all of these impacts.

GSNP17 – Rural Character, Tranquillity and Road Safety (Great Staughton Neighbourhood Plan)

GSNP17 requires development to:

- Protect the **rural character** and **tranquillity** of the parish
- Avoid harmful traffic impacts on narrow rural lanes
- Prevent intensification of commercial activity that erodes residential amenity
- Ensure development does not compromise **road safety**

The proposed variation conflicts directly with GSNP17 by introducing heavy vehicle movements during the most sensitive hours of the day.

National Planning Policy Framework (NPPF)

The NPPF requires planning decisions to:

- Protect people's quality of life
- Prevent unacceptable noise and disturbance
- Secure a good standard of amenity for existing and future occupants
- Balance economic benefits against impacts on residents' living conditions

The proposed variation is incompatible with these requirements.

2. Importance of the Original Delivery Restrictions

When planning permission was granted in 2018 for a warehouse of approximately **1,100 square metres** on former agricultural land, Huntingdonshire District Council undertook a careful balancing exercise. The delivery and dispatch restrictions formed a **critical part** of that balance, ensuring that:

- Residential amenity was protected
- Rural tranquillity was preserved
- The development remained compatible with its sensitive countryside setting

These considerations are reinforced by **GSNP17**, which emphasises the importance of protecting the parish's rural environment from intrusive commercial activity.

Nothing has changed to justify weakening these safeguards.

3. Original Traffic Evidence and the Basis for Approval

The decision notice issued on **31 August 2018** for application **17/00764/FUL** relied heavily on the traffic information provided by the applicant. The Parish Council's original submission highlighted the following:

- The applicant predicted **29 additional movements in the morning peak hour and 20 in the evening peak hour**.
- **Half** of these movements were expected to be **lorries**.
- The TRICS analysis suggested **91 additional trips per day, 37 of which would be lorries**.
- This represented an approximate **15% increase** in traffic on a minor rural road.

The applicant's own transport survey stated:

"The proposed development traffic flows... would result in an increase of 29 trips during the AM peak, and 20 trips during the PM peak. This equates to 1 additional trip approximately every 2 minutes during the AM peak and 1 additional trip every 3 minutes during the PM peak."

Would exceeding these traffic levels breach the planning permission?

4. Change in Circumstances Since 2018

Circumstances have changed significantly since permission was granted. **Zantra was acquired by Agrovista in 2025**, a substantially larger business employing approximately **411**

people with a turnover of around **£223 million**, compared with Zantra's turnover of approximately **£27 million** at the time permission was granted.

While not all Agrovista operations will be undertaken from the Great Staughton site, the acquisition fundamentally changes the context within which this warehouse now operates. There is clear potential for the site to become a far more significant regional depot than originally envisaged.

Such intensification would be contrary to **GSNP17**, which seeks to prevent development from expanding in a way that harms rural character or increases heavy vehicle movements on unsuitable roads.

5. No Evidence That Existing Restrictions Are Unworkable

The development has **not yet been completed** or become operational. As a result:

- There is **no evidence** that the current delivery restrictions are impractical
- There is **no evidence** that they prevent lawful use of the site
- There is **no operational justification** for extending delivery hours

The condition has **never been tested in practice**. It is therefore premature to conclude that longer operating hours are necessary. Removing safeguards before the site is occupied would be unjustified and contrary to sound planning practice.

If the applicant believes the existing restrictions genuinely impede operations, the correct approach would be:

1. Operate the site under the approved conditions for a reasonable period
2. Gather objective evidence demonstrating why a variation is necessary
3. Submit a justified application supported by real-world data

No such evidence exists.

6. Direct Impact on Residential Amenity

The rural road network serving the site is narrow, with heavy goods vehicles passing extremely close to residential properties. Vibration from HGVs already causes noticeable disturbance to homes along the route. This is not a minor inconvenience; it directly affects the quiet enjoyment of nearby dwellings.

The proposed weekday start time of **04:00** is particularly concerning. This falls within normal sleeping hours, when:

- Background noise levels are at their lowest
- Residents have the greatest expectation of peace and quiet
- Noise travels further and is more intrusive

Noise from HGVs, engines idling, reversing alarms, tannoy, loading and unloading operations, roller shutter doors, tail lifts, vehicle movements and staff activity would have a

much greater potential to disturb residents. Once awake, it is often difficult to return to sleep, particularly when multiple deliveries occur.

This represents a clear and unacceptable impact on residential amenity, contrary to **LP14**, **GSNP17**, and the **NPPF**.

7. Harm to Rural Character, Tranquillity and Road Safety (GSNP17)

The site is located within open countryside, served by narrow rural roads and surrounded by historic buildings and a tranquil rural landscape. The peaceful nature of the area is one of its defining qualities.

Introducing regular HGV movements between **04:00 and 07:00** would:

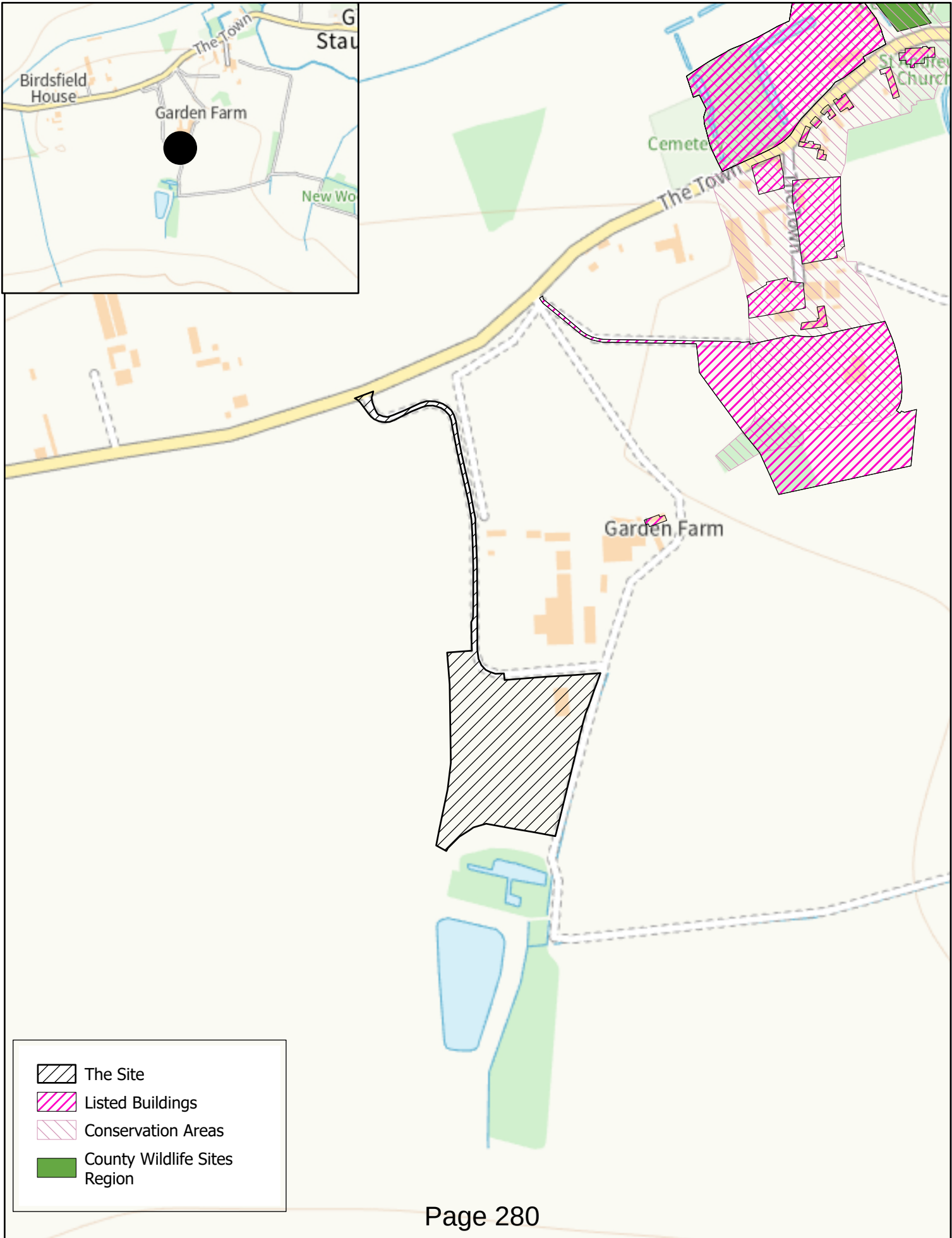
- Erode rural tranquillity at its most sensitive time
- Increase disturbance for residents along the approach roads
- Intensify the urbanisation of a quiet rural environment
- Create additional conflicts with vulnerable road users
- Contravene **GSNP17**, which seeks to protect rural lanes from harmful traffic impacts

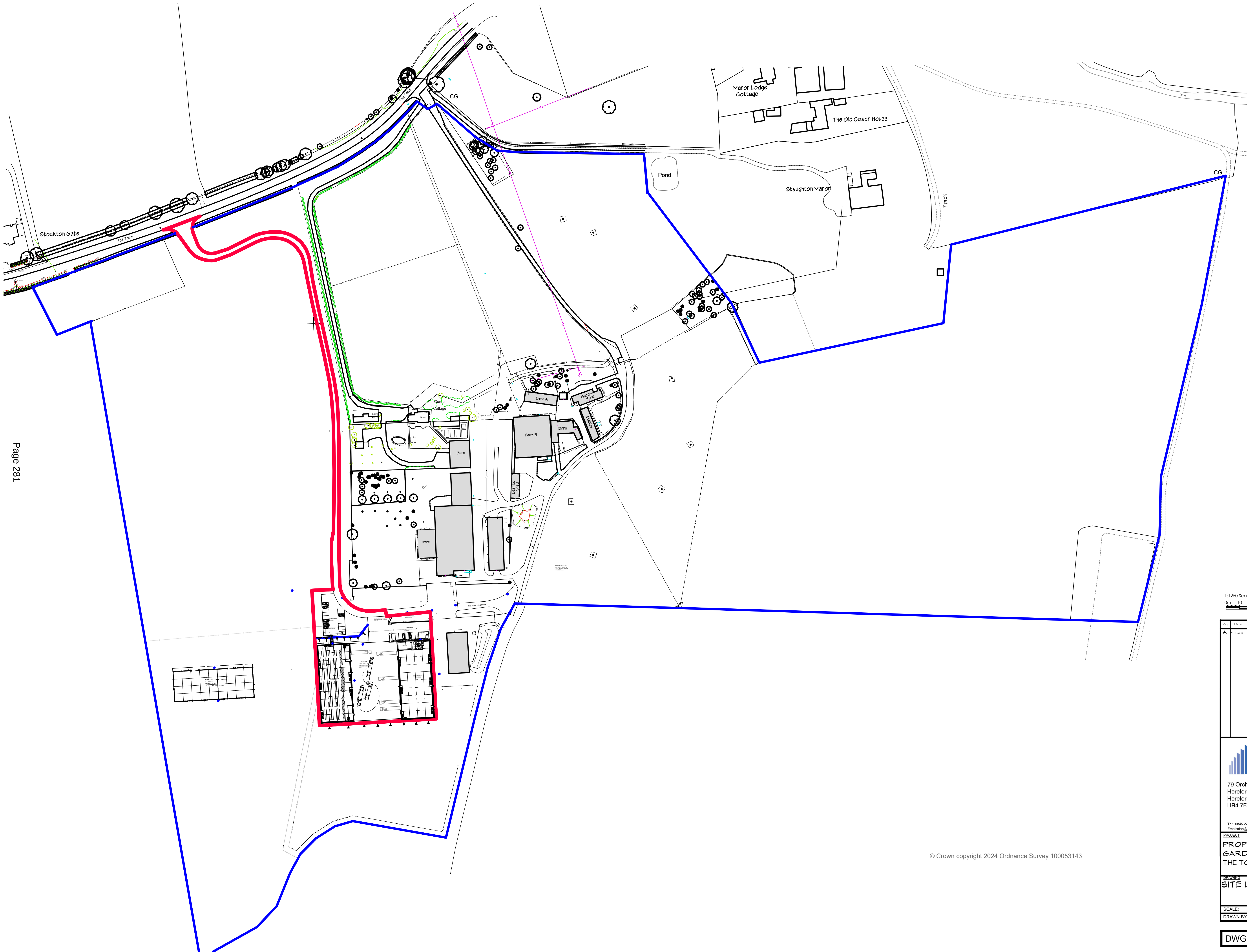
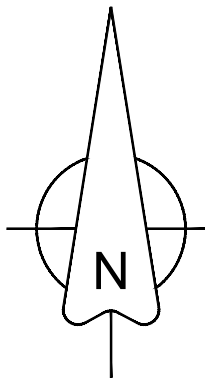
These impacts are wholly inconsistent with the rural setting and the planning balance originally struck.

8. Conclusion

Great Staughton Parish Council respectfully requests that Huntingdonshire District Council **refuses** the application to vary Condition 8.

The existing delivery hours were imposed for sound planning reasons and should remain in place **unless and until** robust evidence demonstrates that they are no longer workable and that any change would not result in unacceptable harm to the amenity of local residents or the rural character protected under **GSNP17**. At present, **no such evidence exists**.





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Rev	Date	By	Description
A	15.1.26	ADB	DETACHED OFFICE / PG BLOCK OMITTED

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HR4 7FJ

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PROJECT
**PROPOSED INDUSTRIAL DEV
GARDEN FARM
THE TOWN GREAT STAUGHTON**

ISSUES
SITE LOCATION PLAN

SCALE: 1:1250 @ A1 DATE: 24.10.2025
DRAWN BY: ADB CAD Ref: xxxxxxxxxxxxxx

DWG No: Z/GSw/25/400 A

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Planning Appeal Decisions Since September 2026 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
25/023 02/ FUL	Mr Marcus Berry	Hamerton and Steeple Gidding	Proposed detached self-build dwelling, ancillary detached garage and secure bicycle store	Land South of 2 Leighton Road Hamerton	Refused	Delegated	Appeal Dismissed	N/A
25/018 94/ FUL	AWJ Usher & Sons Ltd	St Neots	Erection of bungalow with garage and associated works.	Land Rear Of 34 To 38 Ackerman Street Eaton Socon	Refused	Delegated	Appeal Dismissed	N/A
25/022 83/HH FUL	Mr Alistair Rush	Alconbury Weston	Proposed demolition of existing outbuilding, single storey rear extension to existing dwelling and single storey tractor/car 3 bay open barn	15 High Street Alconbury Weston Huntingdon PE28 4JP	Refused	Delegated	Appeal Allowed	N/A
25/022 84/ LBC	Mr Alistair Rush	Alconbury Weston	Proposed demolition of existing outbuilding, single storey rear extension to existing dwelling and single storey tractor/car 3 bay open barn	15 High Street Alconbury Weston Huntingdon PE28 4JP	Refused	Delegated	Appeal Allowed	N/A
25/021 03/HH FUL	Dawn MacDonald	Huntingdon	Erection of detached double garage (Part retrospective).	27A St Peters Road Huntingdon PE29 7AA	Refused	Delegated	Appeal Dismissed	N/A

26/002 74/PIP	Burgess and Walker Transport Ltd	Holywell-cum- Needingworth	Permission in Principle for 7 to 9 dwellings	Land South of Lodel Farm Overcote Lane Needingworth	Refused	Delegated	Appeal Allowed	N/A
26/006 60/ FUL	Mr & Mrs Walker	Elton	Demolition of existing dwelling and construction of a new self build dwelling	Merienda Greenhill Road Elton Peterborough PE8 6SA	Refused	Delegated	Appeal Dismissed	N/A
26/000 91/HH FUL	Mr King	Brampton	Proposed Timber Carport	Poplars Farm 38 Thrapston Road Brampton Huntingdon PE28 4TD	Refused	Delegated	Appeal Allowed	N/A